



**Site Development Data:**

Acreage: +/- 0.50AC  
 Tax Parcel: 091-041-01, 091-041-02, 091-041-03  
 Existing Zoning: B-2 and R-5  
 Proposed Zoning: UR-1(CD)  
 Existing Uses: Single Family Detached  
 Proposed Uses: Single Family Detached  
 Max Density: Up to (3) Dwelling Units (Approximately 6.0 DU/A)  
 Max Height: 40'  
 General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Light Rail Properties, LLC ("Petitioner") to accommodate the development of three (3) single family detached residential units on an approximate 0.50-acre site located on Bearwood Avenue east of Sugar Creek Road in the City of Charlotte, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers: 091-041-01, 091-041-02 and 091-041-03.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-1" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

**Permitted Uses:**

Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-1 zoning district as related to the establishment of up to three (3) single family detached residential lots. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

**Transportation:**

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Front loaded or rear loaded vehicular access to Lots 1, 2 and 3 shall be allowable from Bearwood Avenue. Providing both front and rear loaded vehicular access to any one individual lot shall not be permitted.
2. Driveways and parking pads shall have a minimum 20' length from back of sidewalk or right-of-way, whichever is greater, as generally depicted on the Site Plan.
3. The Petitioner shall agree to revise the Bearwood Avenue right-of-way line no closer than boundary segment L3 or a minimum of 21' from the centerline as generally depicted on the Site Plan.
4. The Petitioner shall provide an a) landscape strip and b) sidewalk along existing public street right of way as generally depicted on the Site Plan.
5. Public improvements including public 6' sidewalk, located outside of existing rights of way, shall be located within a sidewalk utility easement "SUE" located at the back of proposed sidewalk as depicted on the Site plan.
6. The Petitioner may elect to phase installation of noted transportation improvements, sidewalk and landscape strip adjacent Bearwood Avenue, to coincide with the issuance of the Certificate of Occupancy for each individual lot. Petitioner agrees to install transportation improvements associated with Lots 1-3 prior to the 3<sup>rd</sup> certificate of occupancy being issued.
7. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

**Architectural Standards:**

1. Residential structures on Site may use a variety of building materials. The building materials available for use will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, metal, synthetic stone, stucco, wood, painted wood, cementitious siding (such as Hardi-plank, vinyl and EIFS).
2. Garage doors visible from Bearwood Avenue will include translucent windows or protruding architectural features, singularly or in combination.

**Streetscape and Landscaping:**

The petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

**Environmental Features:**

The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

**Lighting:**

All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward directed architectural and landscape accent lighting shall be permitted.

**Amendments to Rezoning Plan:**

Future amendments to the Site Plan or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**Binding Effect of the Rezoning Documents and Definitions:**

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.



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Light Rail Properties LLC  
Andrew Klensk

1009 Leigh Avenue  
Charlotte, NC 28205

# Bearwood Ave Rezoning Site Plan

Rezoning Site Plan  
3905 Bearwood Ave, Charlotte, North Carolina 28205

NO.	DATE	BY	REVISIONS:
1	5.11.20	UDP	PER CITY COMMENTS

Project No: 20-CLT-005  
Date: 02.25.2020  
Designed by: UDP  
Drawn By: UDP  
Sheet No:

