

**Fairview Road
Development Standards**
February 22, 2007

1. General Provision

1.1 This petition relates to approx 3.0 acres of land at 5629 Fairview Road in Charlotte, NC. The site is currently zoned R-8MF for the westernmost lot, R-3 for lots 30, 31 and 32.

1.2 The purpose of this petition is to rezone the site to UR-C (CD) Urban Residential Commercial Conditional District.

1.3 Unless more stringent standards are established by The Technical Data Sheet or these Development Standards, all applicable development standards established by the Charlotte-Mecklenburg Planning Commission for Multi-Family Development under UR-C (CD) Zoning shall be followed with respect to the site.

1.4 The petition requests the existing building located at 5629 Fairview Road be relocated to another area of the site and contain either a bed and breakfast, office, retail, multi-family or single family use.

2. Building Limitations

2.1 This proposal is intended to accommodate a development of a multi-family development not to exceed a maximum floor area ratio of 3.0. The current total area of the site is 3.0 acres or 130,680 sf. The 50' future R.O.W. for lots 30, 31 and 32 will reduce the total area by 6,336.4 sf (20 feet from the front property line). The total net area is 124,343.6 sf. The resulting maximum floor area for the building footprint is 62,071.8. Petitioner is proposing a footprint of approx. 10,000 - 15,000 sf.

2.2 The minimum setback from the future curb is 14 feet.

2.3 The minimum rear yards shall be 20 feet.

2.4 Maximum building height shall be 60 feet. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet. Petitioner is providing 18' of additional sideyard and rear yard to allow for a maximum building height of 240'.

3. Access Point

3.1 The access point will be located off of Wintercrest Lane. The exact locations may vary somewhat from those depicted based on the final design and review as regulated by CDOT and where applicable, NCDOT.

4. Screening, Landscaping and Existing Natural Environment

4.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes and to retain as much existing landscaping as feasible.

4.2 A class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 22 feet wide and/or 16.5 feet wide with screen fence.

5. Vehicular Parking

5.1 Off street parking shall meet the standards set forth in the UR-C (CD) standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit.

6. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet

6.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

7. Plan Review

7.1 The development shall satisfy the requirements for plan review imposed by Section 9.401 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for Multi-Family Developments.

8. Amendments to Rezoning Plan

8.1 Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

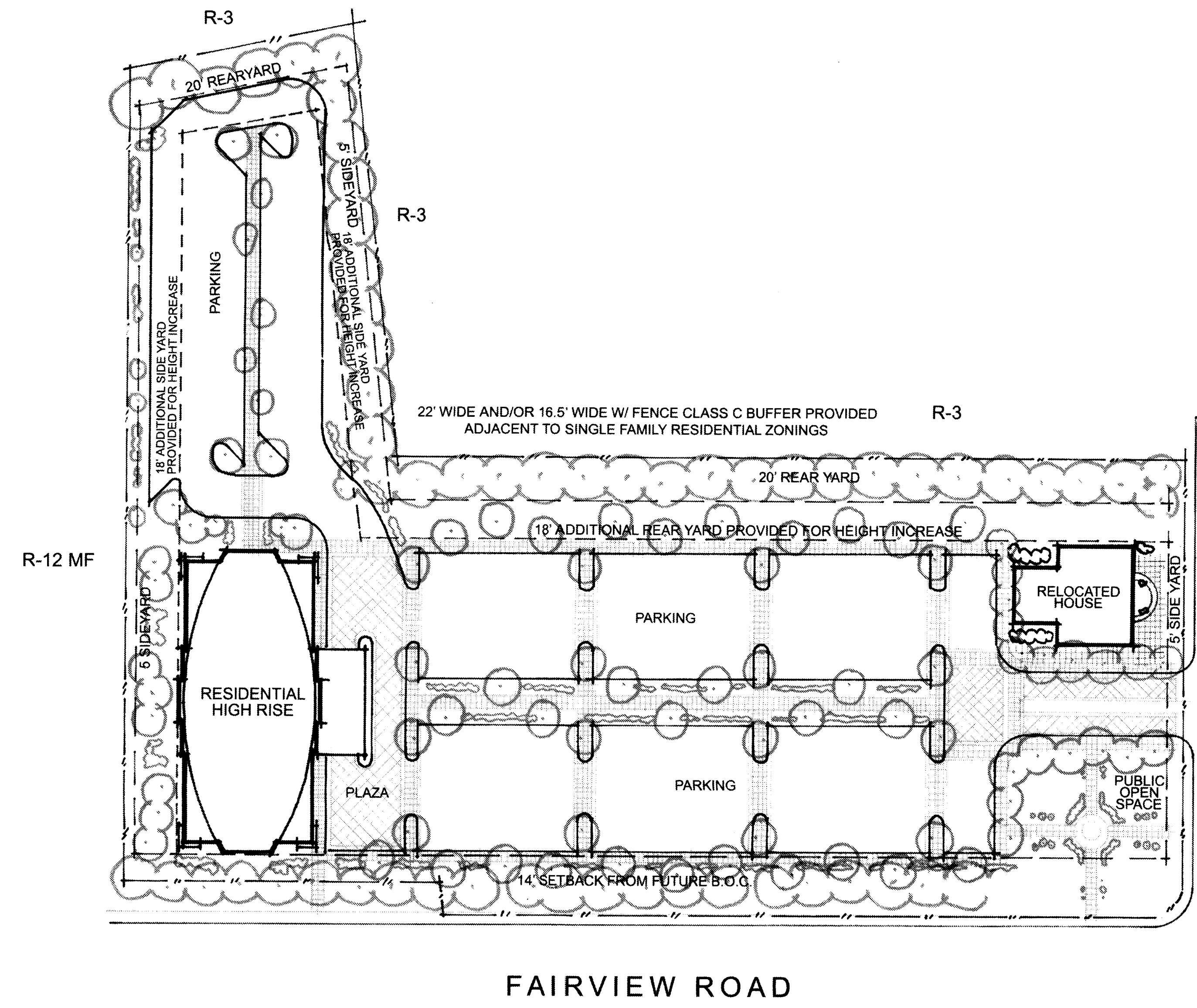
9. Binding Effect

9.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding 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.

9.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within 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.

FEB 22 2007

2007-053



SITE DATA:

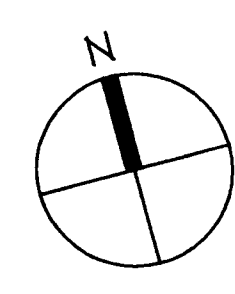
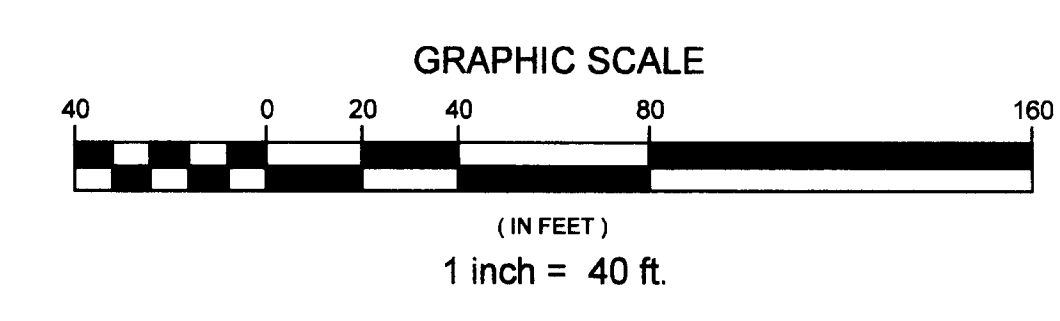
CURRENT ZONING: R-8MF / R-3
PROPOSED ZONING: UR-C (CD)

SITE AREA: 3 ACRES
MAX. FLOOR AREA RATIO: 3.0
MAXIMUM HEIGHT: 60'
+1 FOOT OF ADDITIONAL SIDEYARD PROVIDED FOR EVERY 10' OF BUILDING HEIGHT ABOVE 60'. ADDITIONAL 18' OF SIDEYARD PROVIDED TO ALLOW A HEIGHT UP TO 240'

MIN PARKING PROVIDED: 1 SPACE / UNIT
MAX PARKING PROVIDED: 2 SPACES / UNIT

WINTERCREST LANE

FAIRVIEW ROAD



SITE PLAN

SCALE 1" = 30'-0" 01

ADW
Architects, p.a.
ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Residential
**SOUTHPARK
RESIDENTIAL
TOWER**
THE GHAZI COMPANY

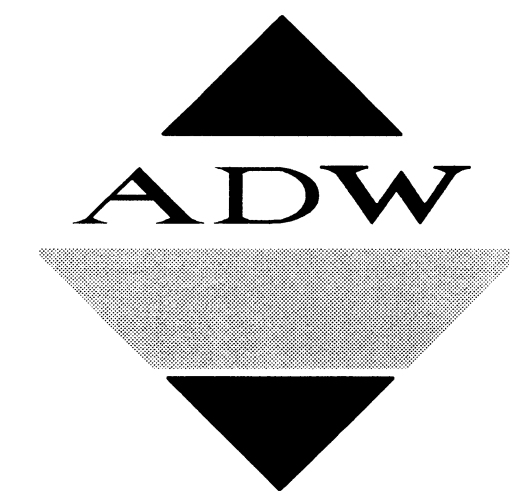
5625 Fairview Road
Charlotte, NC

**TECHNICAL
DATA SHEET**

DATE: 02/22/07 JOB NO: 06137-00

REVISIONS:
NO. DATE DESCRIPTION:

SHEET NUMBER
RZ-1



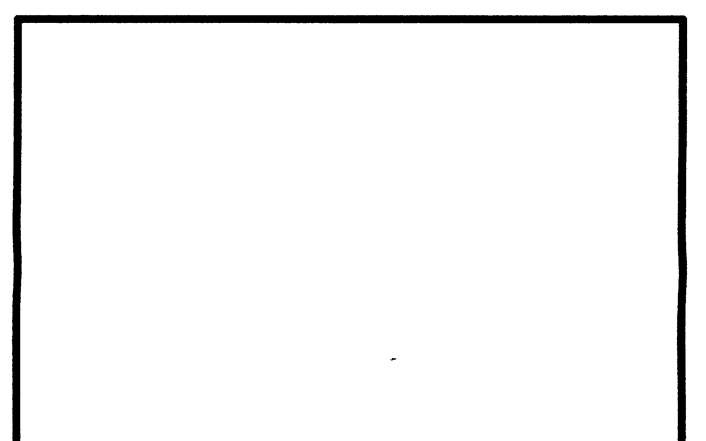
Architects, p.a.

ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Residential
**SOUTHPARK
RESIDENTIAL
TOWER**

THE GHAZI COMPANY

5625 Fairview Road
Charlotte, NC



**CONCEPTUAL
IMAGERY**

DATE: 01/22/07 JOB NO: 06137-00
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NUMBER
RZ-2