



General Provisions:
These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Jayjeet, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 5.198 acre site located at Sunset Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of tax parcel numbers 03929132.

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, tree save area, common open space, private roads and ancillary site elements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements.

Permitted Uses:
1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the MUDD zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site plan.
a) A maximum of Twenty Four(24) total attached single family residential units, as depicted on the Site plan.
b) Maximum height for townhomes is 40 feet with additional height allowance per Table 9.305(1)(j)(B) of the Zoning Ordinance.

Transportation:
1) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs.
2) Internal vehicular access to the site provided as generally depicted on the Site Plan. Internal alleys shall be constructed in accordance with CLDSM 11.198 and privately maintained.
3) Public sidewalk improvements along Sunset Road shall include an 8' landscape strip and 8' sidewalk.
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.
5) The petitioner shall dedicate fee simple conveyance of all rights of way 35' from the centerline of Sunset Road to the City of Charlotte as depicted on the Site Plan prior to the Site's first building certificate of occupancy is issued.
6) Parking shall be provided on site per Section 9.507 of the City Charlotte Ordinance.

Architectural and Design Standards:
The exterior building materials for all four sides will be primarily of brick, cementitious siding, precast concrete, and/or stone, EIFS, stucco, metal panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). The use of vinyl/aluminum siding (excluding windows, doors, soffits, gables and trim), will not be permitted. Where pitched roofs occur, the roofs shall be architectural grade shingles.

Residential
Residential townhome buildings shall not exceed 160' in length. Modulation shall occur within every 60' of building frontage. Minimum of 10' in width and 2' in depth.
Townhomes shall have one of the following features: Corner Porch, Variation in façade of at least 2' within the unit façade, balconies, bay windows or significant architectural material change (not in the same plane).

Non-Residential
Non-residential building(s) shall not exceed 400' in length.
The following uses shall not be permitted within the Non-Residential building:
• Car washes
• Drive throughs
• Adult Establishments
• Dealerships
• Service Stations

Fence Wall Standards
1) Fence standards shall comply with proposed zoning. Chain Link fences are not allowed.

Streetscape and Landscaping:
1) The Petitioner shall provide an 8 ft planting strip and an 8 ft sidewalk on Sunset Rd as generally shown on the site plan.

Environmental Features:
1) Petitioner shall comply with the City of Charlotte Tree Ordinance.
2) The Petitioner shall comply with the City of Charlotte Post Construction 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) 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 stormwater discharge onto the adjoining parcels.

(I) Storm Water Quality Treatment
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.

(II) Volume and Peak Control
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 in accordance with the Charlotte-Mecklenburg BMP Design Manual.

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 additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

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.

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.

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 "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest or assigns.

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SITE DEVELOPMENT TABLE:			
TAX MAP NUMBER:	03929132	REQUIRED PARKING RESIDENTIAL:	1 PER DWELLING UNIT (24 SPACES)
CURRENT ZONING:	R-4	PROVIDED PARKING RESIDENTIAL:	2 GARAGE AND 1 PER DRIVEWAY (72 SPACES)
PROPOSED ZONING:	MUDD(CD)	REQUIRED PARKING RETAIL:	1 PER 600 GROSS SF (48 SPACES)
SITE AREA:	5.198 AC	PROVIDED PARKING RETAIL:	90 SPACES
DEED INFORMATION:	DB 33476 PG 610	SETBACKS AND YARDS:	
		FRONT:	30'
		SIDE:	10'
		REAR:	20'
TRASH COLLECTION:	ROLL OUT CONTAINERS (PRIVATE PICK UP)	GARAGE SEPARATION REQ. ALONG PRIVATE ALLEY:	BETWEEN 5'-7", OR 20' OR GREATER
		MAX. NON-RESEDENTIAL BUILDING HEIGHT PROVIDED:	35 FT.
MAXIMUM NON-RESIDENTIAL SF:	28,400 SF	MINIMUM BUILDING SEPARATION:	10 FT.
PROPOSED USE:	RETAIL & SINGLE FAMILY ATTACHED TOWNHOMES WITH LAND FOR SALE		
PROPOSED UNITS:	24		
DENSITY:	4.6 UNITS/ACRE (22 DUA MAX ALLOWED)		
TREE SAVE REQUIRED:	15%		
TREE SAVE PROVIDED:	15%	UTILITIES:	ALL UTILITIES WILL BE UNDERGROUND AS REQUIRED BY CURRENT LAND DEVELOPMENT STANDARDS
OPEN SPACE REQUIRED:	1 SF PER 150 GROSS SF OF SITE		
OPEN SPACE PROVIDED:	1 SF PER 150 GROSS SF OF SITE		
POST CONSTRUCTION DISTRICT:	CENTRAL CATAWBA		
FLOOD DATA:	ZONE 'X' PER COMMUNITY PANEL		
	371045-6500K, EFF. 2/9/2014		

