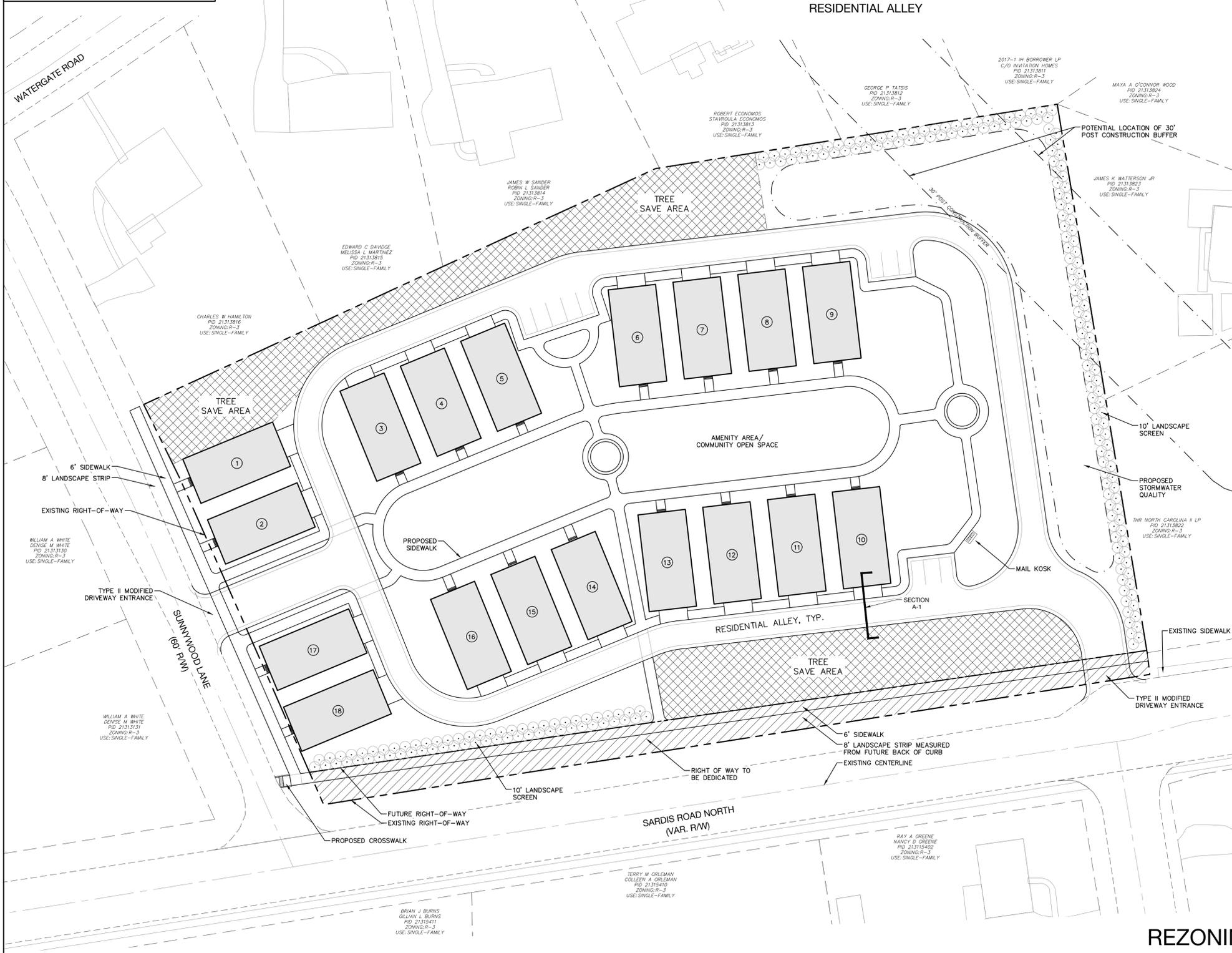


SECTION A-1
RESIDENTIAL ALLEY



Site Development Data:

Acres: +/- 3.62 AC
Tax Parcel: 213-138-17, 213-138-29, 213-138-28, and 213-138-1
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).
Max Density: Up to 18 single-family detached residential dwelling units as allowed by right and under prescribed conditions in the UR-1 zoning district.
Max Building Height: Up to three (3) stories. Height to be measured per the Ordinance.
Parking: As required by the Ordinance.

General Provisions:

1. 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 Youk 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").
2. 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.
3. 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:

- a) 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.

4. 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.

Permitted Uses and Maximum Development:

1. The principal buildings constructed on the Site may be developed with up to 18 single-family residential dwellings units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-1(CD) zoning district.
2. The proposed single-family homes will be located on individual lots with each lot having frontage on either Sunnywood Lane or Sardis Road North.

Transportation (Access):

1. 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.
2. 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.
3. 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 an eight (8) foot planting strip and a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan.
4. 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.
5. 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 to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
6. The Petitioner will dedicate and convey 35 feet of right-of-way from the center line of Sardis Road North.
7. 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.

Streetscape, Buffer, Landscaping Open Space and Screening:

1. A 20 foot setback as measured from the proposed back of curb 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.
2. 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.
3. Meter banks will be screened where visible from public view at grade level.

General Design Guidelines:

1. 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.
2. 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.
3. Residential building entrances shall be at or slightly above grade and 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.
4. 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.
5. 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.
6. Each residential dwelling unit will have a two car garage.
7. 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.

Environmental Features:

1. 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 discharge points.
2. The Site will comply with the Tree Ordinance.

Lighting:

1. 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.

Amendments to the Rezoning Plan:

1. 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.

Binding Effect of the Rezoning Application:

1. 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
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Verde Homes

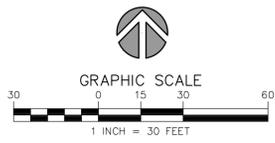
**Sardis Road North
 Pocket Community
 Rezoning Site Plan
 Charlotte, NC**

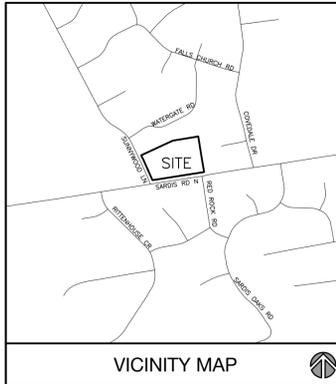
NO.	DATE:	BY:	REVISIONS:

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

RZ-1.0

REZONING PETITION #2020-???

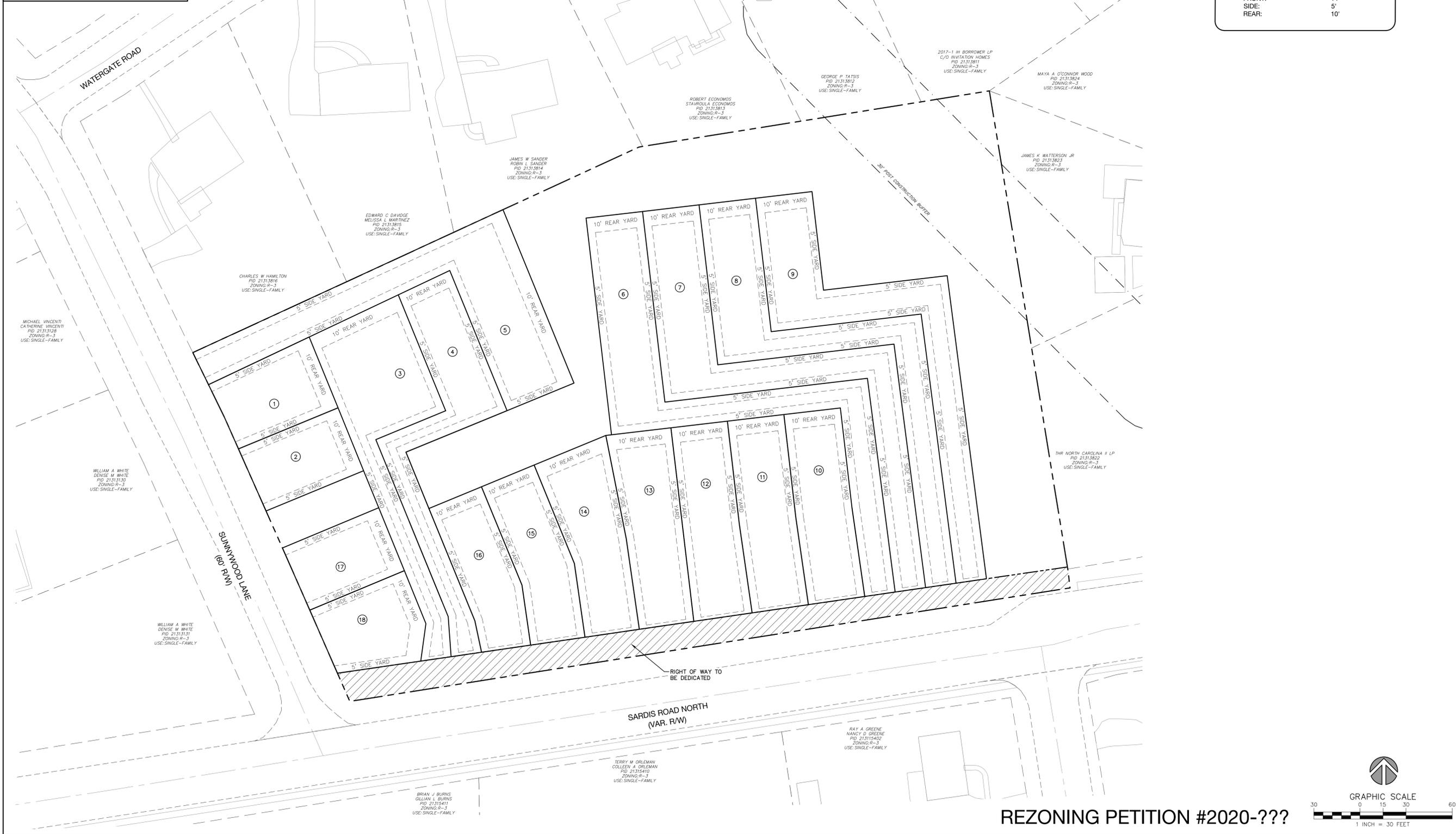




LOT DIMENSIONS	
MIN. LOT WIDTH:	20' (AT FRONTAGE)
MIN. LOT AREA:	3,000 SF
SETBACKS:	
FRONT:	14'
SIDE:	5'
REAR:	10'



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 sc cda no: C-03044



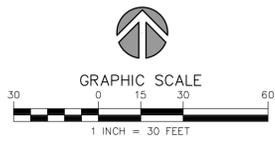
Verde Homes

Charlotte, NC 28203

Sardis Road North Pocket Community Lot Layout Plan Charlotte, NC

NO.	DATE	BY	REVISIONS

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



REZONING PETITION #2020-???

RZ-2.0