

Development Standards Rezoning Petition No. 2003-13

- I. GENERAL COMMITMENT:**
- A. Development of the real estate identified on this Technical Data Sheet, consisting of 6.69 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the R-DMF zoning district unless more stringent standards are established by these Development Standards of this Technical Data Sheet.
- B. The configurations, placements, and sizes of the residential buildings, parking areas, driveways, roads and common open spaces shown on the Schematic Site Plan which accompanies this Technical Data Sheet are schematic and conceptual in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints within the maximum building limit lines established on this Technical Data Sheet.
- II. PERMITTED USES:**
- The Site may be developed with up to 53 for sale, single family attached dwelling units, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the R-DMF Zoning District.
- III. VEHICULAR ACCESS POINTS:**
- A. The number of access points to and from the Site shall be limited to those shown on the Technical Data Sheet.
- B. Access points shall be located in the general areas depicted on this Technical Data Sheet. The final location of each access point is subject to any modifications required to accommodate final site and construction plans/design, and site/topographic constraints, and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- C. The Petitioner shall provide for a "stub" street connection at the end of the driveway located in the southwest corner of the Site in order to permit vehicular connection to the abutting property to the west, provided that any such connection shall be made only in the event such abutting property is developed and used for residential purposes.
- IV. DESIGN GUIDELINES:**
- A. ARCHITECTURAL TREATMENT**
- (1) The primary exterior building materials to be employed in the construction of the single family attached dwelling units shall be brick and cement fiber board (i.e. Hardi-Plank). A minimum of 20% of the front elevation of each dwelling unit will consist of brick materials.
 - (2) The maximum height of any buildings constructed on the Site shall not exceed 40 feet.
 - (3) The single family attached dwelling units may be constructed with or without garages in the discretion of the Petitioner.
- B. YARD RESTRICTIONS AND BUFFER REQUIREMENTS**
- (1) In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.
 - (2) Buffer areas shall be maintained along portions of the Site boundary in the manner shown on this Technical Data Sheet and in accordance with the standards of the Ordinance. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Technical Data Sheet accordingly.
- C. OFF STREET PARKING**
- Off street parking shall meet the minimum standards established under the Ordinance.
- D. STORM WATER MANAGEMENT**
- (1) Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. During the permitting stage of development, the Petitioner shall have the receiving drainage system located directly downstream from the Site at the next receiving channel abutting the Site of the south, analyzed to ensure that it will not be taken out of standard due to the development contemplated by this rezoning petition. If it is found that this development will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on the Site or will otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of this Site, the Petitioner shall only be responsible for providing adequate detention, reasonable under the circumstances, to ensure that such system will not be additionally overburdened; it is expressly understood that Petitioner shall not be responsible for correcting existing conditions that cause the existing, receiving drainage system to be out of standard prior to the development of the Site.
 - (2) Surface level storm water detention shall not be located within the buffers.
- E. SIDEWALKS**
- (1) A 5 foot wide sidewalk and an 8 foot wide planting strip will be installed along Providence Road West.
 - (2) Petitioner will provide internal sidewalks 5 feet in width substantially the manner as depicted on the Schematic Site Plan attached hereto.
- F. OPEN SPACE**
- Development of the Site shall include common open space area in the general locations shown on the Schematic Site Plan. The specific locations and dimensions of such common open space areas may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints.
- G. LANDSCAPING, SCREENING AND TREE PRESERVATION**
- (1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
 - (2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
 - (3) The landscape/screening treatment along Providence Road West will include (2) large maturing trees, 8' minimum height, per 100'; (1) small maturing or flowering tree, 6' minimum height, per 100'; and (20) shrubs, 24' minimum height per 100'.
 - (4) It is contemplated that garbage disposal shall be handled by way of roll out cans and pick up by a private service. If dumpsters or trash receptacle "corrals" are installed on the Site, they will be screened with solid enclosures with gates. Pursuant to Section 12.603 of the Ordinance, if public trash collection is provided to the Site, any required dumpsters, trash receptacles and recycling facilities will be located in the rear generally depicted on the Schematic Site Plan, provided, however, other improvements, such as parking and landscaping areas may be located in such areas if the private roll-out trash collection is used.
 - (5) Tree protection and planting within the Site will satisfy the provisions of the City of Charlotte Tree Ordinance. Without limiting the foregoing, those mature trees located within the buffer area along the westerly boundary of the Site and in certain portions of the common open space to be located on the Site, each as specifically designated on the Technical Data Sheet, will be preserved.
- H. SIGNS**
- (1) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 - (2) A master signage and graphics system will be adopted and implemented throughout the Site.
- I. LIGHTING**
- (1) All freestanding lighting fixtures installed will be uniform in sign and the maximum height of any such lighting fixture, including its base, may not exceed 15 feet in height.
 - (2) All direct lighting within the site (except streetlights which may be erected along Providence Road West or any internal private streets) will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding source of light, the intent being to eliminate glare towards public streets and adjacent properties.
- J. FIRE PROTECTION**
- Fire protection will be provided in accordance with the City of Charlotte's standards.
- V. RIGHT OF WAY DEDICATION AND IMPROVEMENTS**
- The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to reversionary interest in any property not used for right-of-way purposes in the future) such portions of the Site as may be needed to provide for 50 feet of right-of-way south of the existing centerline of Providence Road West prior to the issuance of any building permits for improvements to the Site. In addition, the Petitioner agrees to provide for the construction of a left turn lane into the entrance to the Site within Providence Road West in accordance with applicable CDOT standards.
- VI. AMENDMENTS TO THE REZONING PLAN:**
- The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.
- VII. BINDING EFFECT OF THE REZONING PETITION:**
- If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

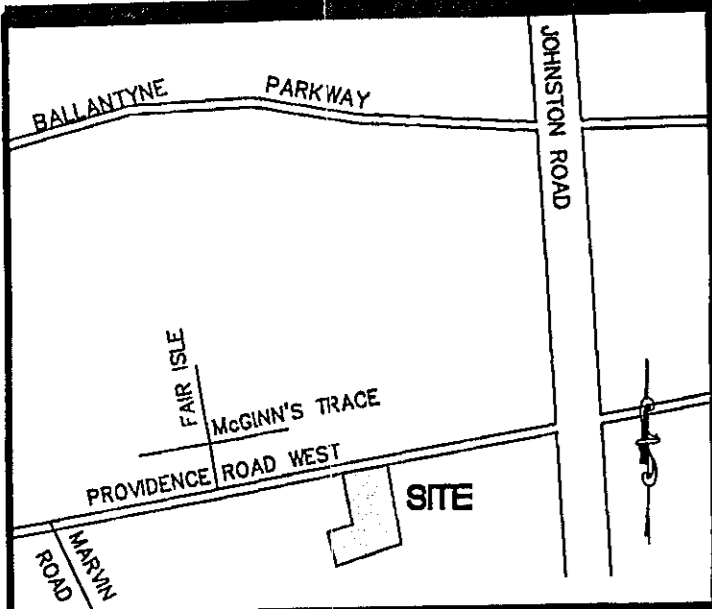
APPROVED BY CITY COUNCIL
DATE 3/17/03

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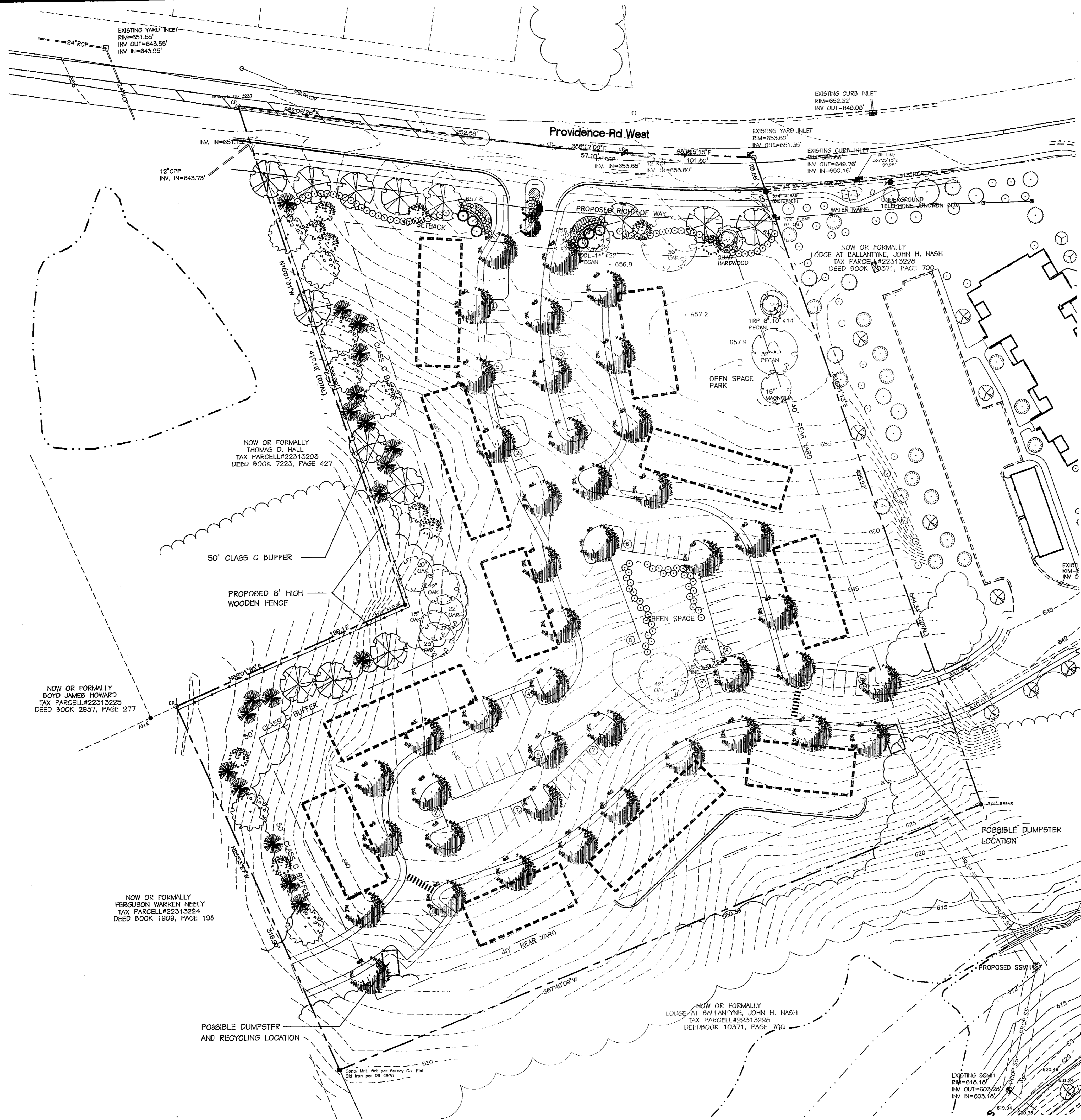
Coventry Court Townhomes
First LandMark, USA / Llewellyn Development, LLC
Charlotte
North Carolina

Project No:	2433
Drawn By:	P. Gorsuch
Designed By:	P. Hobbs
Checked By:	P. Hobbs
Date:	11/21/02
Revisions:	
Revision 1	1/21/03
Revision 2	2/13/03
Revision 3	3/10/03
Revision 4	4/23/03

Sheet Title:
Rezoning Technical Data Sheet
Sheet No: **RZ-1**



VICINITY MAP



Development Data

TAX PARCEL NUMBER:	223-132-04 223-132-05
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-DMF (CD)
GROSS AREA:	8.89 AC
NET AREA:	8.72 AC
MAX. UNITS ALLOWED:	53
PROPOSED UNITS:	53
MAX. DENSITY ALLOWED:	8 DU/AC
PROPOSED DENSITY:	7.89 DU/AC
REQUIRED PARKING:	80 SPACES
PROPOSED PARKING:	94 SPACES 8 SPACES IN GARAGES 102 TOTAL SPACES
REQUIRED OPEN SPACE:	50%
PROPOSED OPEN SPACE:	4.17 AC (60.5%)

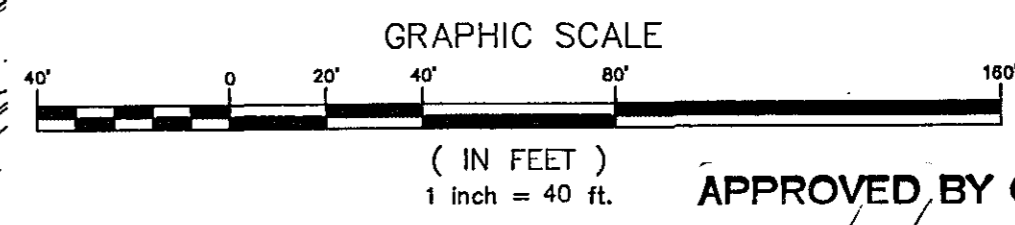
LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE AFTER CLEARING
- EXISTING TREE TO REMAIN
- PROPOSED LARGE MATURING DECIDUOUS TREE
- PROPOSED SHRUBS

The building configurations, placements and sizes, as well as the locations of streets and parking area are schematic in nature and may be altered or modified during design development and construction document phases.

FOR PUBLIC HEARING

PETITION NO. 2003-13



APPROVED BY CITY COUNCIL

Date: 3/17/03



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Coventry Court Townhomes
First LandMark, USA / Llewellyn Development, LLC
Charlotte, North Carolina

Project No: 2433
Drawn By: P. Gorsuch
Designed By: P. Hobbs
Checked By: P. Hobbs
Date: 11/21/02

Revisions:
Revision 1 1/21/03
Revision 2 2/13/03

Sheet Title:
Schematic Site Plan

Sheet No: **RZ-2**