

DEVELOPMENT STANDARDS

April 30, 2020

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Phillip Neal Sparrow... B. The development and use of the Site will be governed by the Rezoning Plan... C. Unless the Rezoning Plan or these Development Standards establish more stringent standards... D. For entitlement purposes, the Site is divided into two development areas... E. The development and uses depicted on the Rezoning Plan are schematic in nature... F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site...

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below... (1) The off-street parking of... (2) Outdoor storage... B. Notwithstanding the foregoing, that portion of the Site designated as Development Area A... C. Development Area A and Development Area B shall be subdivided and these Development Areas shall be separate legal lots prior to the issuance of any permits...

3. TRANSPORTATION

- A. Vehicular ingress to and vehicular egress from Development Area B shall not be provided by way of John Gladden Road... B. Vehicular ingress to and vehicular egress from Development Area A shall be provided by way of John Gladden Road... C. The alignments of the internal private drives and driveways and the vehicular circulation areas may be modified... D. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy... E. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated...

4. STREETScape, LANDSCAPING AND BUFFERS

- A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan... B. Upon the discontinuance of the legal, non-conforming residential uses on Development Area A... C. Upon the discontinuance of the legal, non-conforming residential uses on Development Area A... D. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site... E. John Gladden Road is not a publicly maintained street. As a result, Petitioner shall not be required to install curb and gutter...

5. ENVIRONMENTAL FEATURES

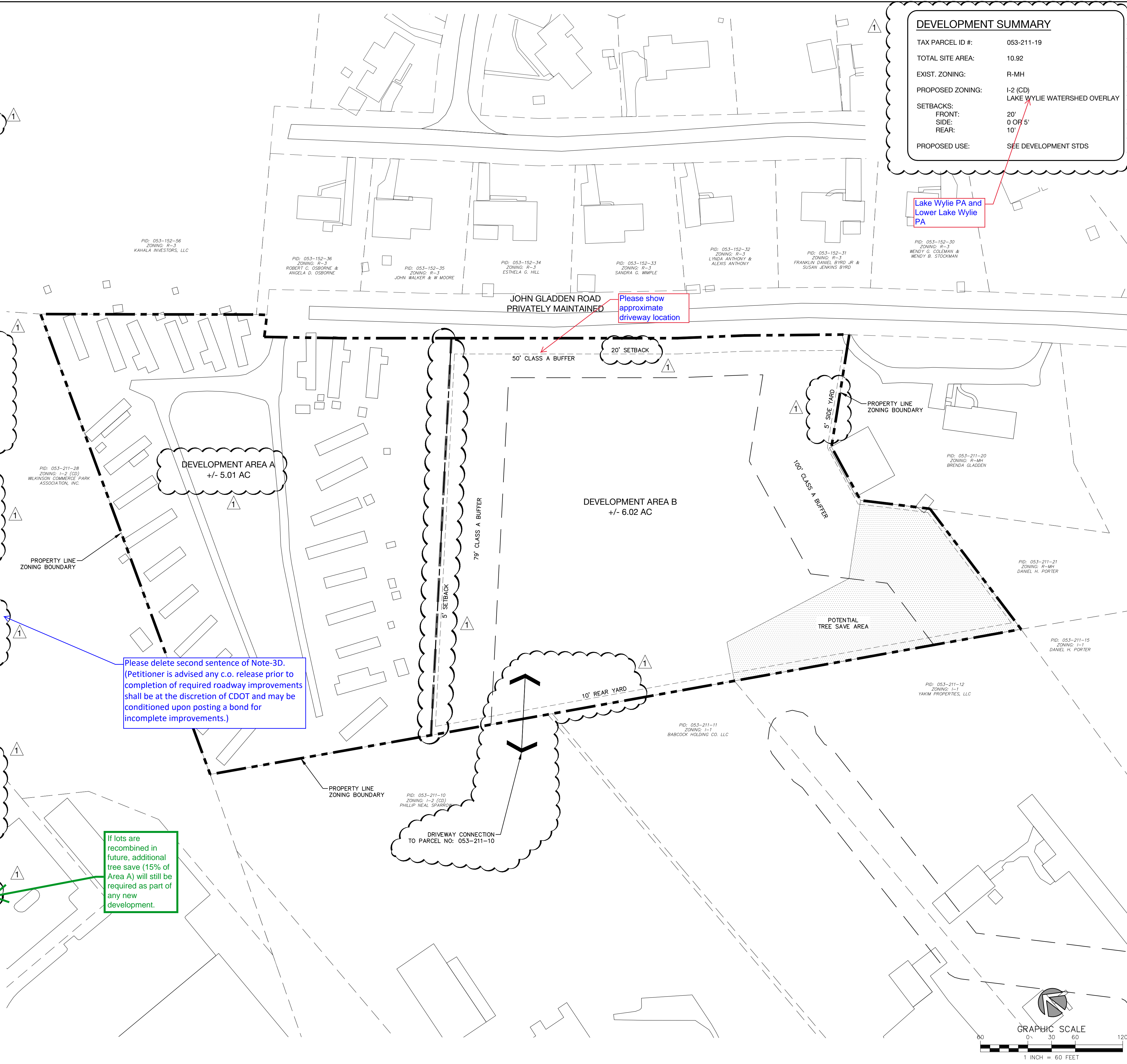
- A. Development of Development Area B shall comply with the requirements of the City of Charlotte Tree Ordinance... B. Any redevelopment of Development Area A after the discontinuance of the legal, non-conforming residential uses on Development Area A... C. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site... B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof... C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

DEVELOPMENT SUMMARY
TAX PARCEL ID #: 053-211-19
TOTAL SITE AREA: 10.92
EXIST. ZONING: R-MH
PROPOSED ZONING: I-2 (CD) LAKE WYLIE WATERSHED OVERLAY
SETBACKS: FRONT: 20', SIDE: 0 OR 5', REAR: 10'
PROPOSED USE: SEE DEVELOPMENT STDS

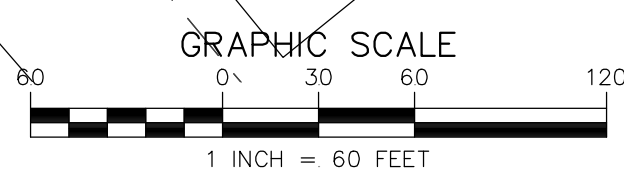
URBAN DESIGN PARTNERS
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sc cda no: C-03044



Please delete second sentence of Note-3D. (Petitioner is advised any c.o. release prior to completion of required roadway improvements shall be at the discretion of CDOT and may be conditioned upon posting a bond for incomplete improvements.)

If lots are recombined in future, additional tree save (15% of Area A) will still be required as part of any new development.

Please show approximate driveway location



John Gladden Road
Rezoning Plan
8715 John Gladden Road Charlotte, NC

Table with 2 columns: NO., DATE: BY: REVISIONS: PER CITY COMMENTS. Row 1: 1, 05.01.20, UDP, PER CITY COMMENTS

Project No: 19-119
Date: 01.13.2020
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0