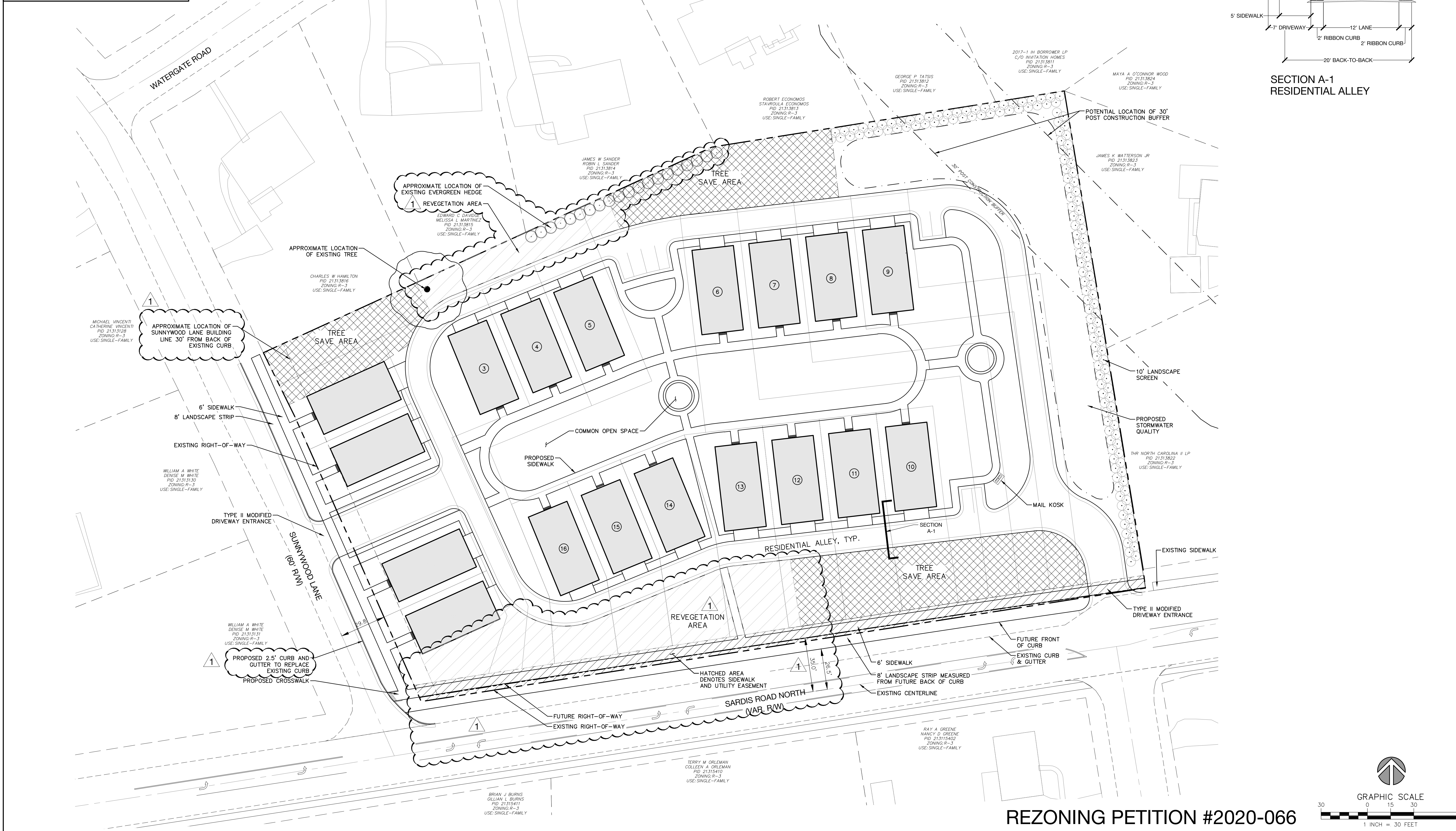
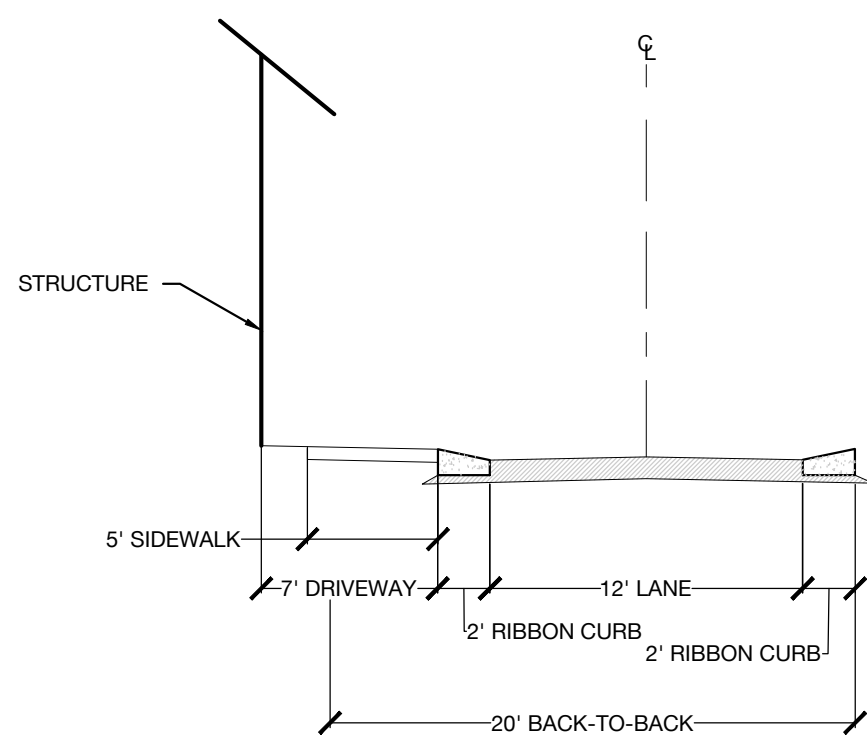
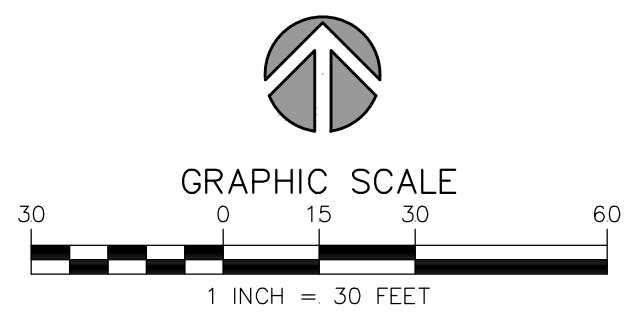


Site Development Data:
 --Acreage: ± 3.62 acres
 --Tax Parcel #: 213-138-17, 213-138-29, 213-138-28, and 213-138-18
 --Existing Zoning: R-3
 --Proposed Zoning: UR-1(CD)
 --Existing Uses: Vacant
 --Proposed Uses: Residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-1 zoning district (all as more specifically described and restricted below in Section 3).
 --Maximum Number of Residential Dwelling Units: Up to 18 single-family detached residential dwelling units as allowed by right and under prescribed conditions
 --Maximum Building Height: Up to three (3) stories and not to exceed 40 feet. Height to be measured per the Ordinance.
 --Parking: As required by the Ordinance.

Tree Save Requirements:
 Site Area = 3.62 AC / (43,560 SF) = 157,688 +/-
 157,688 SF x 10% = 15,769 SF
 15,769 SF Min. Protected Tree Save Required



REZONING PETITION #2020-066



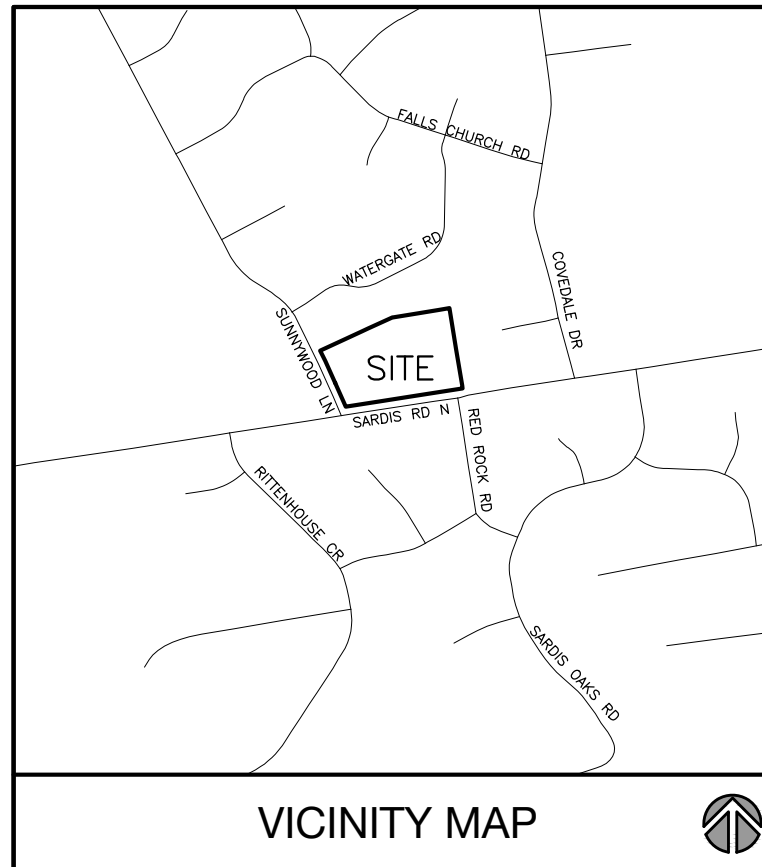
Verde Homes
 Charlotte, NC 28203

Sardis Road North Pocket Community Rezoning Site Plan Charlotte, NC

| NO. | DATE | BY: | REVISIONS: |
|-----|---------|-----|----------------------------|
| 1 | 6.15.20 | UDP | PER CITY PLANNING COMMENTS |

Project No: 18-167
 Date: 03.26.2020
 Designed by: UDP
 Drawn by: UDP
 Sheet No:

RZ-1.0



LOT DIMENSIONS

| | |
|------------------|-------------------|
| MIN. LOT WIDTH: | 20' (AT FRONTAGE) |
| MIN. LOT AREA: | 3,000 SF |
| SETBACKS: | |
| FRONT: | |
| SARDIS NORTH: | 14' |
| SUNNYWOOD: | 0' |
| SIDE: | 5' |
| REAR: | 10' |

Site Development Data:

- Acreage: ± 3.62 acres
- Tax Parcel No: 213-138-17, 213-138-29, 213-138-28, and 213-138-18
- Existing Zoning: R-3
- Proposed Zoning: UR-1(CD)
- Existing Uses: Vacant
- Proposed Uses: Residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-1 zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Number of Residential Dwelling Units: Up to 18 single-family detached residential dwelling units as allowed by right and under prescribed conditions in the UR-1(CD) zoning district.
- Maximum Building Height: Up to three (3) stories and not to exceed 40 feet. Height to be measured per the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by York Development Company, Inc. ("Petitioner") to accommodate the development of a high quality residential community on an approximately 3.62 acre site located at the northeast intersection of Sunnywood Lane and Sardis Road North (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-1(CD) zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

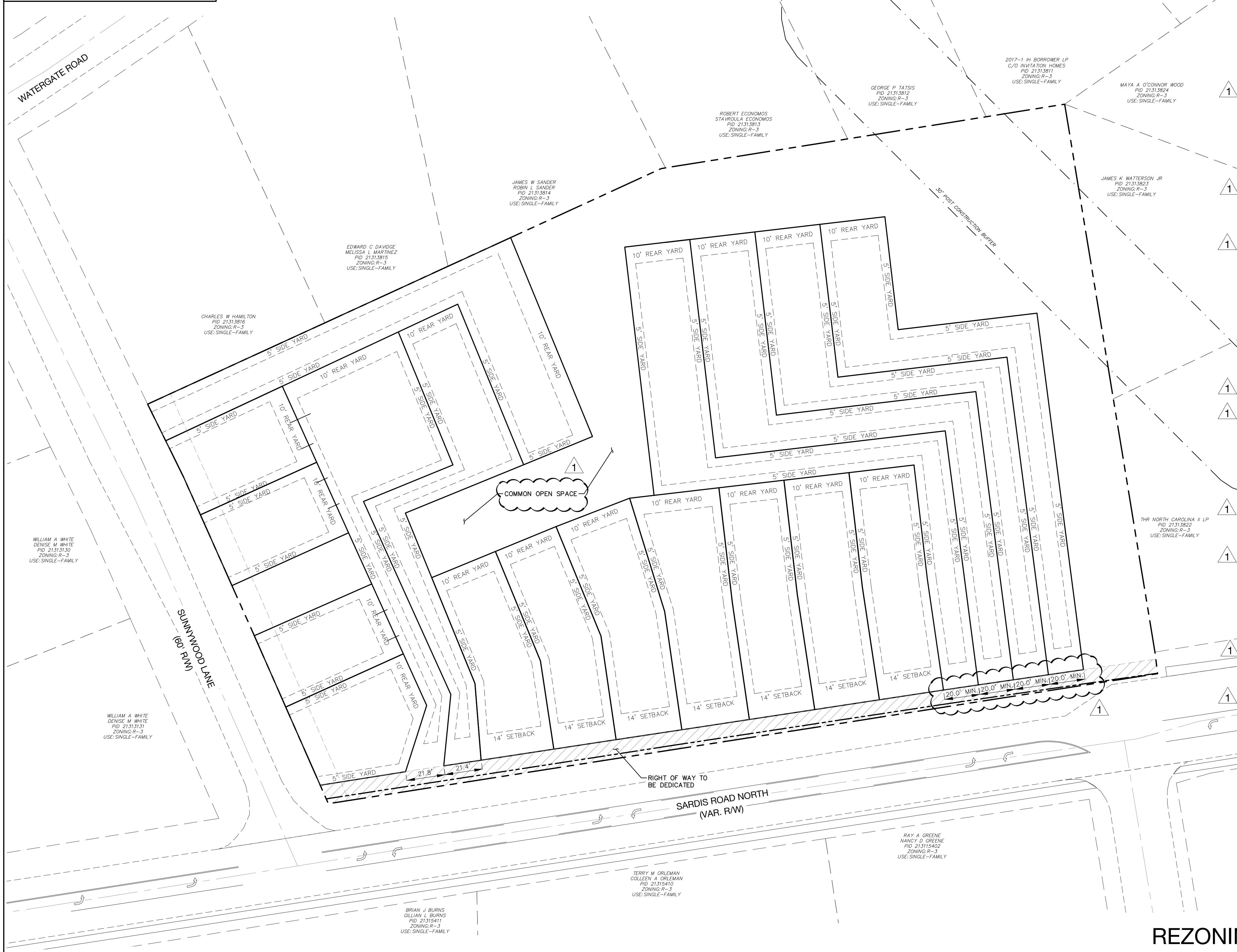
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to 18. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Permitted Uses, Development Area Limitations:

a. The principal buildings constructed on the Site may be developed with up to 18 single-family residential dwelling units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-1(CD) zoning district.

b. The proposed single-family homes will be located on individual lots with each lot having frontage on either Sunnywood Lane or Sardis Road North as generally depicted on Sheet RZ-2. The configuration and shape of the lots illustrated on sheet RZ-2 is conceptual in nature and may change from what is illustrated.



3. Access:

a. Access to the Site will be from Sardis Road North and Sunnywood Lane as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The internal private street/alley will be constructed with 12 feet of pavement and with two (2) foot concrete ribbon curb on both sides. A five (5) foot sidewalk will be provided on one-side as generally depicted on the Rezoning Plan.

c. The Site's frontage on Sunnywood Lane will be improved with curb and gutter, and eight (8) foot planting strip and a six (6) foot sidewalk. Along Sardis Road North and eight (8) foot planting strip and a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan.

d. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

e. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.

f. The Petitioner will dedicate and convey 35 feet of right-of-way from the center line of Sardis Road North.

g. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

4. Streetscape, Buffer, Landscaping Open Space and Screening:

a. A 30-foot setback as measured from the proposed back of curb along will be provided along Sunnywood Lane. Along Sardis Road North a setback with a variable width will be provided as generally depicted on the Rezoning Plan, this setback will be measured from the future right-of-way line. Within the setback along Sardis Road North tree save areas and landscaping will be provided. The proposed private street/alley will be allowed in the setback along Sardis Road North.

b. A 10-foot landscape screen or a tree save area will be provided along the northern and eastern property lines as generally depicted on the Rezoning Plan.

c. The community open space located in the center of the Site will contain approximately --- square feet and will be improved with landscaping, sidewalks, lighting and seating areas. Portions of the proposed community open space may be located on the individual lots.

d. Meter banks will be screened where visible from public view at grade level.

5. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood ("Proffered Exterior Building Materials"). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed building will be designed and constructed so that the building elevation(s) that abut face an existing or proposed Public or Private Street have at least 30% masonry (including but not limited to brick, stone, precast brick, precast stone, and/or stucco) exclusive of windows, doors and roofs.

b. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.

c. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

d. To provide privacy, all residential entrances within 15 feet of the public street sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

e. Residential building entrances shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/scones; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.

f. To provide a level of comfort and security for residents on the first floor of residential buildings, the first floor shall be visually and physically separated from the sidewalk. Examples include increasing the setback, installing additional landscaping, raising or lowering the first floor or other methods.

g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

h. Buildings are placed to present a front to Sunnywood Lane. The remainder of the units will front on the interior open space as generally depicted on the Rezoning Plan.

i. Walkway should be provided to connect all residential entrances to the sidewalks along the public and private streets.

j. Each residential dwelling unit will have a two-car garage.

k. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.

6. Environmental Features:

a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site recharge points.

b. The Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Watergate Rd., if the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.

c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigation if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

d. The Site will comply with the Tree Ordinance.

7. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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nc firm no: P-0418
sc cca no: C-03044

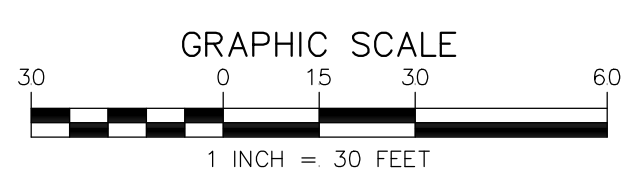
Verde Homes
Charlotte, NC 28203

Sardis Road North Pocket Community Lot Layout Plan Charlotte, NC

| NO. | DATE: | BY: | REVISIONS: |
|-----|---------|-----|----------------------------|
| 1 | 6.15.20 | UDP | PER CITY PLANNING COMMENTS |

Project No: 18-167
Date: 03.26.2020
Designed by: UDP
Drawn By: UDP
Sheet No:

REZONING PETITION #2020-066



RZ-2.0