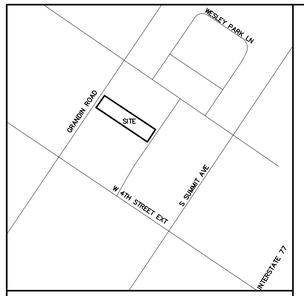
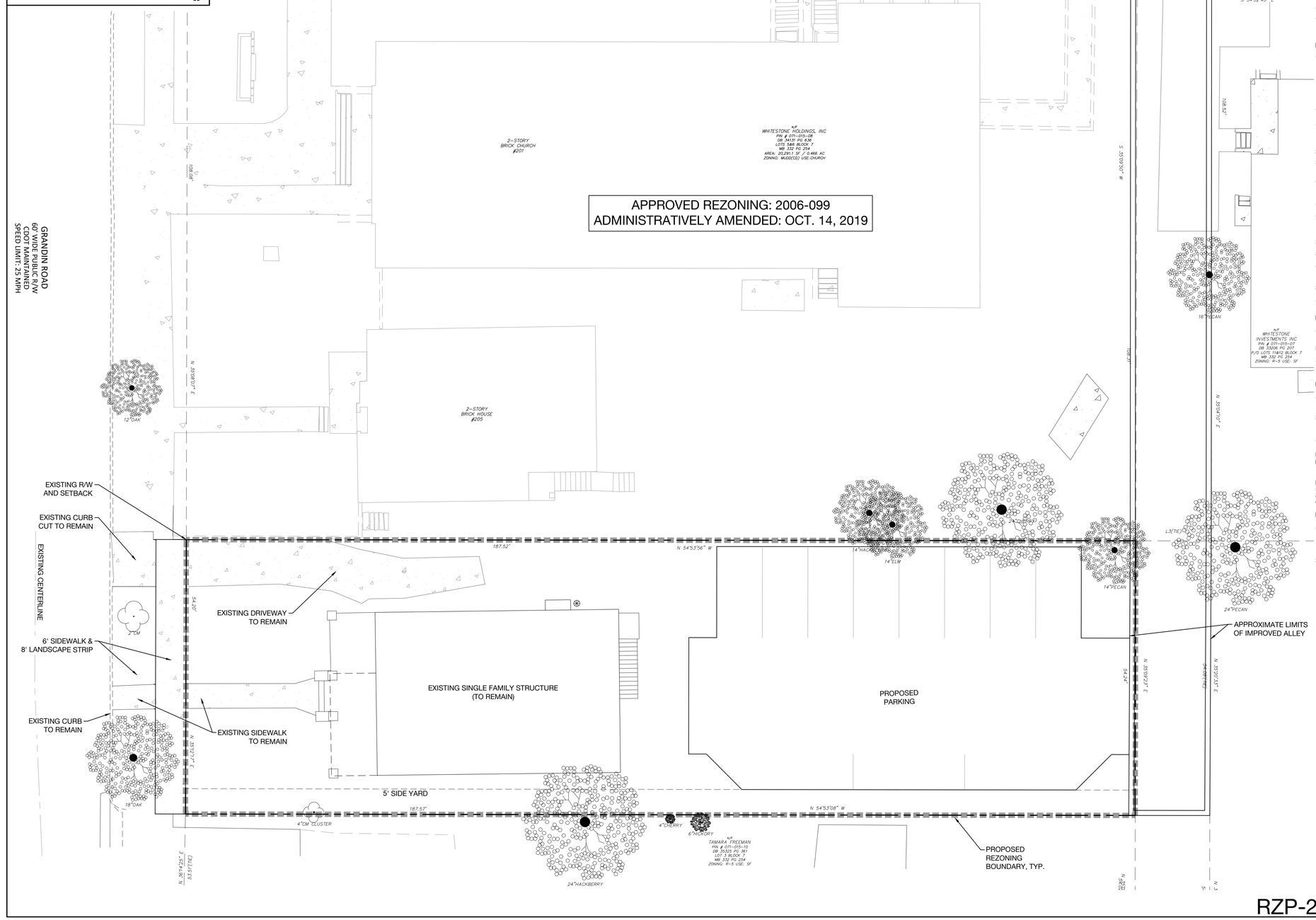


VICINITY MAP



RZP-2021-???

Site Development Data:

Acreage:	+/- 0.23 AC
Tax Parcel:	071-015-09
Existing Zoning:	R-5
Proposed Zoning:	MUDD(O)
Existing Uses:	Single Family Residential
Proposed Uses:	Single Family Residential and Shared Vehicular Parking

General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Whitestone Holdings, Inc. (the "Petitioner") to accommodate an existing single-family structure with surface parking as an allowable use on an approximate 0.23 acre site located at 209 Grandin Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 071-015-09.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "MUDD" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and public road improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Optional Provisions:

This Petition proposes for the site to be rezoned to the MUDD(O) district with the following optional provisions:

1. To allow for a reduced side yard along the southwestern property line adjacent Parcel Number 071-015-10 to accommodate an existing structure on site as described in Section 9.8505(3) of the Ordinance. The reduced side yard shall be measured 5' from property line.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the MUDD zoning district. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.
   a. Existing Single Family Structure: Residential, Commercial and Office uses as described in Part 8.5 of the Ordinance.
   b. Proposed surface parking to serve adjacent residential uses.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide existing vehicular driveway to remain access to Grandin Road and access to West 4TH Street via improved alley as depicted on the site plan.
2. The petitioner agrees to improve alley access from West 4TH Street as generally depicted on the site plan.
3. The petitioner agrees to provide a 6' sidewalk and 8' landscape strip along Grandin Road as generally depicted on the site plan.
4. All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. Existing single-family structure on site shall remain.
3. Residential home on site shall provide a direct sidewalk connection to the adjacent jurisdictional sidewalk.
4. Urban Open Space shall be provided on site as described within Section 9.8506(4) of the Zoning Ordinance.

Streetscape and Landscaping:

1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Signage:

1. The design and implementation of site signage shall comply with the design provisions of the MUDD district as described within Section 9.8506(2)(c) of the Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Whitestone Holdings Inc
1604 Stevens Ridge
Matthews, NC 28105

209 Grandin Road

Rezoning Site Plan
209 Grandin Road, Charlotte NC 28105

NO.	DATE:	BY:	REVISIONS:

Project No: 20-CLT-155
Date: 12.21.20
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0