

with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. 3) For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the

For defined watersheds greater than 10% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For defined watersheds greater than 10% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be

For commercial projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether

For residential projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

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.

Amendments to Rezoning Plan

1) Future amendments to the Technical Data Sheet or 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 Technical Data Sheet 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 "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest or assigns.

SITE DEVELOPMENT TABLE:

		REQUIRED PARKING:	PER ORDINANCE
TAX MAP NUMBER:	02728101, 02727189, 02727188	PROVIDED PARKING:	PER ORDINANCE
		SETBACKS AND YARDS:	
EXISTING ZONING:	R-3	FRONT:	30 FT FROM R/W
PROPOSED ZONING:	R-17MF(CD)		30 FT (REDUCED TO 15' ALONG PINEWOOD LN PER 9.303(19)(f))
		SIDE:	10 FT (ADJOINING SFR)
		REAR:	50 FT (ADJOINING SFR)
		MAX HEIGHT OF BUILDING:	40 FT.
TOTAL SITE AREA:	5.63 AC (GIS)		ADDITIONAL HEIGHT ALLOWANCE PERMITTED
NET SITE AREA:	5.63 AC (GIS)		PER TABLE 9.305(1)(j)(B)
DEED INFORMATION:	DB 36733 PG 239, DB 01678 PG 208, DB 05959 PG 870		
		SOLID WASTE REQUIRED (IF NEEDED):	(1) 8 CY DUMPSTER PER 30 UNITS
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITH	RECYCLING STATIONS REQUIRED (IF NEEDED):	(1) 144 SF STATION PER 80 UNITS
	LAND FOR SALE	WATER AND SEWER:	CHARLOTTE WATER (PUBLIC)
		UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS
UNITS PROPOSED:	50		REQUIRED BY CURRENT LAND DEVELOPMENT
			STANDARDS
DENSITY PROPOSED:	8.88 DU/ACRE		
		POST CONSTRUCTION DISTRICT:	YADKIN SOUTHEAST CATAWBA
GARBAGE COLLECTION:	ROLL OUT CONTAINERS (PRIVATE PICK UP)	WATERSHED:	MALLARD
TREE SAVE REQUIRED:	15% (0.85 AC, 37,026 SF)	FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL
TREE SAVE PROVIDED:	15% (0.85 AC, 37,026 SF)		371045-7800K, EFF. 11/16/2018
PVT OPEN SPACE REQUIRED:	400 SF PER LOT		
PVT OPEN SPACE PROVIDED:	400 SF PER LOT (MINIMUM)		
OPEN SPACE REQUIRED:	45%	SITE IMPERVIOUS:	3.94 AC.
OPEN SPACE PROVIDED:	45%	SITE IMPERVIOUS %:	70.0%

