

SUNSET ROAD DEVELOPMENT STANDARDS

1. General Provisions:
 - a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking and site development may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
 - c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
2. Purpose:

The purpose of this petition is to allow for the redevelopment of two motel properties for use as multifamily housing. To achieve this purpose, Petitioner seeks to rezone the site to the R43-MF (CD) classification.
3. Permitted Uses:

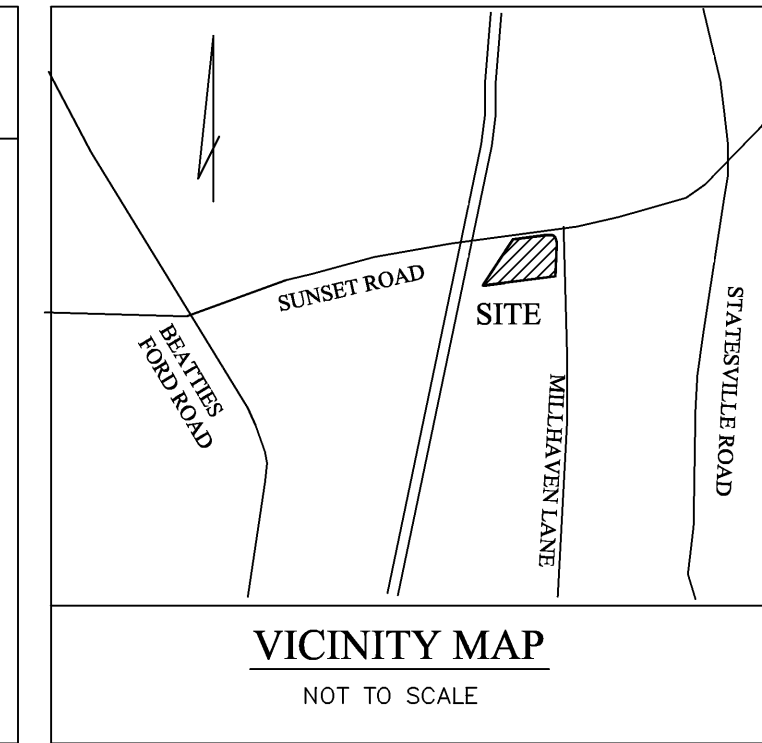
Uses allowed on the property included in this Petition will be multifamily housing and related accessory uses as permitted in the R43-MF district.
4. Transportation:
 - a. The Site will have access via two existing private driveways to Millhaven Lane as generally depicted on the Site Plan.
 - b. Existing parking areas are generally indicated on the Site Plan for the Site.
5. Architectural Standards:

The development of the Site will be governed by the district regulations of the Zoning Ordinance for the R14-MF district as the buildings are already constructed on the Site. Some facade upgrades and other minor modifications will be made to the exterior of the buildings.

6. Streetscape and Landscaping: Reserved
 7. Environmental Features: Reserved
 8. Parks, Greenways, and Open Space: Reserved
 9. Fire Protection: Reserved
 10. Signage: Reserved
 11. Lighting: Reserved
 12. Phasing: Reserved
- Initial Submission - June 13, 2022

**SUNSET ROAD REZONING
Rezoning Petition No. 2022-**

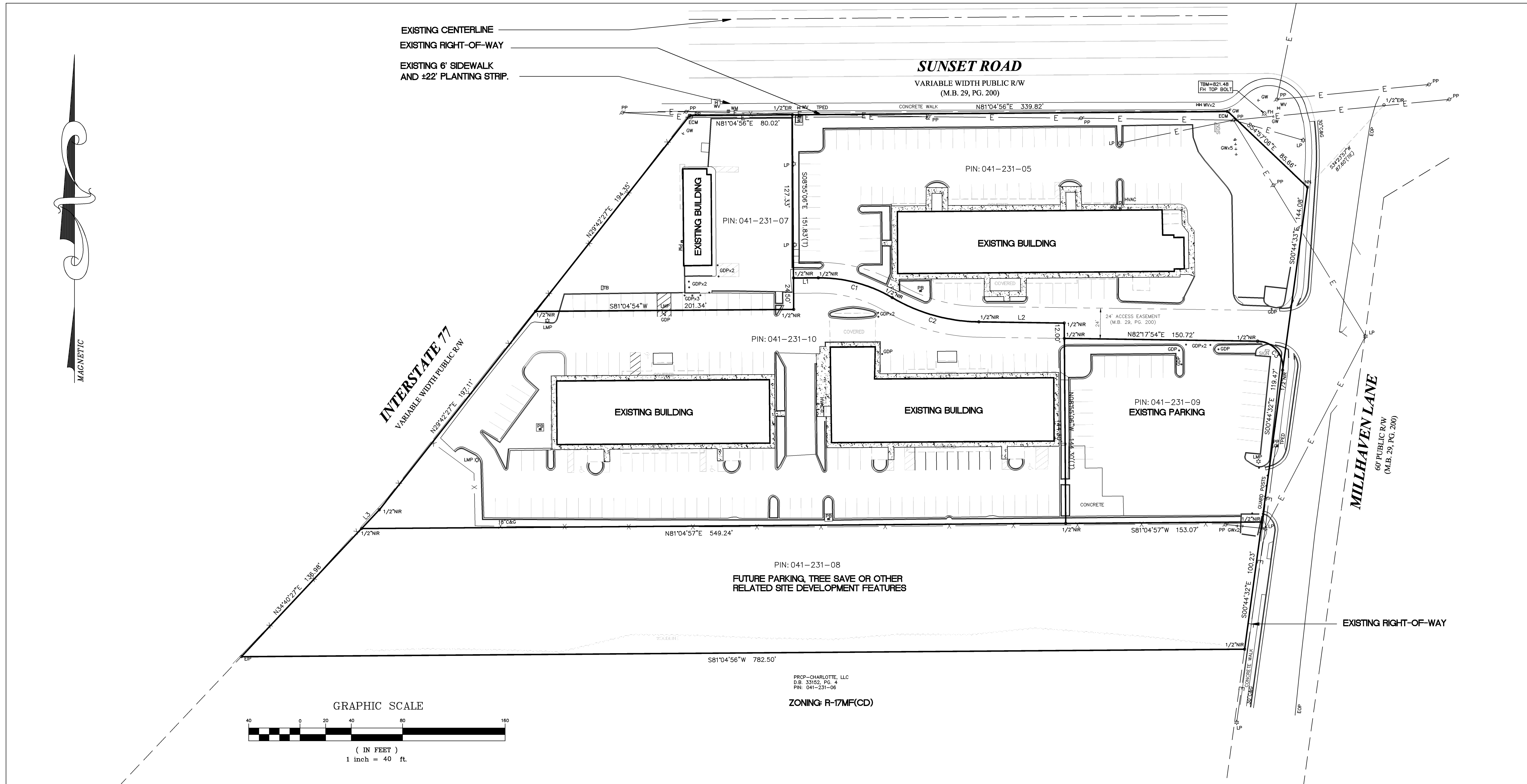
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| Site Development Data: | |
| Acres: | 6.019 acres |
| Tax Parcel #s: | 041-231-05, 041-231-07, 041-231-08, 041-231-09 & 041-231-10 |
| Existing Zoning: | B-2, R-4 |
| Proposed Zoning: | R43-MF |
| Existing Uses: | Motel uses, closed restaurant, parking and vacant. |
| Proposed Uses: | Multifamily |
| Maximum Building Height: | Building height shall be as defined by the Zoning Ordinance. |
| Parking Summary: | As required by the Ordinance |



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**REZONING
PETITION
2022-**



**SUNSET ROAD REZONING
SUNSET AND MILLHAVEN ROADS
CHARLOTTE
NORTH CAROLINA**

Project

SITE PLAN AND NOTES

Sheet Title

C. FLEHAN
Drawn By
C. FLEHAN
Date Drawn
06/13/22
CADD Dwg Name
REZONINGPLAN.DWG 1"=40'

Revisions

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| No. | Date |
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