

**GENERAL PROVISIONS**

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MX-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT PROVISIONS.

THE DEVELOPMENT DEPICTED ON THIS REZONING SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.

**PERMITTED USES**

THE SITE MAY BE DEVELOPED WITH UP TO 85 SINGLE-FAMILY DETACHED HOMES ALONG WITH ANY AMENITY AREAS AND INCIDENTAL OR ACCESSORY STRUCTURES PERMITTED UNDER THE ORDINANCE IN THE MX-1 ZONING DISTRICT.

**SETBACKS, SIDE YARDS AND REAR YARDS**

BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS REZONING SITE PLAN. THE INNOVATIVE DEVELOPMENT PROVISION SHALL BE UTILIZED IN ORDER TO ALLOW SIDE YARDS OF THREE FEET IN WIDTH WITHIN THE DEVELOPMENT, 20 FOOT REAR YARDS ALONG THE NORTHERN BOUNDARY OF THE SITE ADJACENT TO THE ROZELLES LANDING SUBDIVISION THAT IS ZONED MX-2, 20 FOOT REAR YARDS ALONG THE NORTHERN BOUNDARY OF THE SITE ADJACENT TO THE 25 FOOT TREE SAVE / COMMON OPEN SPACE AREA AND 20 FOOT REAR YARDS ALONG THE EASTERN BOUNDARY OF THE SITE ADJACENT TO THE 25 FOOT TREE SAVE / COMMON OPEN SPACE AREA.

**LANDSCAPING**

THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE. THIS SHALL INCLUDE LARGE MATURING STREET TREES SPACED AN AVERAGE OF 40' ON CENTER IN THE SIX FOOT PLANTING STRIPS.

**TREE SAVE AREAS**

THE PETITIONER SHALL PRESERVE THE EXISTING TREES LOCATED WITHIN THE TREE SAVE AREAS.

**COMMON OPEN SPACE AREA**

A MINIMUM OF 10 PERCENT OF THE SITE SHALL BE DEVOTED TO COMMON OPEN SPACE AND ALL OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY THE PETITIONER.

PEDESTRIAN AND BICYCLE PATHWAYS SHALL BE PROVIDED THROUGHOUT THE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. THE LOCATION OF THE PEDESTRIAN AND BICYCLE PATHWAYS MAY BE ALTERED BASED ON FINAL ENGINEERING PLANS.

AMENITY I SHALL CONTAIN A MINIMUM OF 0.32 ACRES.  
AMENITY II SHALL CONTAIN A MINIMUM OF 0.10 ACRES.

**STREETSCAPE TREATMENT**

THE PETITIONER SHALL INSTALL SIDEWALKS WHICH ARE AT LEAST FOUR FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST SIX FEET IN WIDTH ALONG THE SITE'S FRONTAGE ON SUSANNA DRIVE AND ALONG BOTH SIDES OF ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FIFTY FEET. THE PLANTING STRIP SHALL BE FOUR FEET IN WIDTH ALONG ALL INTERNAL STREETS WITH A RIGHT-OF-WAY WIDTH OF FORTY FEET. LARGE MATURING TREES SHALL BE INSTALLED ALONG THE FRONTAGE OF THE INTERNAL STREETS AT SPACINGS THAT CONFORM TO THE TREE ORDINANCE.

THE PETITIONER SHALL PROVIDE PEDESTRIAN SCALE LIGHTING 12 TO 15 FEET IN HEIGHT ALONG PUBLIC STREETS AT INTERVALS OF APPROXIMATELY 150 FEET, IN ALTERNATING LOCATIONS ALONG THE STREET. SUCH LIGHTING SHALL BE PROVIDED IN CONJUNCTION WITH DUKE POWER REGULATIONS AND REQUIREMENTS FOR SUCH LIGHTING.

**SIGNS**

ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**STORM WATER MANAGEMENT**

STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

**WATERSHED PROTECTION**

THE SITE SHALL CONFORM TO THE LAKE WYLIE WATERSHED OVERLAY STANDARDS. THE LOCATION OF THE BMP'S MAY BE ALTERED BASED ON FINAL ENGINEERING PLANS.

**AMENDMENTS TO REZONING PLAN**

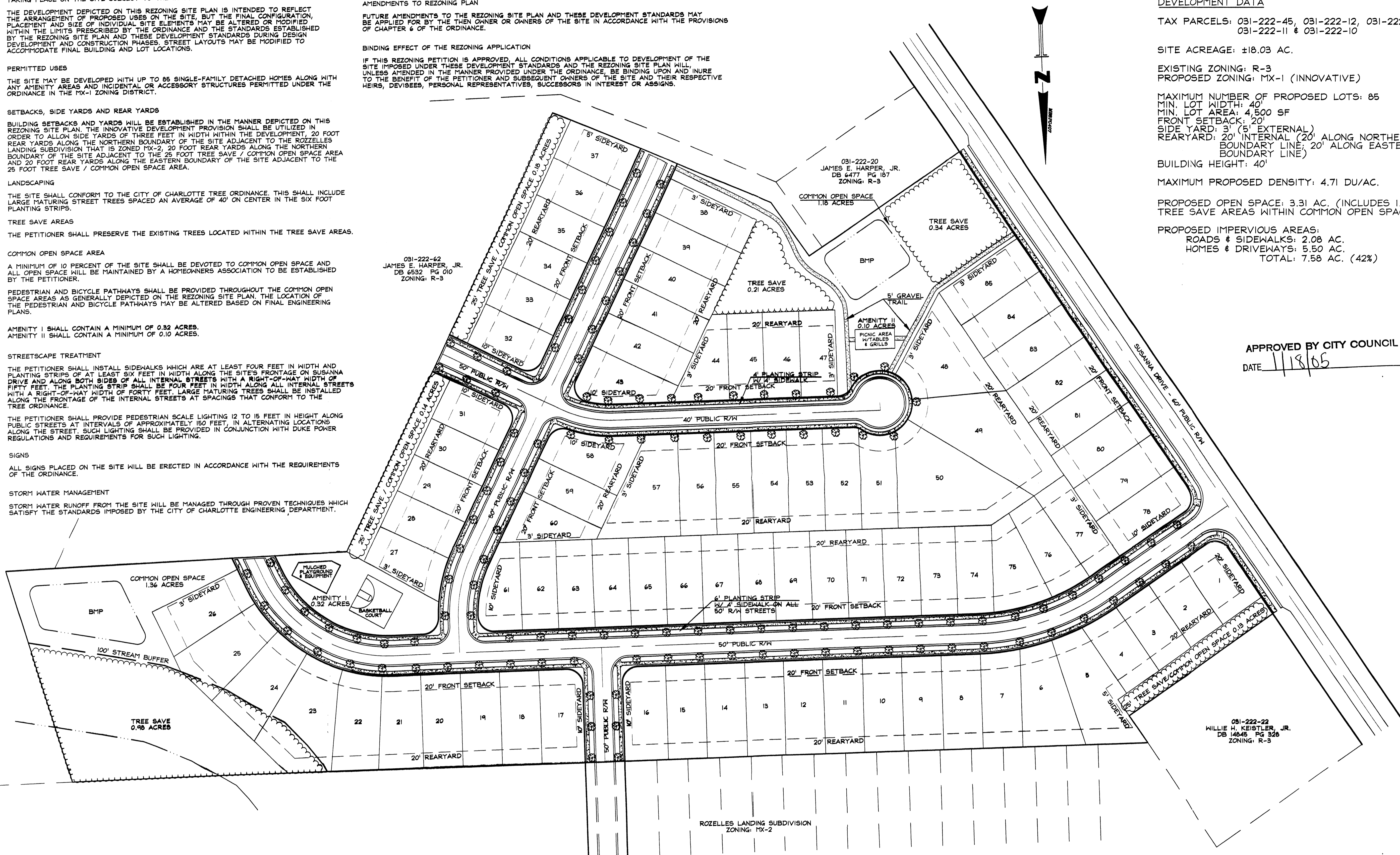
FUTURE AMENDMENTS TO THE REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING APPLICATION**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING SITE PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**ARCHITECTURAL**

THE FIRST THREE HOMES CONSTRUCTED ON THE SITE WILL EACH CONTAIN A MINIMUM OF 1,800 SQUARE FEET OF HEATED FLOOR AREA AND STONE OR BRICK ACCENTS ON THE FRONT ELEVATION.



**DEVELOPMENT DATA**

TAX PARCELS: 031-222-45, 031-222-12, 031-222-60  
031-222-11 & 031-222-10

SITE ACREAGE: ±18.03 AC.

EXISTING ZONING: R-3  
PROPOSED ZONING: MX-1 (INNOVATIVE)

MAXIMUM NUMBER OF PROPOSED LOTS: 85

MIN. LOT WIDTH: 40'

MIN. LOT AREA: 4,500 SF

FRONT SETBACK: 20'

SIDE YARD: 3' (5' EXTERNAL)

REARYARD: 20' INTERNAL (20' ALONG NORTHERN BOUNDARY LINE; 20' ALONG EASTERN BOUNDARY LINE)

BUILDING HEIGHT: 40'

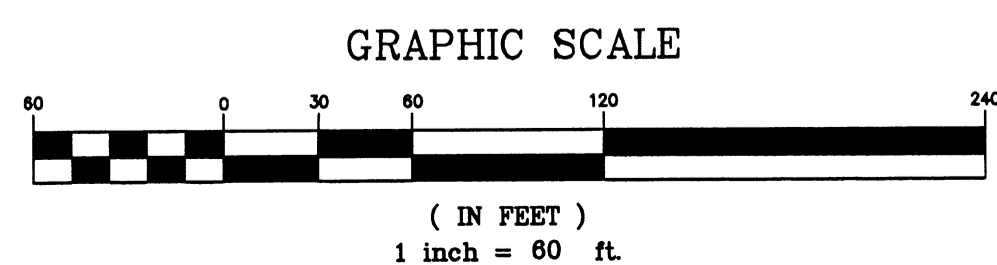
MAXIMUM PROPOSED DENSITY: 4.71 DU/AC.

PROPOSED OPEN SPACE: 3.31 AC. (INCLUDES 1.98 AC. TREE SAVE AREAS WITHIN COMMON OPEN SPACE)

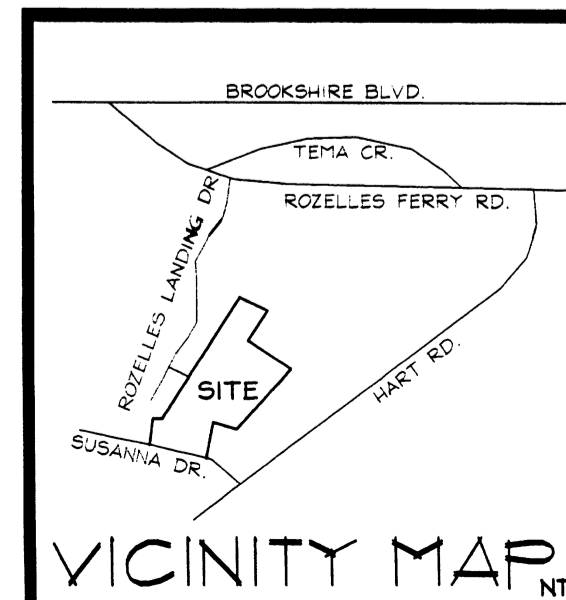
PROPOSED IMPERVIOUS AREAS:  
ROADS & SIDEWALKS: 2.08 AC.  
HOMES & DRIVEWAYS: 5.50 AC.  
TOTAL: 7.58 AC. (42%)

APPROVED BY CITY COUNCIL

DATE 1/18/05

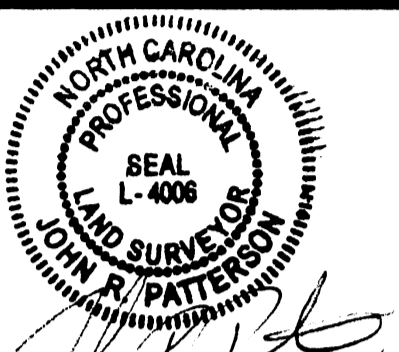


FOR PUBLIC HEARING  
REZONING PETITION #2004-065



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THIS PLAN WAS DRAWN AND PREPARED BY LIBERTY OAK, INC. A LICENSED G.S. & S.C. CORPORATION PRACTICING LIMITED LAND SURVEYING IN THE STATE OF NORTH CAROLINA.

REZONING SITE PLAN  
OF  
SUSANNA PLACE  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA

REVISIONS:  
12/13/04 - REV. TO NOTES & TREE SAVE AREAS  
12/17/04 - REMOVE TRAIL TO PORTAL; REVISE BASKETBALL COURT

DRAWN BY: JRP  
APPROVED BY: JRP

DATE: 10/05/04

JOB NAME: LUCASPROPERTY/ROZELLES

SCALE: 1"=60' (H)

SHEET NO. 1 OF 1