

DEBORAH DORSEY  
 1201 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507401  
 DB: 10095 PG:729  
 ZONING:R-5  
 USE: SINGLE FAMILY  
 RESIDENTIAL

CLEVVETTA WARD  
 2040 RENNER ST  
 CHARLOTTE, NC 28216  
 PID: 07507401  
 DB: 27926 PG:523  
 ZONING:R-5  
 USE: SINGLE FAMILY  
 RESIDENTIAL

CAROLINA'S FINEST  
 PROPERTIES LLC  
 2036 RENNER ST  
 CHARLOTTE, NC 28216  
 PID: 07507402  
 DB: 34674 PG:910  
 ZONING:R-5  
 USE: SINGLE FAMILY  
 RESIDENTIAL

TAMARA ROBERTS  
 2930 RENNER ST  
 CHARLOTTE, NC 28216  
 PID: 07507403  
 DB: 27684 PG:395  
 ZONING:R-5  
 USE: SINGLE FAMILY  
 RESIDENTIAL

CITY OF CHARLOTTE  
 1127 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507119  
 DB: 23525 PG:518  
 ZONING:R-22MF  
 USE: VACANT

CITY OF CHARLOTTE  
 PID: 07507119  
 DB: 23351 PG:666  
 ZONING:R-22MF  
 USE: VACANT

CITY OF CHARLOTTE  
 1117 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507125  
 DB: 23164 PG: 515  
 ZONING:R-22MF  
 USE: VACANT

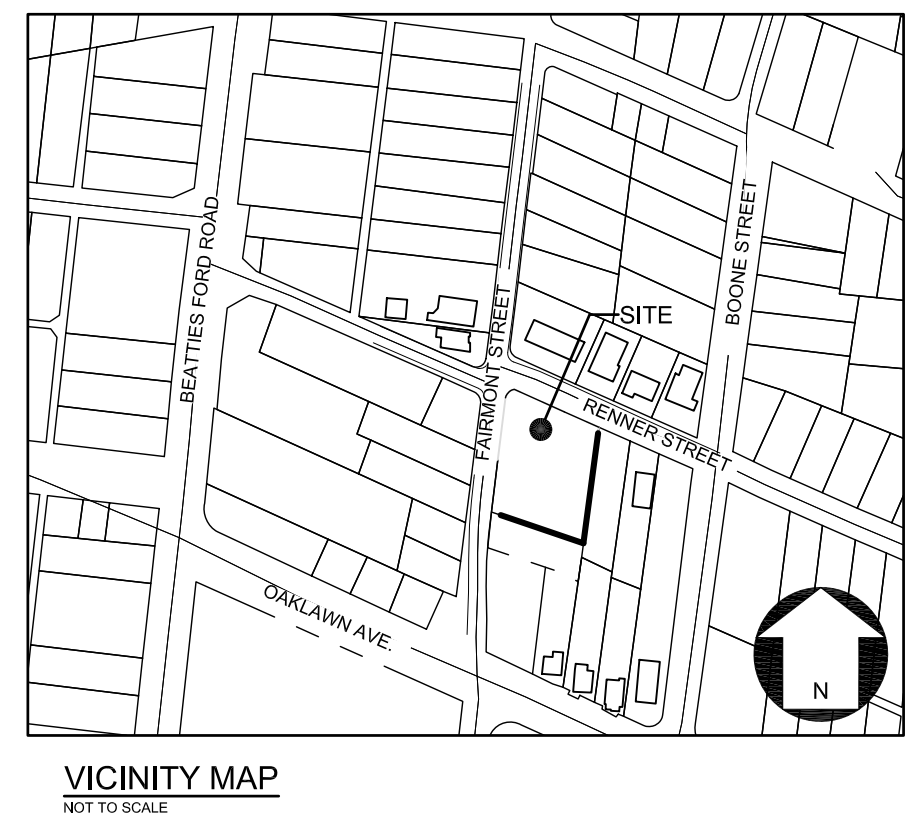
CITY OF CHARLOTTE  
 1113 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507117  
 DB: 22946 PG: 955  
 ZONING:R-22MF  
 USE: VACANT

LUCINDA C BLACKMON  
 1109 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507116  
 DB: 08423 PG:197  
 ZONING:R-22MF  
 USE: SINGLE FAMILY  
 RESIDENTIAL

HALLMARK BUILDING  
 CORPORATION  
 1112 FAIRMONT ST  
 CHARLOTTE, NC 28216  
 PID: 07507130  
 DB: 35909 PG:238  
 ZONING:R-5  
 USE: SINGLE VACANT

CLT LAND LLC  
 PID: 07507113  
 DB: 33237 PG:913  
 ZONING:R-5  
 USE: VACANT

AARONTAYLOR  
 MANAGEMENT LLC  
 2035 RENNER ST  
 CHARLOTTE, NC 28216  
 PID: 07507112  
 DB: 36861 PG:424  
 ZONING:R-5  
 USE: SINGLE FAMILY  
 RESIDENTIAL



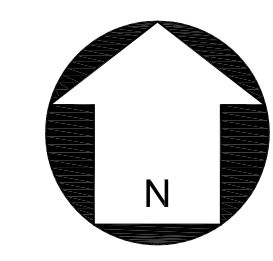
- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Drakeford Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on approximately 0.445-acre site located at 1116 Fairmont Street, East of Beatties Ford Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel 07507114, 07507131 and 07507198.
  - Development of the Site will 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 UR-2(CD) zoning district shall govern the development and use of the Site.
  - The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses**
- The Site may be devoted only to residential uses containing a maximum of 3 duplex and any incidental and accessory uses relating thereto that are permitted by-right or 4 single-family residences under prescribed conditions in the UR-2 (CD) zoning district.
- III. Transportation**
- The Site will be served by an existing public street (Fairmont Street) and private drives. Minor adjustments to the location of the drives shall be allowed during the construction permitting process.
  - An access point for each unit shall be provided from Fairmont Street as generally depicted on the rezoning plan.
  - Petitioner shall construct an 8' planting strip and 8' sidewalk along the property's frontages, as generally depicted on the site plan.
  - The Petitioner shall dedicate an access right-of-way to the street jurisdiction of the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind the back of sidewalk, or two (2) foot SUE shall be provided at the back of the sidewalk.
  - All transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
- IV. Architectural Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), EIFS, decorative block, wood and/or other materials approved by the Planning Director.
  - Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse on street facing facades to ten (10) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- V. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.
  - The Petitioner shall comply with the Charlotte Tree Ordinance.
- VI. Lighting**
- All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/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.
- VII. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

- SITE PLAN NOTES:**
- Realignment of Renner Street to at the intersection of Fairmont Street to be coordinated with CDOT.
  - Petitioner will dedicate 28' Right of Way from the Centerline of Renner and Fairmont Streets. Petitioner will dedicate additional Right of Way at the intersection of Renner and Fairmont to CDOT for the realignment of Renner Street.
  - Buildings shall be located on individual lots.

**DEVELOPMENT DATA:**

SITE AREA:	±0.445 ACRES
TAX PARCELS:	07507114, 0750131, 07507198
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-2 (CD)
EXISTING USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY DETACHED OR DUPLEX UP TO 6 UNITS (DUPLEX) UP TO 4 UNITS (SF)
DENSITY PROPOSED:	FAR: 1.0 MAX
MIN. FRONT SETBACK:	PROPOSED RW LINE EQUALS SETBACK LINE
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. # OF BUILDING PROPOSED:	4
MAX. BUILDING FOOTPRINT PROPOSED:	30'x 54' DUPLEX FOOTPRINT
MAX. BUILDING HEIGHT PROPOSED:	48' (AS MEASURED BY ORDINANCE)
TREE SAVE REQUIRED:	2908 SF (15% OF SITE)
(REPLANTED 150%)	2908 X 1.5 = 4362 S.F.
TREE SAVE PROVIDED:	PER ORDINANCE (REPLANTED)
PARKING PROVIDED:	PER ORDINANCE
SOLID WASTE:	PUBLIC ROLLOUT CONTAINERS

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1" = 20'

**REVISIONS:**

No.	Date	By	Description
1	1.17.23	LHC	REVISIONS PER STAFF COMMENTS

**REZONING SITE PLAN**

PETITION NO. RZP-2022-10



CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-293  
 SE ENG: ND-3699 SCLA: ND-211

Project Manager: MDL

Drawn By: LHC

Checked By: MDL

Date: 6/21/2022

Project Number: 22054

Sheet Number:

**RZ-1**