

- 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS PRIVATE STREETS/PRIVATE ALLEYS AND SIDEWALKS WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. 2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED
- ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET. ENVIRONMENTAL FEATURES
- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. 2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED
- AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. 3. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 4. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER, INCLUDING POTENTIAL BUFFERS AROUND THE EXISTING POND ON SITE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLAN FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.
- 5. 100' UNDISTURBED PCSO STREAM BUFFER MUST BE EXTENDED TO INCLUDE THE ENTIRE FLOODPLAIN PER PCSO SECTION 18-145. 6. PETITIONER WILL NEED TO PROVIDE SURVEY OF EXISTING TREES IN RIGHTS OF
- WAY AT THE TIME OF SITE PLAN SUBMITTAL. TREES LOCATED IN EXISTING RIGHTS OF WAY WILL BE PRESERVED. ANY TREES REMOVED FROM RIGHTS OF WAY WILL REQUIRE MITIGATION. AFFORDABLE DWELLING UNITS
- 1. A MINIMUM OF TWENTY PERCENT OF THE UNITS CONSTRUCTED ON THE SITE WILL BE PROVIDED TO BUYERS AT OR BELOW 80% OF THE AREA MEDIAN INCOME AS PUBLISHED AND PERIODICALLY UPDATED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. HOUSEHOLD INCOME WILL BE DETERMINED BY HOUSEHOLD INCOME VERIFICATION UNDER FEDERAL CODE OF REGULATIONS CITATION 24 CER PART 5 FOR EACH SUCH UNIT PETITIONER SHALL EXECUTE A PURCHASE AGREEMENT WITH THE CITY OF CHARLOTTE TO PROVIDE A 15 YEAR DEED RESTRICTION LIMITING THE INITIAL AND SUBSEQUENT SALES TO INCOME ELIGIBLE BUYERS AND TO PROVIDE THE CITY OF CHARLOTTE WITH A FIRST RIGHT OF REFUSAL ON SUBSEQUENT SALES.
- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE

SETBACK

- 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 AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS
- 2. 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.

ZONING SUMMARY:

OWNER: JOHN CLARK JR. OWNER ADDRESS: 224 ROBINLYNN ROAD, CHARLOTTE, NC 28105

CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC BLOC DESIGN PHONE #: 704-940-2883

ZONING DESIGNATION (EXISTING): R-3 ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 28.80 ACRES JURISDICTION: CITY OF CHARLOTTE

PARCEL NUMBERS: 04922121, 04920204, & 04920208 SETBACK AND YARD REQUIREMENTS

FRONT: 27' SETBACK ALONG PROPOSED R.O.W., 30' SETBACK ALONG EXISTING R.O.W. FACE OF GARAGES MUST BE SET BACK AT LEAST 20' FROM PROPOSED SIDEWALK (5'-7' SETBACK FROM PROPOSED SIDEWALK MAY BE USED ON PRIVATE STREETS) SIDE YARD: 20' REAR YARD: 50'

(SIDE YARD AND REAR YARD MAY BE INTERCHANGEABLE BASED ON PLANNED MULTI-FAMILY BUILDING ORIENTATION)

BUFFERS REQUIRED NORTH PARCEL: 50' CLASS 'C' BUFFER SOUTH PARCEL: 50' CLASS 'C' BUFFER REDUCED TO 37.5' WITH FENCE WHERE ILLUSTRATED

BUILDING SEPARATION MINIMUM 16' BUILDING SEPARATION REQUIRED

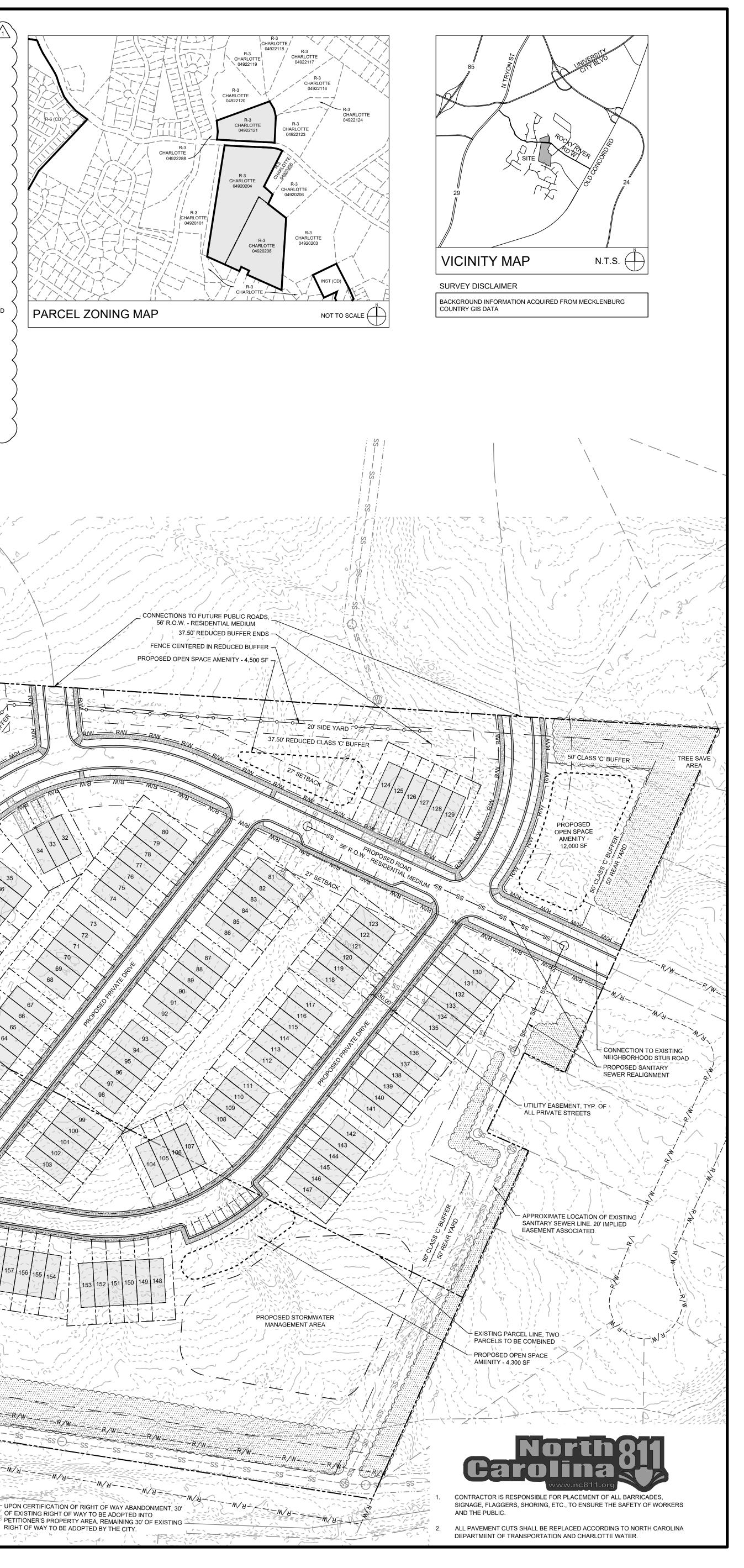
DEVELOPMENT SUMMARY

TOWNHOMES UNITS: 167 UNITS PROPOSED DENSITY: 6.86 DUA

TREE SAVE AREA: OTAL PARCEL AREA: 24.35 ACRES AREA IN ROW: 2.62 ACRES

REMAINING PARCEL AREA: 21.74 ACRES REQUIRED: 15% (.15 X 21.74 AC) = 4.16 ACRES

PROVIDED: MIN. 4.16 ACRES



PROPOSED STORMWATER MANAGEMENT AREA PROPOSED DUMPSTER LOCATION PROPOSED MAIL KIOSK LOCATION - PROPOSED 6' SIDEWALK WITH 8' MINIMUM PLANT STRIP, TYPICAL ALONG PUBLIC ROADS

> EXISTING R.O.W. TO BE ABANDONED THROUGH ABANDONMENT PROCESS

PROPOSED PRIVATE DRIVE

