Schematic Site Plans

Site Development Data

ACREAGE: ± 0.618 ACRES
TAX PARCELS: 091-105-05, 091-105-16, AND 091-105-04
EXISTING ZONING: R-5
PROPOSED ZONING: MUDD (CD)
EXISTING USES: VACANT/RESIDENTIAL
PROPOSED USES: UP TO SIXTEEN (16) SINGLE-FAMILY ATTACHED DWELLING UNITS AS PERMITTED BY THE OPTIONAL PROVISIONS BELOW AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY (50) SHALL BE PERMITTED.
PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE.

Shaded" = "Site Development Data"

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SITE DEVELOPMENT DATA

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Amendments to the Rezoning Plan

1. *Location:*
   - These Development Standards form part of the Technical Data Sheet associated with the Rezoning Plan filed by Petitioner to accommodate development of residential units shown in the MDOZ zoning district on the Sheet titled "Rezoning Plan" or as otherwise described and contained within the MDOZ zoning district.

2. *Development Standards:
   - 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"). The Rezoning Plan establishes minimum development standards for the Site, which are intended to guide the Planning Director in the issuance of development approvals in accordance with the Ordinance. The Site must be developed in accordance with the Ordinance, and the Rezoning Plan is intended to provide a framework for the development of the Site.

3. *Development Elements:
   - Development Elements described in the Rezoning Plan are graphic representations of the Development Standards. Changes to the Rezoning Plan not contemplated by the Rezoning Plan will be reviewed and approved as allowed by Section 207 of the Ordinance.

4. *Development Elements:
   - Changes in the design development of the Site shall be made in accordance with the Development Standards. The Development Director will be the final authority for the issuance of these changes. These Elements include changes to the graphic representations of the Development Standards. The Elements will be based on the Site plan's development, and the Petitioner shall be responsible for any changes to the developmental standards.

5. *Development Standards:
   - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Control ordinance. The Petitioner shall provide an additional two (2) feet of right-of-way behind the sidewalk where feasible.

6. *Parking:
   - Parking shall be provided per Ordinance (as defined in Section 3).

7. *Development/Site:
   - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

8. *Walkways:
   - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

9. *Streetscape, Landscaping, Sidewalks & Art:
   - Streetscape, Landscaping, Sidewalks & Art shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

10. *Gutters:
    - Gutters shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

11. *Buildings:
    - Buildings shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

12. *Signs:
    - Signs shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

13. *Amenities:
    - Amenities shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

14. *Fencing:
    - Fencing shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

15. *Access:
    - Access shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

16. *Parking:
    - Parking shall be provided per Ordinance (as defined in Section 3).

17. *Development/Construction:
    - Development/Construction shall be conducted in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

18. *Stormwater:
    - Stormwater shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

19. *Utility Rights:
    - Utility Rights shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

20. *Waste Collection:
    - Waste Collection shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

21. *Water Supply:
    - Water Supply shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

22. *Sewerage:
    - Sewerage shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

23. *Stormwater:
    - Stormwater shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

24. *Other:
    - Other developments shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

25. *Environmental Features:
    - Environmental Features shall be provided in accordance with the Rezoning Plan. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

26. *Future Amendments:
    - Future Amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Petitioner. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.