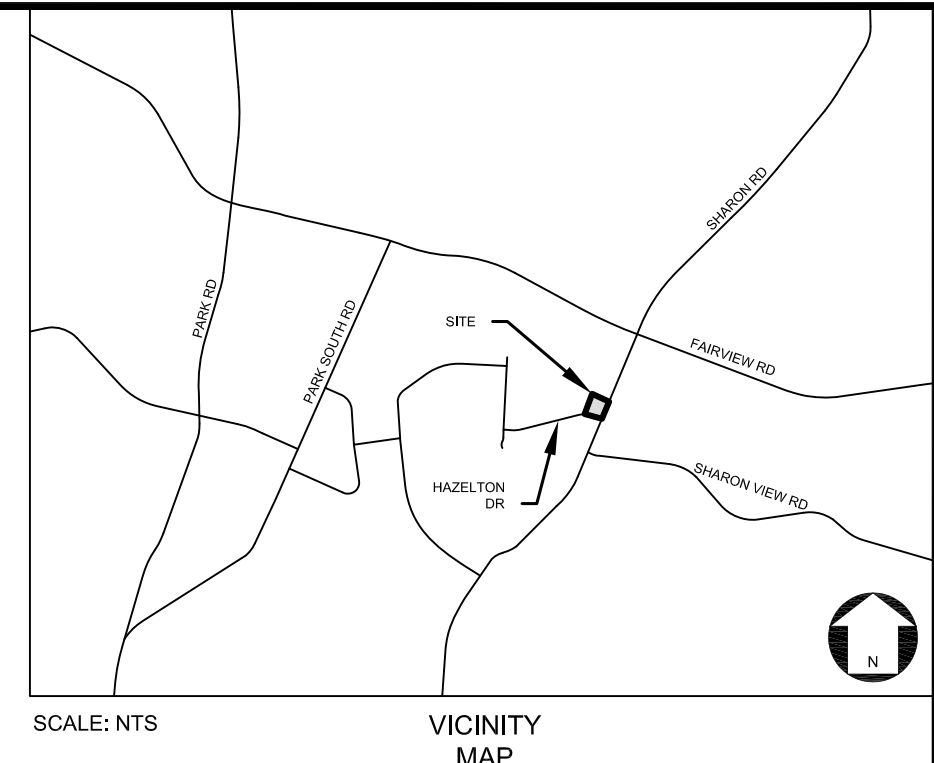
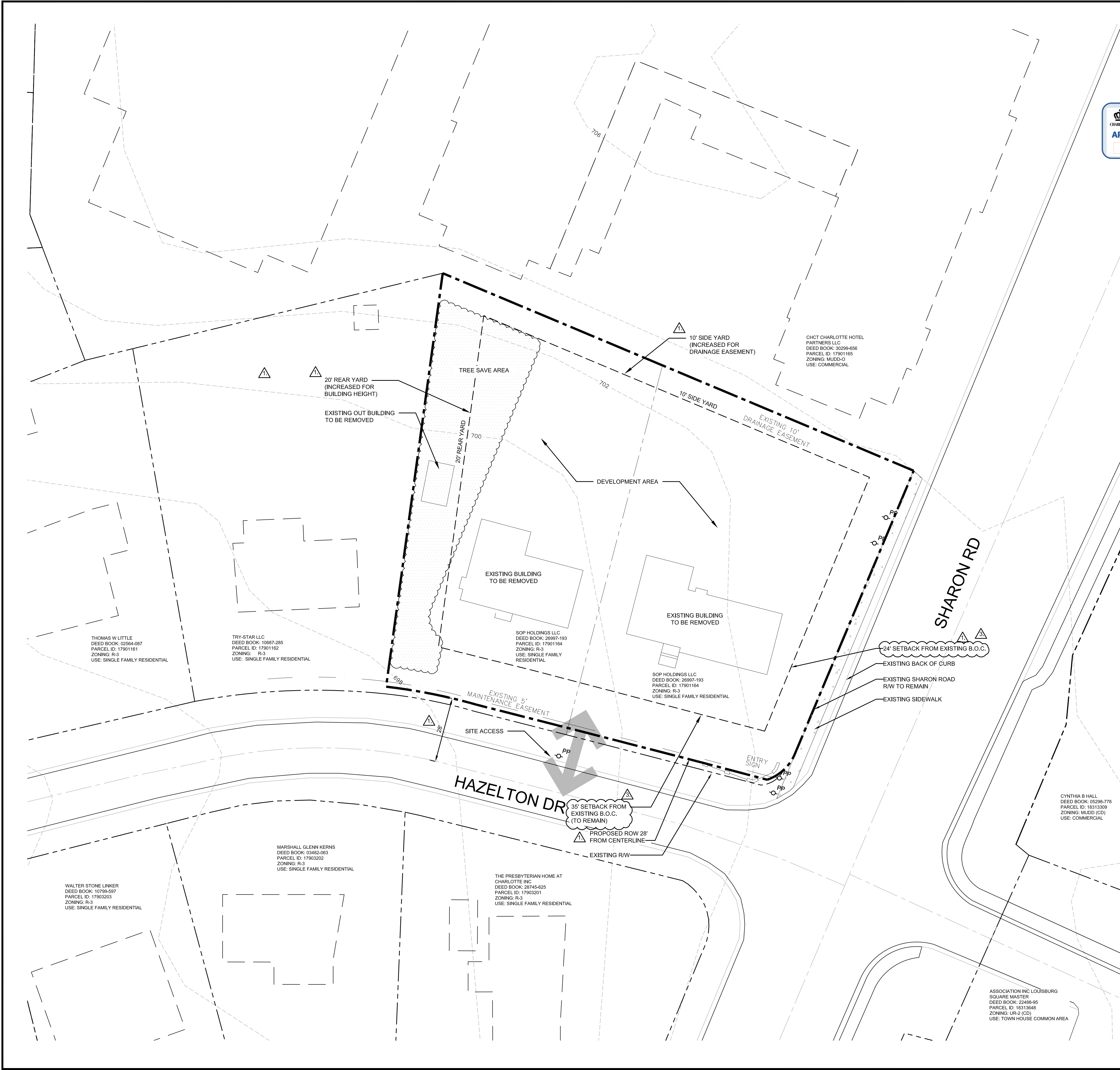


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DEVELOPMENT STANDARDS

- I. General Provisions
1. These Development Standards form a part of the Rezoning Plan...
2. Development of the Site will be governed by the Rezoning Plan...
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
4. The development and uses depicted on the Rezoning Plan are schematic in nature...
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied...

- II. Permitted Uses
The Site may be devoted only to a residential community containing a maximum of eight (8) townhome units...
III. Transportation
1. Vehicular access will be as generally depicted on the Rezoning Plan...
2. Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte...
3. Parking shall not be permitted on Hazelton Drive...
4. Gates with restricted access into the townhome development shall be prohibited.

- IV. Architectural Standards
1. The architectural design shall be substantially similar to the conceptual elevation renderings...
2. Preferred Exterior Building Materials: All principal and accessory buildings...
3. Prohibited Exterior Building Materials:
i. Vinyl siding...
ii. Concrete Masonry Units not architecturally finished.
4. Each unit shall allow for pedestrian access to public sidewalks...
5. To provide privacy, all residential entrances within 15 feet of the sidewalk...
6. Pitched roofs, if provided, shall be symmetrically sloped...
7. End units that face Hazelton Drive shall have a functional door facing the street...
8. Townhouse buildings should be limited to four (4) individual units per building.
9. As generally depicted in the conceptual renderings, townhouse elevations facing Sharon Road shall have the appearance of being a front elevation...

- V. Streetscape and Landscaping
1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk...
2. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards...
3. The proposed wooneer shall be designed to accommodate multi-modal access...
4. The Petitioner shall provide enhanced landscaping at the corner of Sharon Road and Hazelton Drive.

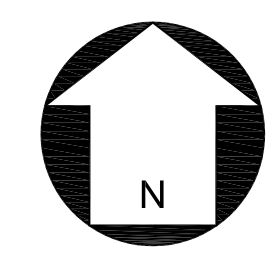
- VI. Open Space
The Petitioner shall comply with tree save requirements. Portions of the tree save area shall be permitted in the private open space...

- VII. Lighting
1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting...
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site...
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

- VIII. Amendments to Rezoning Plan
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract...

- IX. Binding Effect of the Rezoning Documents and Provisions
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.



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

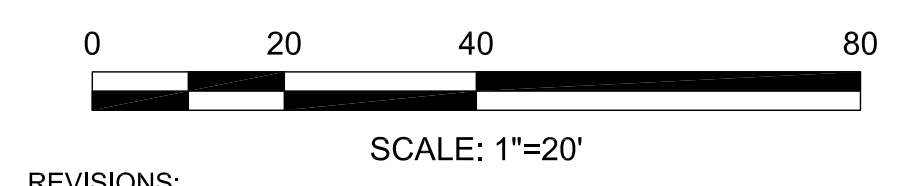
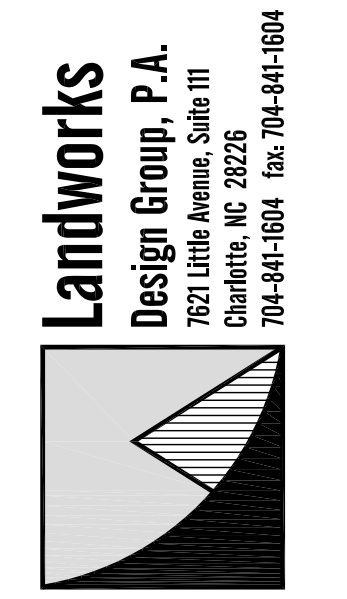


Table with 4 columns: No., Date, By, Description. Contains revision history for the plan.



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING TECHNICAL DATA SHEET
REZONING PETITION: 2017-131

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 10/16/17

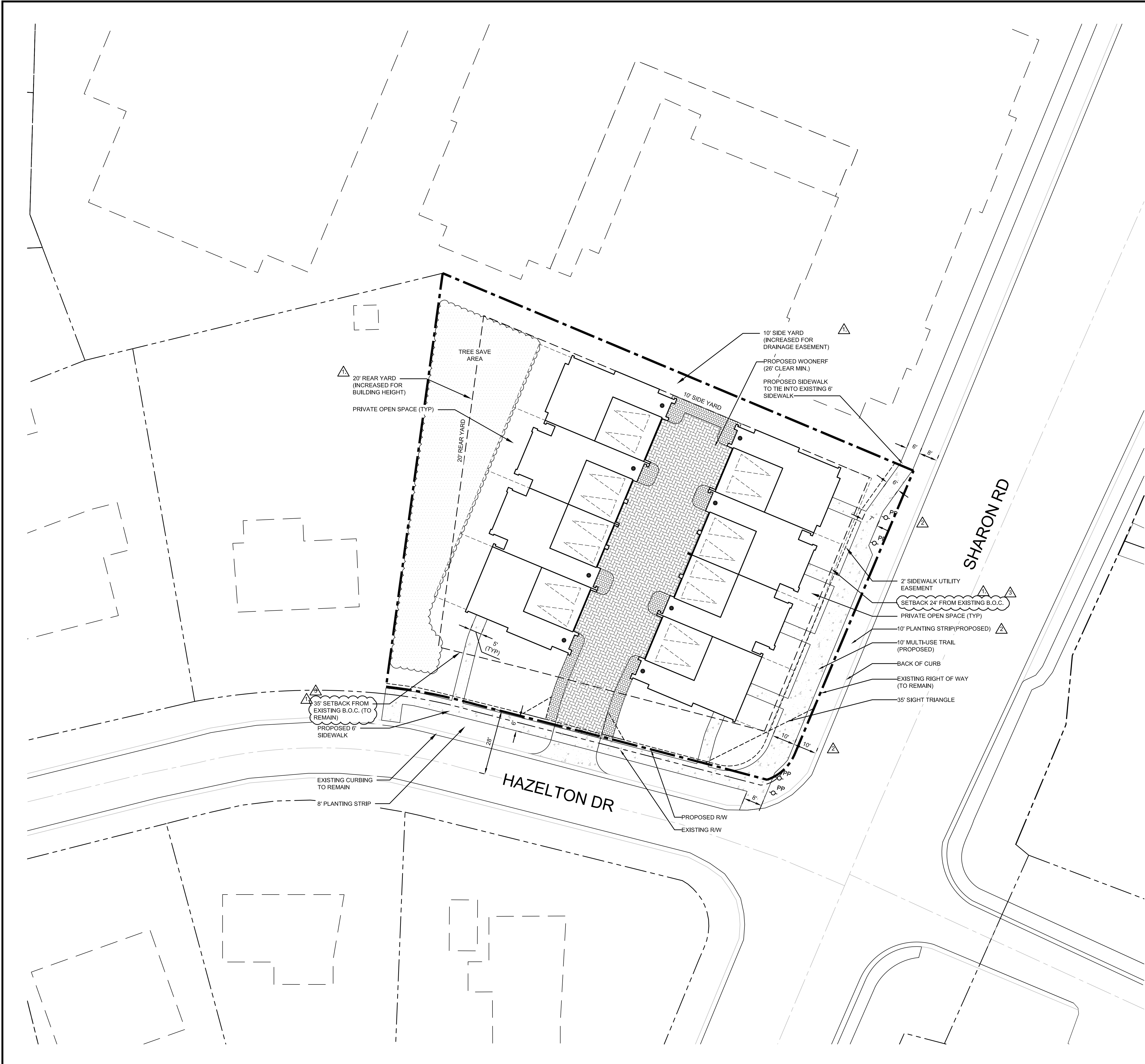
Project Number: 16037

Sheet Number:

RZ-1

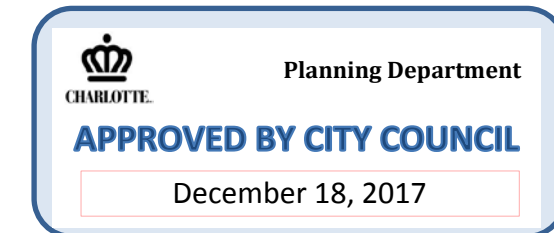
SHEET # 1 OF 3

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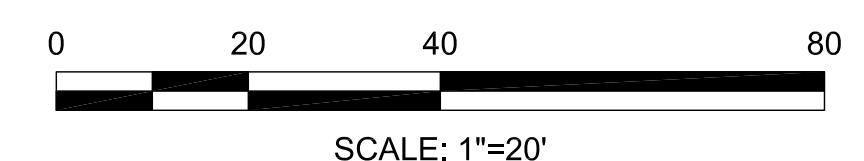
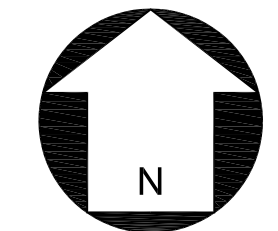


DEVELOPMENT DATA:

Site Area: +/- 0.7 acres
 Tax Parcels: 179-011-63 and 179-011-64
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Use: Residential
 Proposed Uses: Up to 8 Townhome Units
 Density Proposed: 11.11 Units/acre
 Min. Setback: As indicated on the site plan
 Private open space shall be permitted in the setback area.
 Min. Side Yard: As indicated on the site plan
 Min. Rear Yard: As indicated on the site plan
 Maximum Building Height: Forty-seven (47) feet as measured by the Ordinance. For the purposes of computing additional building height above 40 feet, the base setbacks and yards for the district will be utilized.
 Max. Floor Area Ratio: 1.0
 Parking Required: 1.5 spaces/unit
 Parking Provided: 2 spaces/unit
 Min. Private Open Space: 400 s.f./unit (may include portion of tree save area)
 Tree Save: 15% required
 PCCO: Per Ordinance

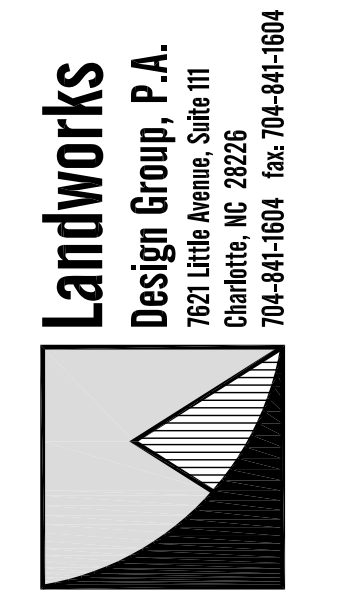


This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	10/16/17	MDL	STAFF & NEIGHBOR COMMENTS
2	10/27/17	MDL	STAFF & COUNCIL COMMENTS
3	12/7/17	MDL	STAFF COMMENTS



HAZELTON DRIVE SITE
CHARLOTTE, NC
 PETITIONER: SAUSSY BURBANK, LLC

REZONING SITE PLAN
 REZONING PETITION: 2017-131

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
 Drawn By: SCJ
 Checked By: MDL
 Date: 10/16/17
 Project Number: 16037

Sheet Number:

RZ-2

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Rear Elevation



Left Elevation



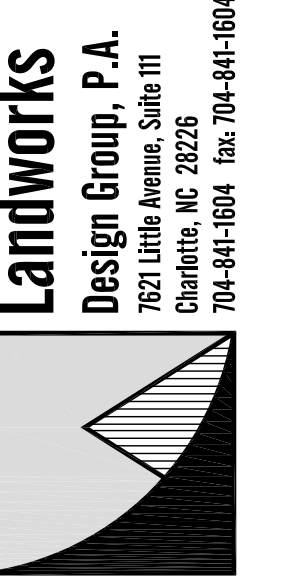
Right Elevation

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



REVISIONS: SCALE: 1"=10'

No.	Date	By	Description
1	10/16/17	MDL	ADDED SHEET



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

BUILDING ELEVATIONS

REZONING PETITION: 2017-131

CORPORATE CERTIFICATIONS
NC PE: C-2930 NCLA: C-253
SC ENG: NO. 3599 SCLA: NO. 211

Project Manager: MDL

Drawn By: SCJ

Checked By: MDL

Date: 10/16/17

Project Number: 16037

Sheet Number:

RZ-3

SHEET # 3 OF 3