

REZONING PETITION NUMBER: 2021-143 (1535 CAROLYN DR)

- Site Development Data:
- A. Acreage : ± 0.467 ACRES
  - B. Tax Parcel # : 129-06-131
  - C. Existing Zoning : R4
  - D. Proposed Zoning : R5
  - E. Existing Use : Single family home
  - F. Proposed Uses : Two single family home

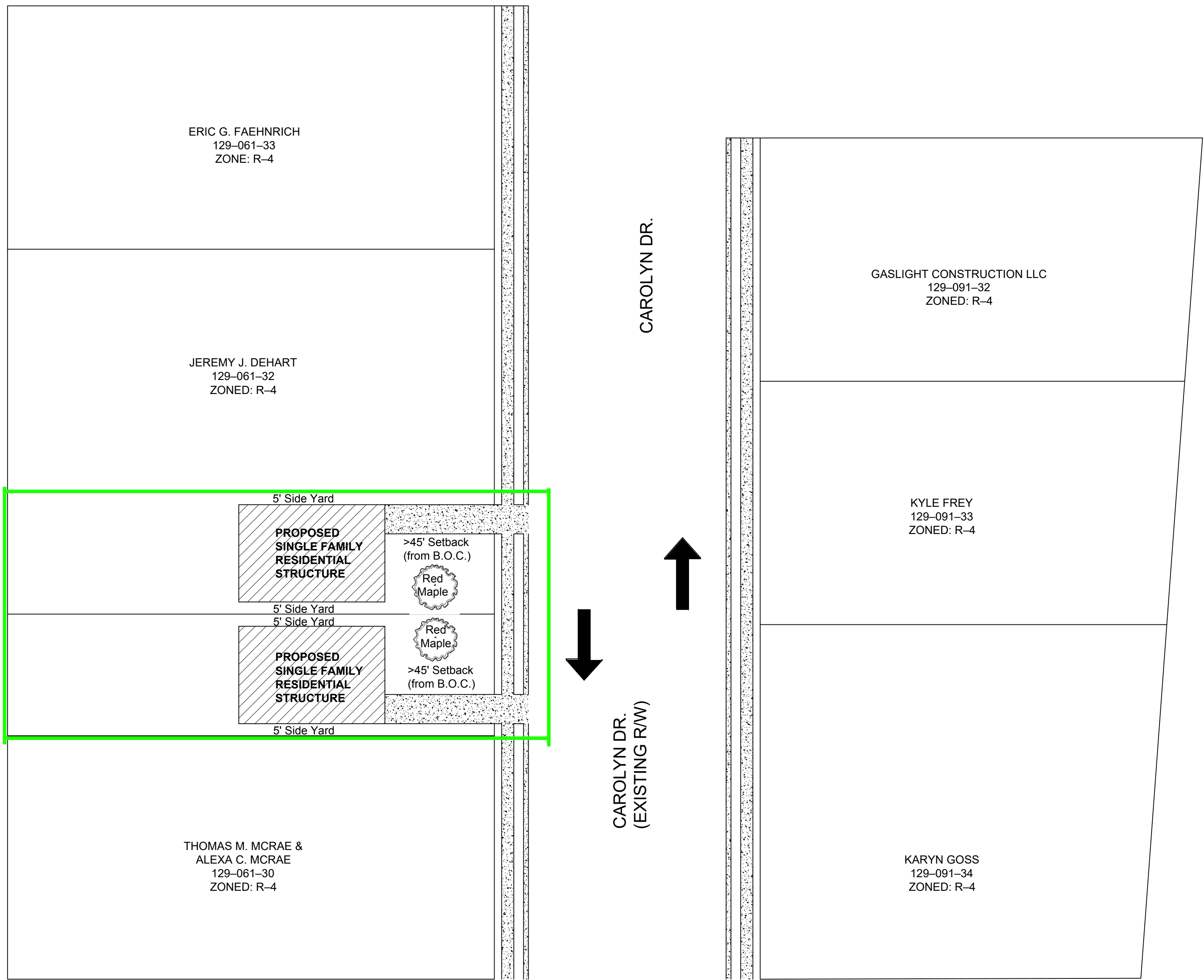
1. General Provisions:
- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eid Refaey ("Petitioner") to build two single family houses on approximately 0.467 acre site located on Carolyn Dr (the "Site").
  - b. Zoning Districts/Ordinance. 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 R-5 zoning classification shall govern.

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:

- 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.

2. Permitted Uses & Development Area Limitation:
- a. The site may be developed with up to two single family homes with accessory uses allowed in the R-5 zoning district.
3. Access and Transportation:
- a. Access to the Site will be from Carolyn Dr, accessed via Central Ave and Briar Creek Rd.
  - b. Pedestrian connections shall be provided to public sidewalks within public rights of way as generally depicted on the Rezoning Plan.
4. Architectural Standards, Court Yards/Amenity Areas:
- a. The building materials used will be similar to the style of the homes in the neighborhood. Potential materials may include a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or Aluminum as a building material may only be used on windows, soffits and on handrails/railings.
5. Streetscape, Buffers, Yards, and Landscaping:
- a. A setback of greater than 45 feet as measured from the existing back of curb will be provided along Carolyn Dr as generally depicted on the Rezoning Plan.
  - b. A setback of 5 feet as measured from the side limits of the parcel as generally depicted on the Rezoning Plan.
  - c. Two red maple or similar variety tree will be planted.
6. Environmental Features:
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - b. The Site will comply with the City of Charlotte Tree Ordinance.
7. Lighting:
- a. Lighting will be standard single family home lighting elements.
8. Signage:
- a. No signs anticipated on site.
9. Other:
- a. To the best of our knowledge, Petition # 2021-143 (1535 CAROLYN DR), there are no easements, reservations, right-of-way, and/or Surface Water Improvement and Management ("SWIM").



TITLE:	2021-143 (1535 CAROLYN DR) REZONING SITE MAP
PETITIONER:	Eid Refaey, A and E Rental Homes, LLC
SITE PLAN DATE:	09/27/2021