

ColeJenest & Stone, P.A., 2014 ©

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DOUG & KAREN
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1. SEE SHEET RZ-2 FOR REZONING NOTES
2. SEE SHEET RZ-2 FOR AMENITY AREA, COURTYARD, TYPICAL PRIVATE DRIVE DETAILS, AND DEVELOPMENT PHASING EXHIBIT
3. SEE SHEET RZ-3 FOR CONCEPTUAL PLANTING PLAN
4. SEE SHEET RZ-4 FOR ARCHITECTURAL ELEVATIONS AND TYPICAL STREETSCAPE ELEVATION

DEVELOPMENT STANDARDS

June 24, 2014

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Copper Builders, Inc. and Cambridge Properties, Inc. to accommodate the development of a residential community on that approximately 9.083 acre site located at the southwestern corner of the intersection of Carmel Road and Colony Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site will be developed in two separate phases. Phase 1 will consist of the development of a maximum of 36 for sale single family attached dwelling units and 1 single family detached dwelling unit. Phase 2 will consist of the demolition of the single family detached dwelling unit and the development of a maximum of 7 additional for sale single family attached dwelling units in the general location of the single family detached dwelling unit as more particularly depicted on the Rezoning Plan.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR- 2 zoning district shall govern all development taking place on the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal street network depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance..

Permitted Uses

The Site shall be developed in two separate phases and may be devoted only to for sale single family attached dwelling units and a single family detached dwelling unit, together with any incidental or accessory uses associated with such uses that are permitted under the Ordinance in the UR-2 zoning district, as described below.

Phase 1

Tract A

A maximum of 36 for sale single family attached dwelling units may be constructed on Tract A in Phase 1 of the development.

Tract B

A maximum of 1 single family detached dwelling unit may be located on Tract B in Phase 1 of the development. Tract B may be subdivided from Tract A so as to create a separate lot for the single family detached dwelling unit.

Phase 2

The single family detached dwelling unit located on Tract B shall be demolished, and a maximum of 7 additional for sale single family attached dwelling units may be constructed on the Site in the general location of the single family detached dwelling unit as more particularly depicted on the Rezoning Plan. Tract B may be recombined with Tract A in Phase 2 of the development. The total maximum allowed density on the Site upon the completion of Phase 2 of the development shall be 43 for sale single family attached dwelling units.

Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
2. As depicted on the Rezoning Plan, the internal street shall be a private street.
3. The exact alignment of the proposed internal private street may be altered during the construction permitting process.

4. Pursuant to a determination made by the Subdivision Administrator, the internal private street shall not be required to connect to Carmel Road.

5. Off-street vehicular parking will meet the requirements established under the Ordinance for the UR-2 zoning district. Notwithstanding the foregoing, each single family attached dwelling unit shall have a 2 car garage, and a minimum of 22 on street parking spaces shall be located on the internal private street.

6. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

7. Prior to the issuance of the first certificate of occupancy for any single family attached dwelling unit constructed on the Site, the Petitioners shall install a northbound left turn lane on Colony Road at the existing median opening adjacent to the vehicular access point into the Site. This left turn lane shall have a minimum length of 150 feet.

Architectural Standards

1. The maximum height of any single family attached dwelling unit located on the Site shall be two stories, provided, however, that some single family attached dwelling units may have two stories above a basement.
2. The maximum height of the single family detached dwelling unit located on Tract B shall be 40 feet.
3. Attached hereto are schematic architectural renderings of the front, side and rear elevations of the single family attached dwelling units proposed to be constructed on the Site that are intended to depict the general architectural style, character and elements of the front, side and rear elevations of the single family attached dwelling units. Accordingly, the front, side and rear elevations of each single family attached dwelling unit constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the relevant schematic architectural renderings attached hereto. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
4. Notwithstanding the terms of paragraph 3 above, a door shall not be required on the side elevation of those single family attached dwelling units designated as unit numbers 3, 4, 5, 6, 31, 32 and 34 on the Rezoning Plan.
5. At least 75 percent of each facade of the single family attached dwelling units to be located on the Site below the roofline shall be composed of brick, stone or a combination thereof, and the remaining portions of each facade below the roofline shall be composed of cementitious siding, mirror tec trim, stucco or a combination thereof. "Each facade below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors, garage doors and trim, so that windows, doors, garage doors and trim are not considered when calculating the minimum percentage of material required. Vinyl shall not be a permitted exterior building material for the single family attached dwelling units, provided, however, that vinyl may be utilized on the soffits of such dwelling units and vinyl windows may be installed on such dwelling units.
6. The finished grade of each single family attached dwelling unit located along the Site's frontage on Carmel Road (designated as unit numbers 1 through 8 on the Rezoning Plan) shall be a minimum of 3 feet below the elevation of the sidewalk located on Carmel Road adjacent to each such single family attached dwelling unit.

7. With respect to the facades of the single family attached dwelling units that face Colony Road and/or Carmel Road, there shall be no expanses of blank walls in excess of 20 feet.
8. Roll out trash and recycling containers will be utilized by the residents of this community and picked up by a trash service. The trash and recycling containers shall be screened from view from Colony Road and Carmel Road except on those days when trash and recycling is picked up by the trash service.
9. In the event that railings are required to be installed on top of any retaining walls located along the Site's frontages on Colony Road and Carmel Road, then such railings shall be constructed of decorative metal.
10. HVAC units shall be screened from view at grade from adjoining streets and properties.
11. Attached hereto is a streetscape elevation of the proposed residential community along Colony Road that is intended to depict the architectural style and character of the single family attached dwelling units located along this street frontage, the relationship of the single family attached dwelling units to Colony Road and the perimeter landscaping treatment. Development of the Site along Colony Road shall be substantially similar in appearance to the attached streetscape elevation. Changes and alterations which do not materially change the overall conceptual architectural style and character of the single family attached dwelling units, the relationship of the single family attached dwelling units to Colony Road and the perimeter landscaping treatment are permitted based upon final design/construction drawings.
12. The Carmel Road streetscape of the proposed residential community with respect to the architectural style and character of the single family attached dwelling units located along Carmel Road, the relationship of the single family attached dwelling units to Carmel Road and the perimeter landscaping treatment shall be substantially similar in appearance to that portion of the Colony Road streetscape elevation located south of the vehicular access point into the Site from Colony Road. Changes and alterations which do not materially change the overall conceptual architectural style and character of the single family attached dwelling units, the relationship of the single family attached dwelling units to Carmel Road and the perimeter landscaping treatment are permitted based upon final design/construction drawings.

Streetscape and Landscaping

1. Landscaping will meet or exceed the requirements of the Ordinance.
2. Petitioners shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Colony Road as generally depicted on the Rezoning Plan.
3. Petitioners shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Carmel Road. Notwithstanding the foregoing, Petitioners reserve the right to request a reduction in the widths of the planting strip and the sidewalk pursuant to Section 9.407(4)(c) of the Ordinance due to potential grade and topography issues on the Site.
4. As depicted on the Rezoning Plan, walking trails shall be installed on the Site as an amenity for the residential community.
5. Attached hereto is a conceptual perimeter landscaping plan that specifies the locations, types, quantities and minimum height at the time of installation of the trees and shrubs that will be installed by the Petitioners on the perimeter edges of the Site. Petitioners shall install trees and shrubs along the perimeter edges of the Site that meet the specifications of the attached conceptual perimeter landscaping plan.
6. Petitioners shall install the shrubs to be located between the retaining walls and the sidewalks along the Site's frontages on Colony Road and Carmel Road during the first available planting season after each of the following has occurred: (a) the Site has been graded; and (b) the retaining walls have been installed.
7. Prior to the issuance of the first certificate of occupancy for any single family attached dwelling unit constructed on the Site, Petitioners shall install irrigation for the perimeter landscaping to be installed pursuant to the conceptual perimeter landscaping plan, provided, however, that irrigation will not be required to be installed within the planting strips located between the back of curbs and sidewalks along the Site's frontages on Colony Road and Carmel Road, or within any portion of the right of way.
- 8.

Environmental Features

1. The Petitioners shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
3. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
4. Those portions of the Site located adjacent to the pond that are designated on the Rezoning Plan as "Undisturbed Tree Save Areas" shall remain undisturbed, provided, however, that walking trails may be installed within these tree save areas as generally depicted on the Rezoning Plan, and these tree save areas may be disturbed in connection with the repair and maintenance of the dam located on the Site. Additionally, dead and diseased trees and shrubs and invasive shrubs may be removed from these tree save areas. The final locations of the walking trails may be adjusted during the design development and construction document phases. Disturbances associated with installation of trails and dam maintenance must be coordinated with Urban Forestry.
5. The pond located on the Site shall be preserved.

Signage

1. All signs installed on the Site shall comply with the requirements of the Ordinance.
2. In the event that any signs installed on the Site are illuminated, the signs shall be illuminated from an external source or reverse channel letters shall be utilized.

Lighting

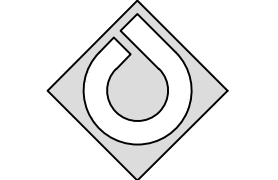
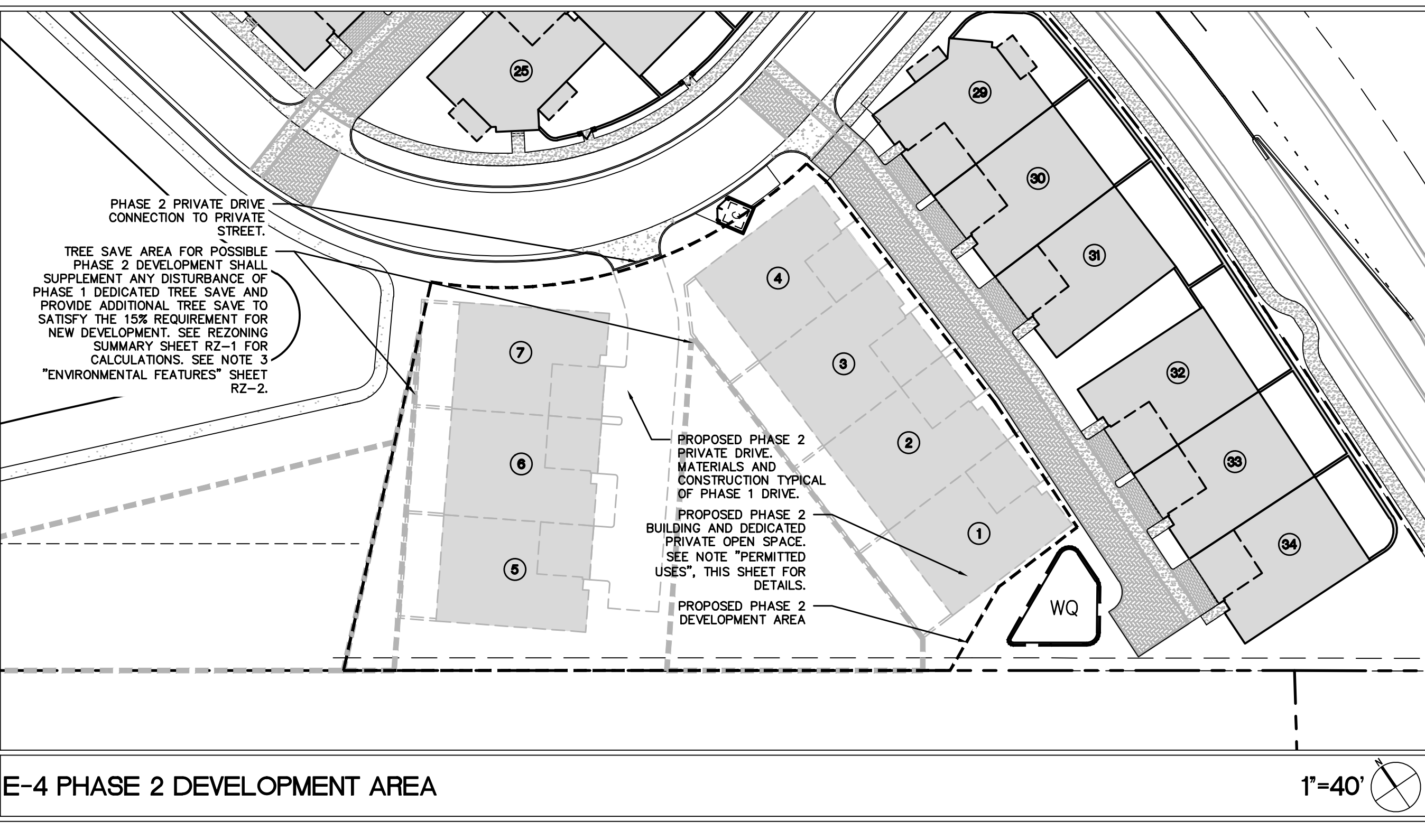
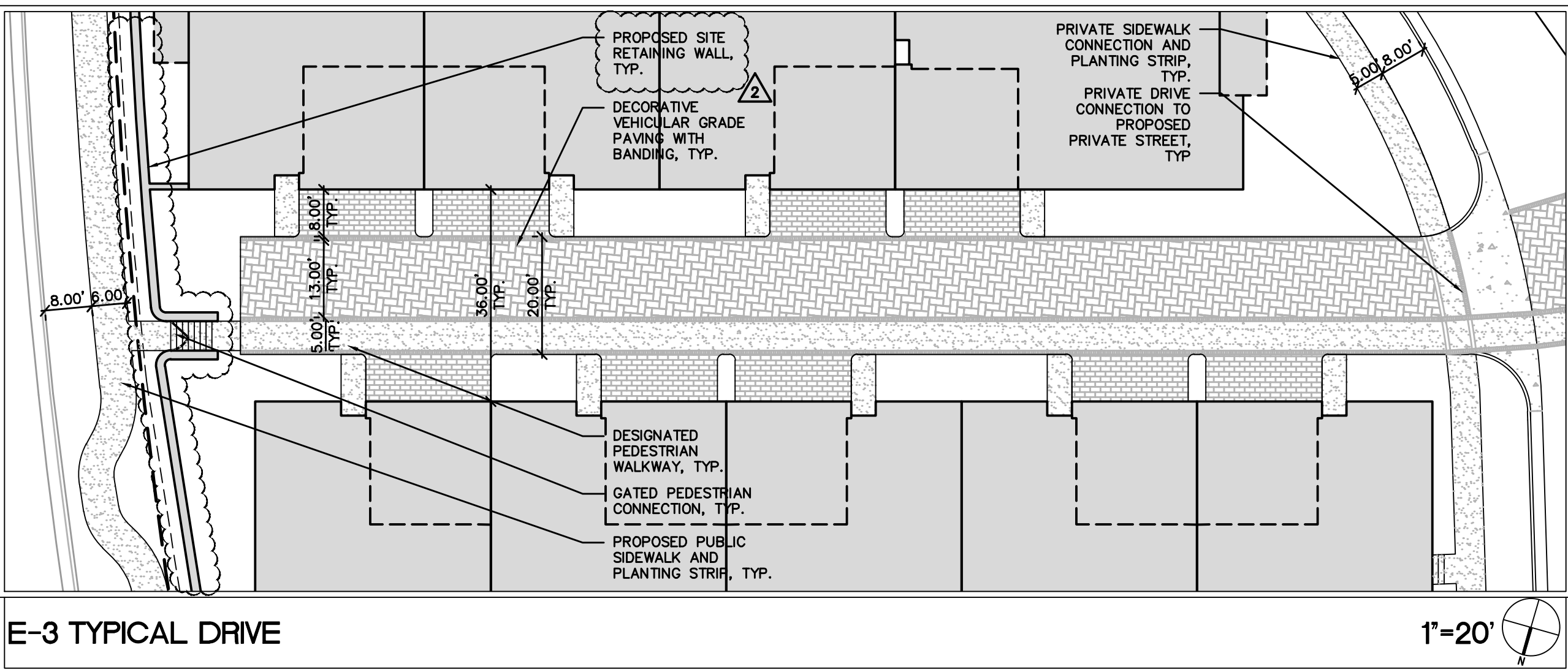
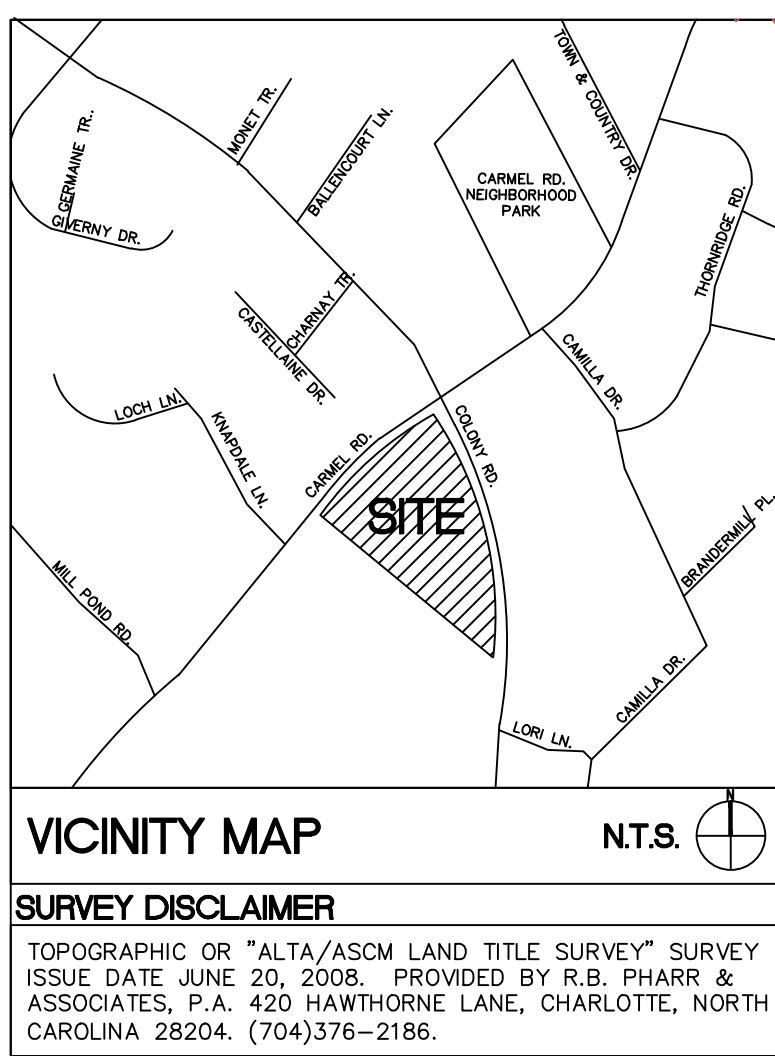
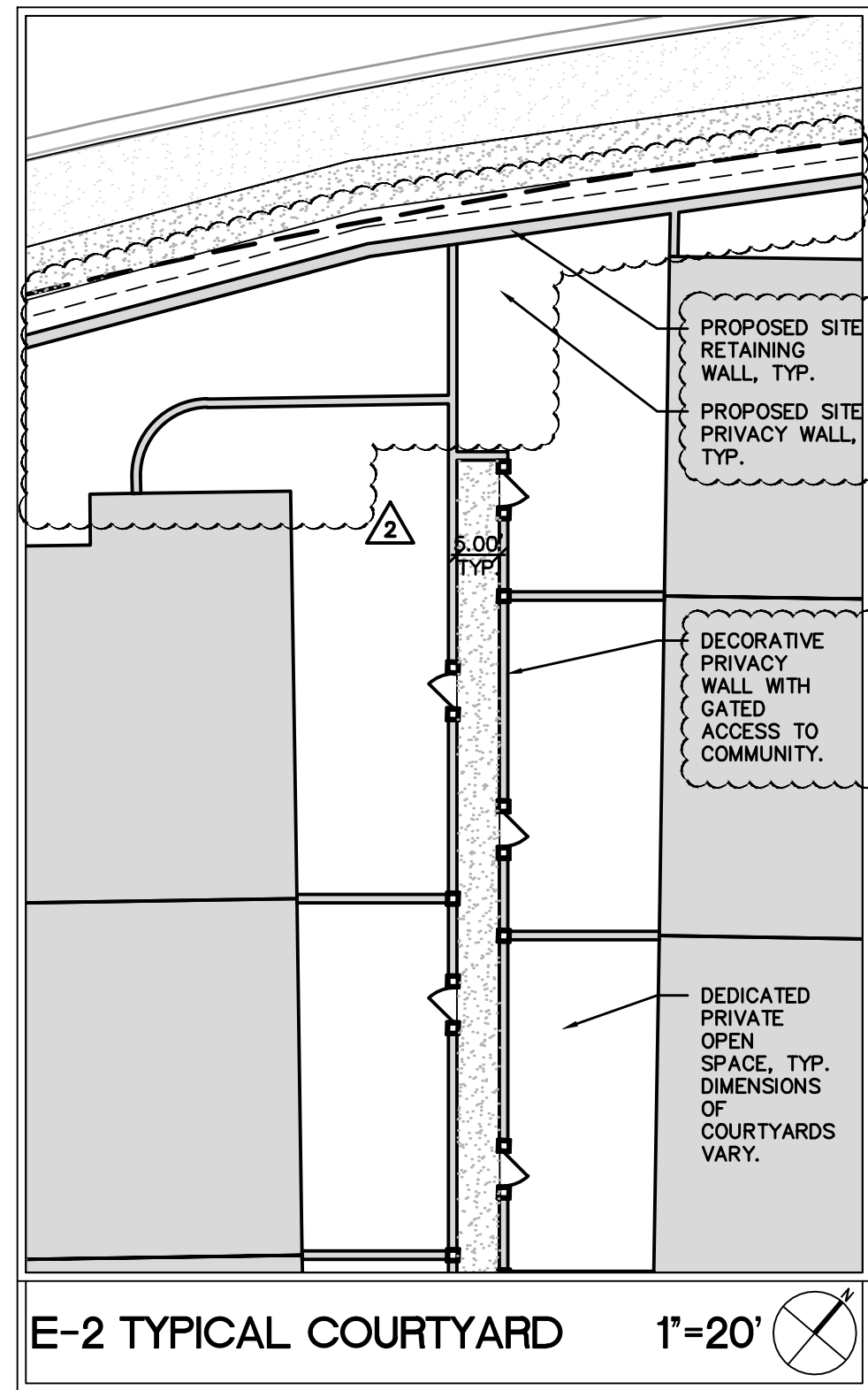
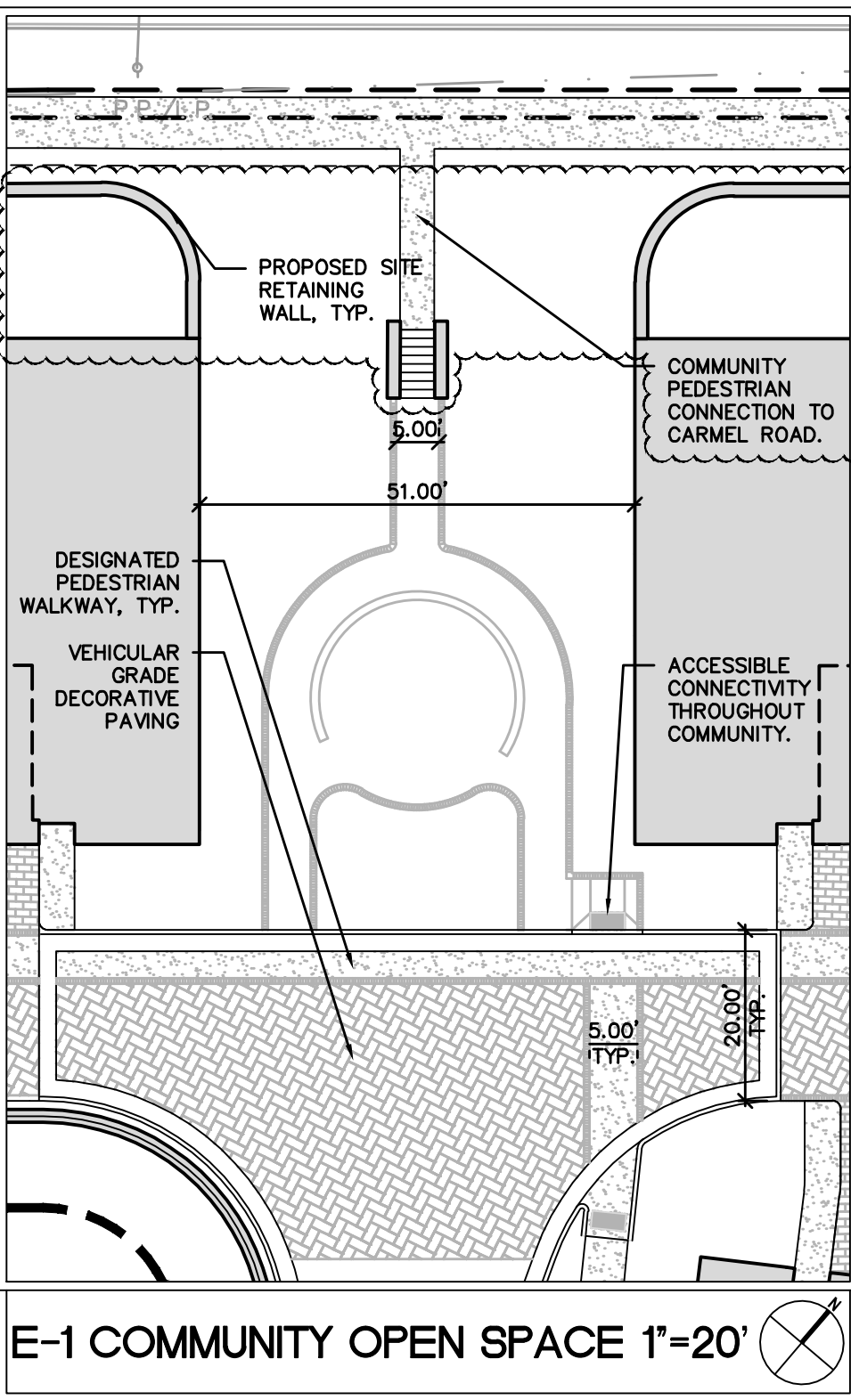
1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal street. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioners. All such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
3. No "wall pak" lighting fixtures may be installed on the Site, however, architectural lighting on building facades shall be permitted.

Phasing

The Site will be developed in two separate phases as provided above.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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CONDITIONAL REZONING NOTES

Project No.

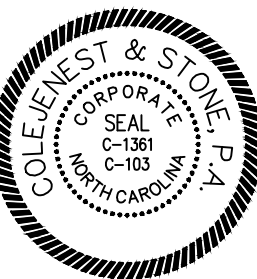
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03.24.14

Revised

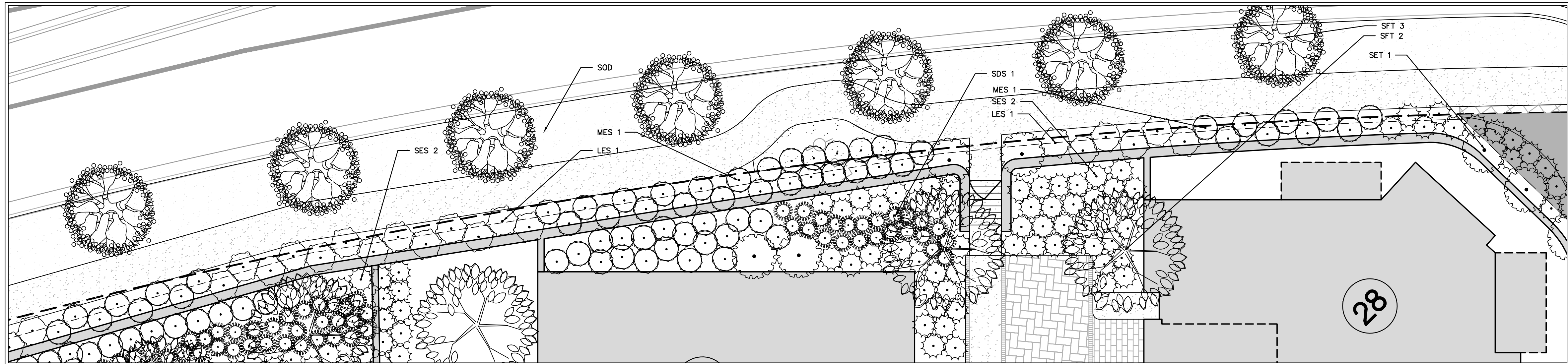
- 1 05.16.14 - CITY COMMENTS
- 2 06.20.14 - PUBLIC HEARING/STAFF COMMENTS
- 3 06.25.14 - ADDITIONAL STAFF COMMENTS



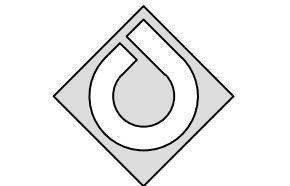
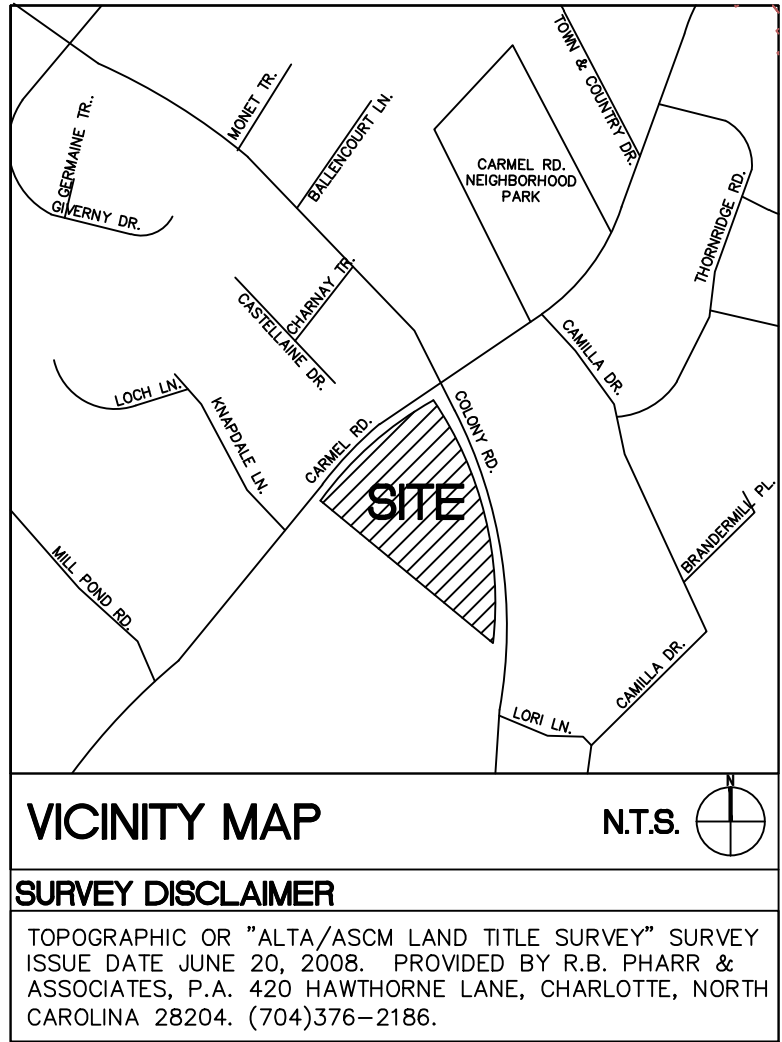
RZ-2

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E-5 TYPICAL STREETSCAPE PLANTING - COLONY ROAD



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CONDITIONAL REZONING CONCEPTUAL PLANTING

Project No.

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| 1 | 05.16.14 | CITY COMMENTS |
| 2 | 06.20.14 | PUBLIC HEARING/STAFF COMMENTS |
| 3 | 06.25.14 | ADDITIONAL STAFF COMMENTS |



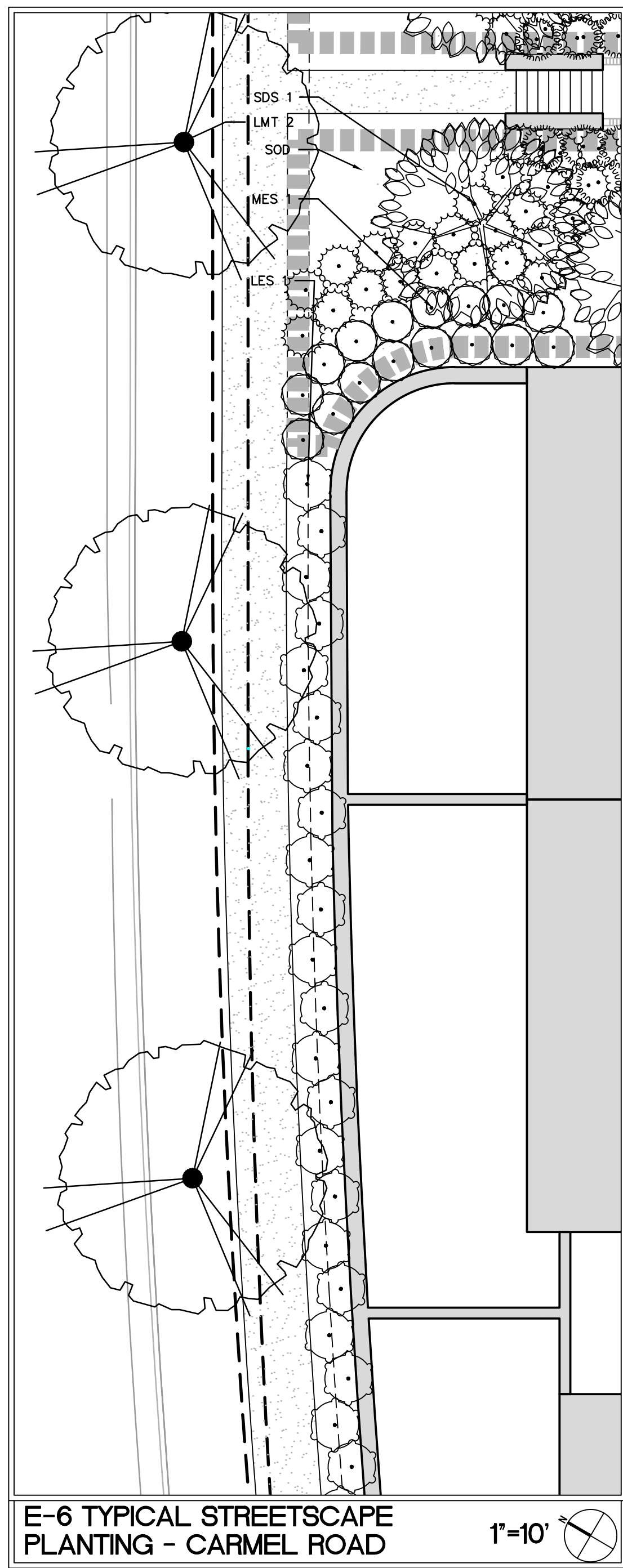
SCALE: 1"=50'

0 25' 50' 100'

RZ-3

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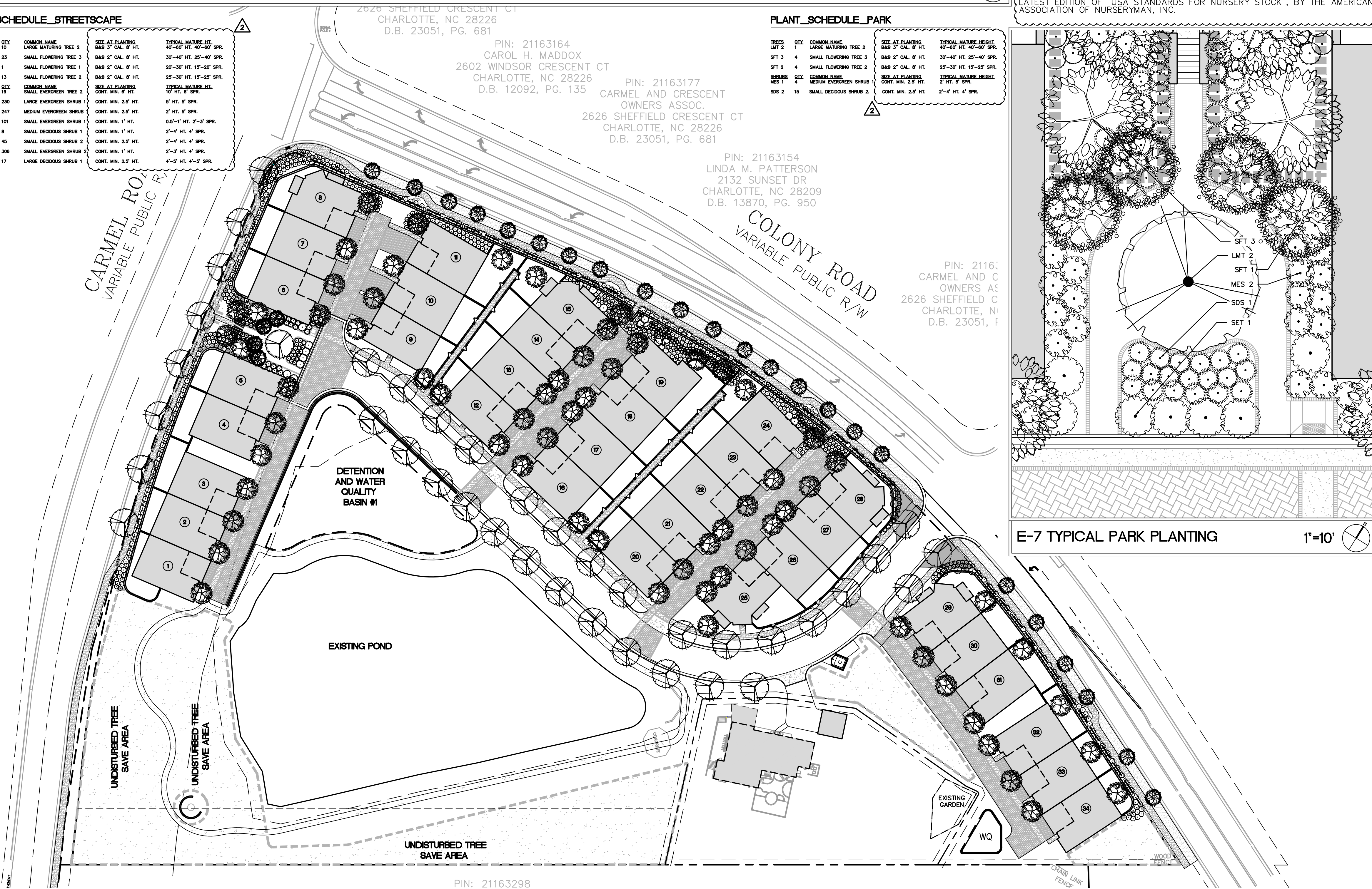


E-6 TYPICAL STREETSCAPE PLANTING - CARMEL ROAD

PLANT_SCHEDULE_STREETSCAPE

TREES	QTY	COMMON NAME	SIZE AT PLANTING	TYPICAL MATURE HT.
LMT 2	10	LARGE MATURING TREE 2	BAB 3" CAL. 8' HT.	40'-60' HT. 40'-60' SPR.
SFT 3	23	SMALL FLOWERING TREE 3	BAB 2" CAL. 8' HT.	20'-30' HT. 25'-40' SPR.
SFT 1	1	SMALL FLOWERING TREE 1	BAB 2" CAL. 8' HT.	20'-30' HT. 15'-25' SPR.
SFT 2	13	SMALL FLOWERING TREE 2	BAB 2" CAL. 8' HT.	25'-30' HT. 15'-25' SPR.
SHRUBS	QTY	COMMON NAME	SIZE AT PLANTING	TYPICAL MATURE HT.
LES 1	19	LARGE EVERGREEN SHRUB 1	CONT. MIN. 6" HT.	10' HT. 8' SPR.
LDS 1	230	LARGE DECIDUOUS SHRUB 1	CONT. MIN. 2.5" HT.	4'-5' HT. 4'-5' SPR.
MES 1	247	MEDIA EVERGREEN SHRUB 1	CONT. MIN. 2" HT.	2' HT. 5' SPR.
SES 1	101	SMALL EVERGREEN SHRUB 1	CONT. MIN. 1" HT.	0.5'-1" HT. 2'-3" SPR.
SOS 1	8	SMALL DECIDUOUS SHRUB 1	CONT. MIN. 1" HT.	2'-4" HT. 4" SPR.
SOS 2	45	SMALL DECIDUOUS SHRUB 2	CONT. MIN. 2.5" HT.	2'-4" HT. 4" SPR.
SES 2	306	SMALL EVERGREEN SHRUB 2	CONT. MIN. 1" HT.	2'-3" HT. 4" SPR.
LDS 1	17	LARGE DECIDUOUS SHRUB 1	CONT. MIN. 2.5" HT.	4'-5" HT. 4'-5" SPR.

CARMEL RD.
VARIABLE PUBLIC R/W



PLANT_SCHEDULE_PARK

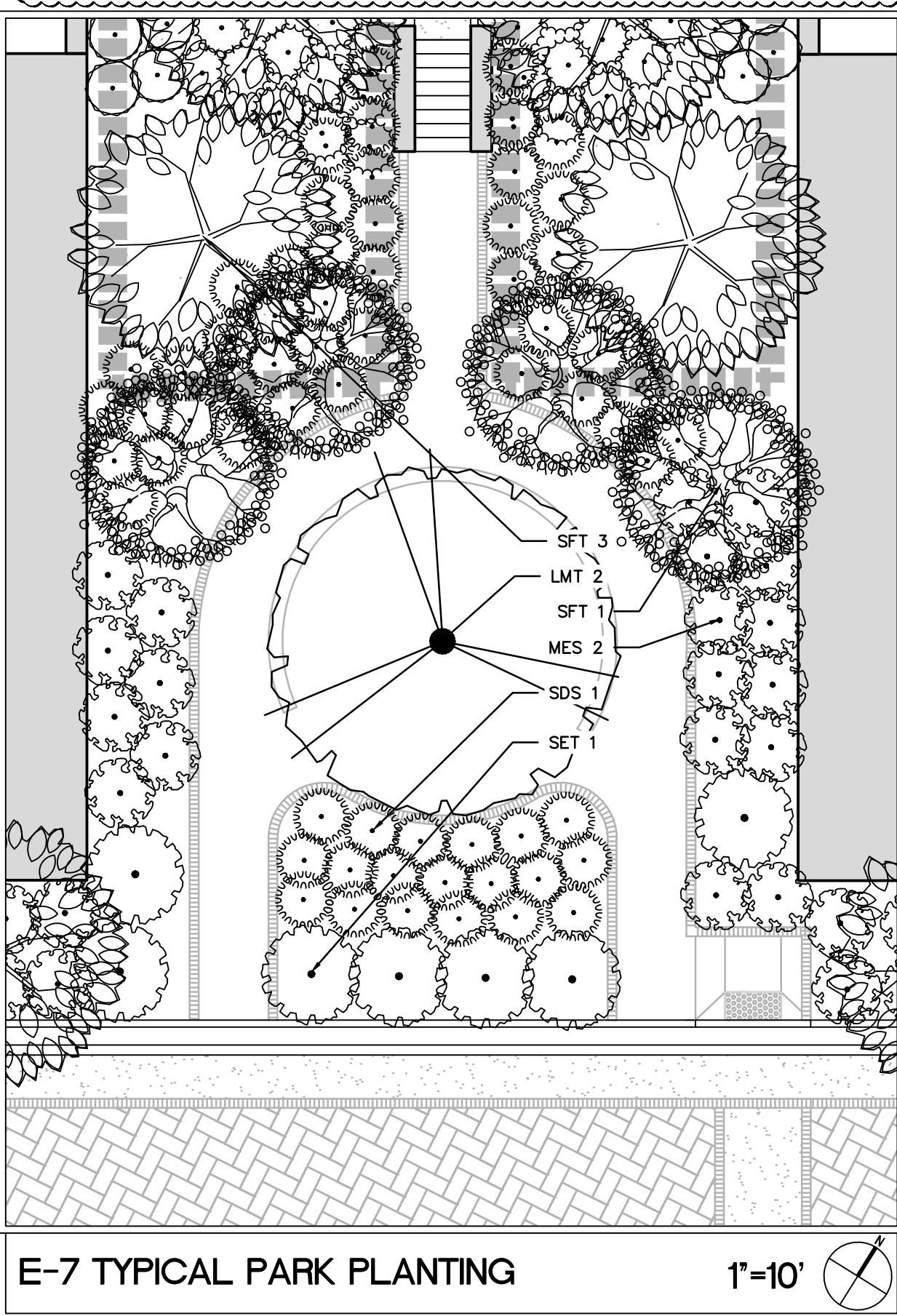
TREES	QTY	COMMON NAME	SIZE AT PLANTING	TYPICAL MATURE HEIGHT
LMT 2	1	LARGE MATURING TREE 2	BAB 3" CAL. 8' HT.	40'-60" HT. 40'-60" SPR.
SFT 3	4	SMALL FLOWERING TREE 3	BAB 2" CAL. 8' HT.	30'-40" HT. 25'-40" SPR.
SFT 2	4	SMALL FLOWERING TREE 2	BAB 2" CAL. 8' HT.	25'-30" HT. 15'-25" SPR.
SHRUBS	QTY	COMMON NAME	SIZE AT PLANTING	TYPICAL MATURE HEIGHT
MES 1	4	MEDIUM EVERGREEN SHRUB 1	CONT. MIN. 2.5" HT.	2' HT. 5' SPR.
SOS 2	15	SMALL DECIDUOUS SHRUB 2	CONT. MIN. 2.5" HT.	2'-4" HT. 4' SPR.

PIN: 21163164
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PIN: 21163177
CARMEL AND CRESCENT OWNERS ASSOC.
2626 SHEFFIELD CRESCENT CT
CHARLOTTE, NC 28226
D.B. 23051, PG. 681

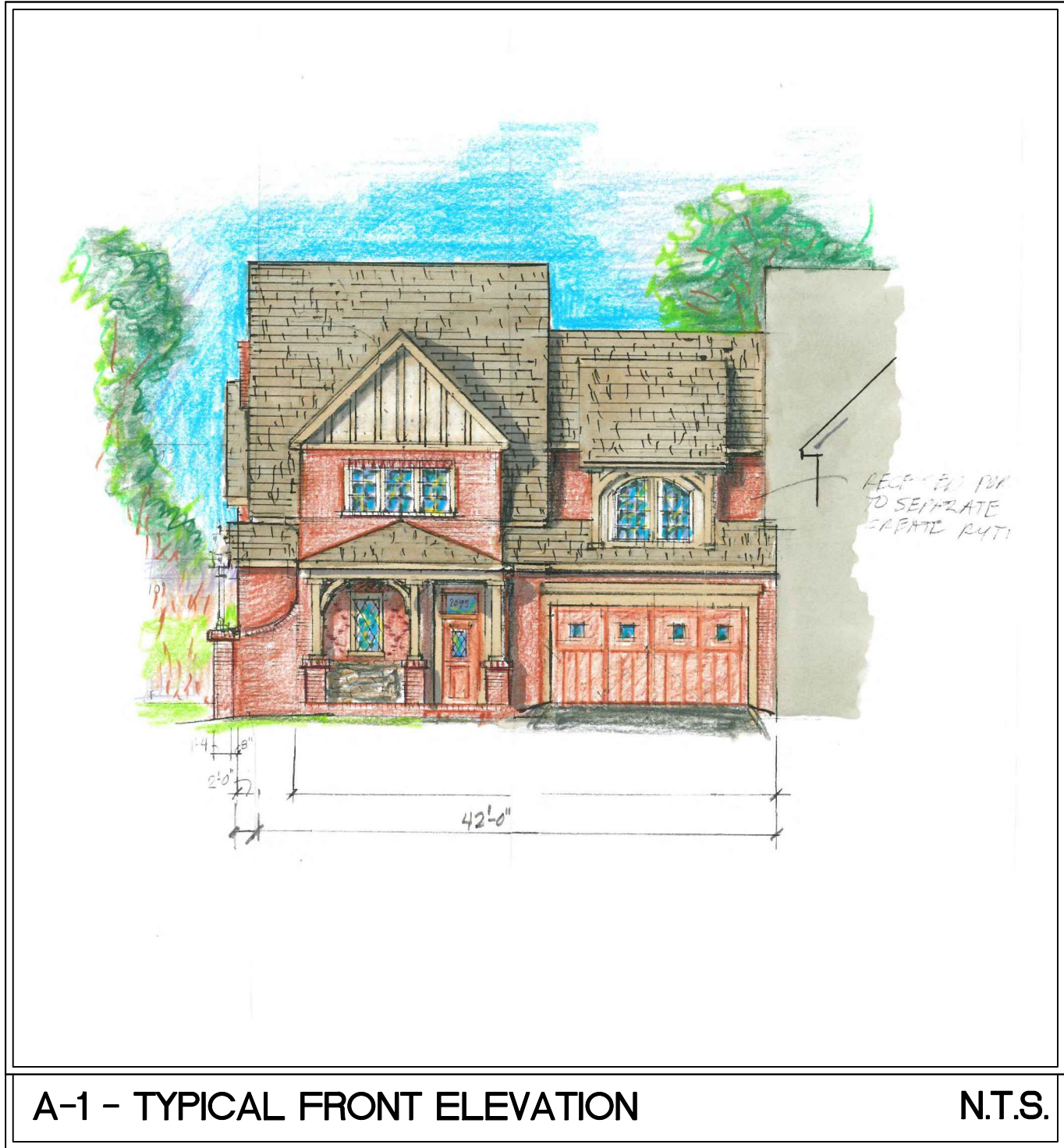
PIN: 21163154
LINDA M. PATTERSON
2132 SUNSET DR
CHARLOTTE, NC 28209
D.B. 13870, PG. 950

PIN: 21163154
CARMEL AND C
OWNERS AS
2626 SHEFFIELD C
CHARLOTTE, N
D.B. 23051, f



E-7 TYPICAL PARK PLANTING

PIN: 21163298



A-1 - TYPICAL FRONT ELEVATION N.T.S.



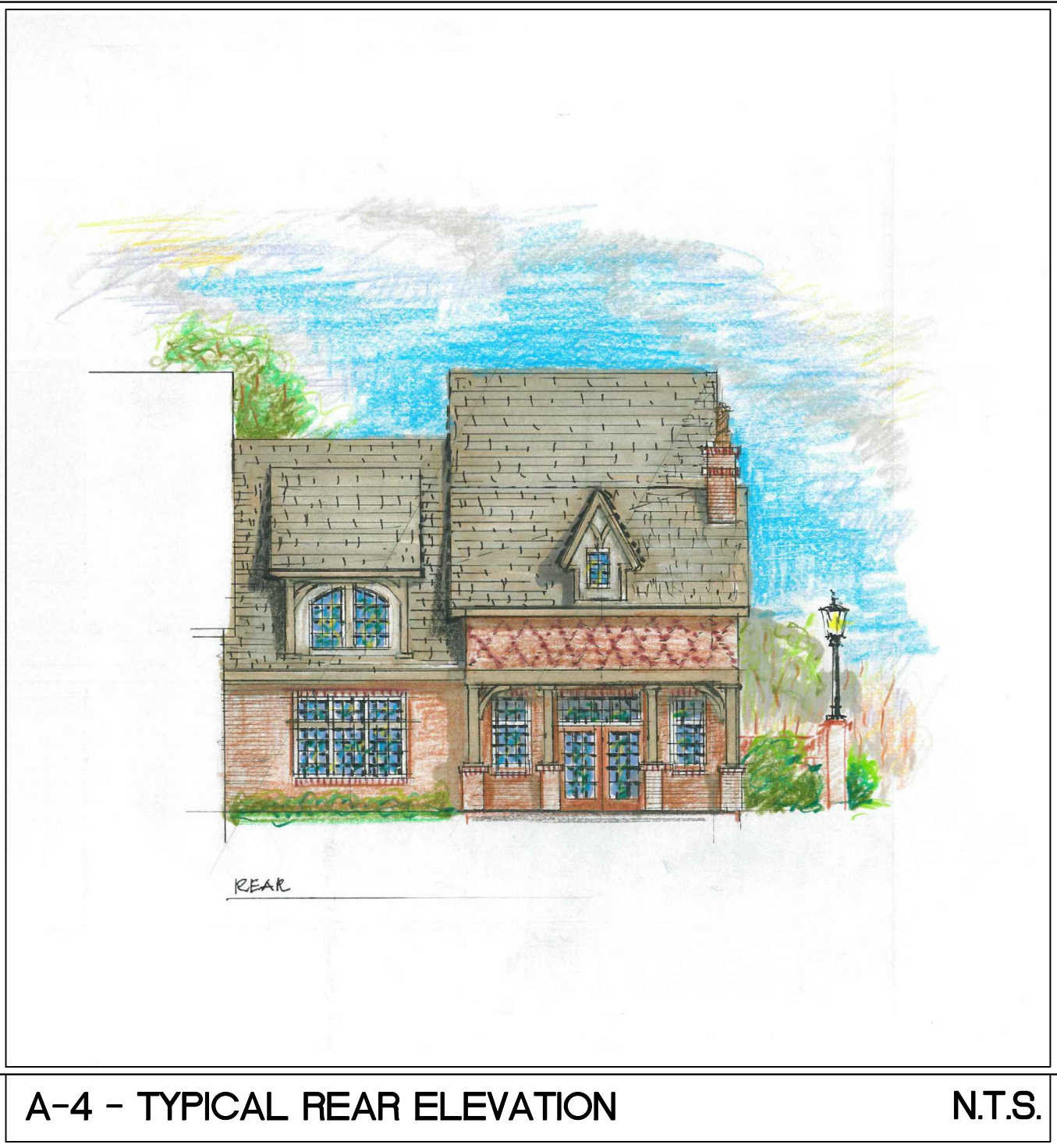
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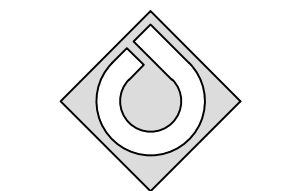
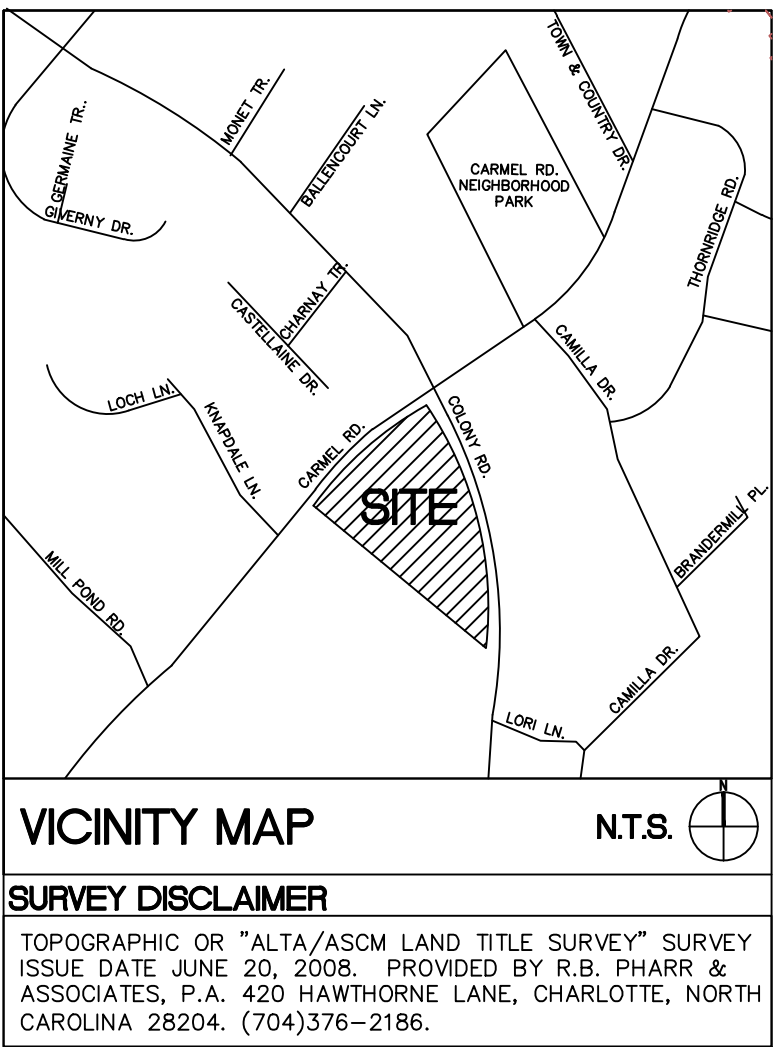
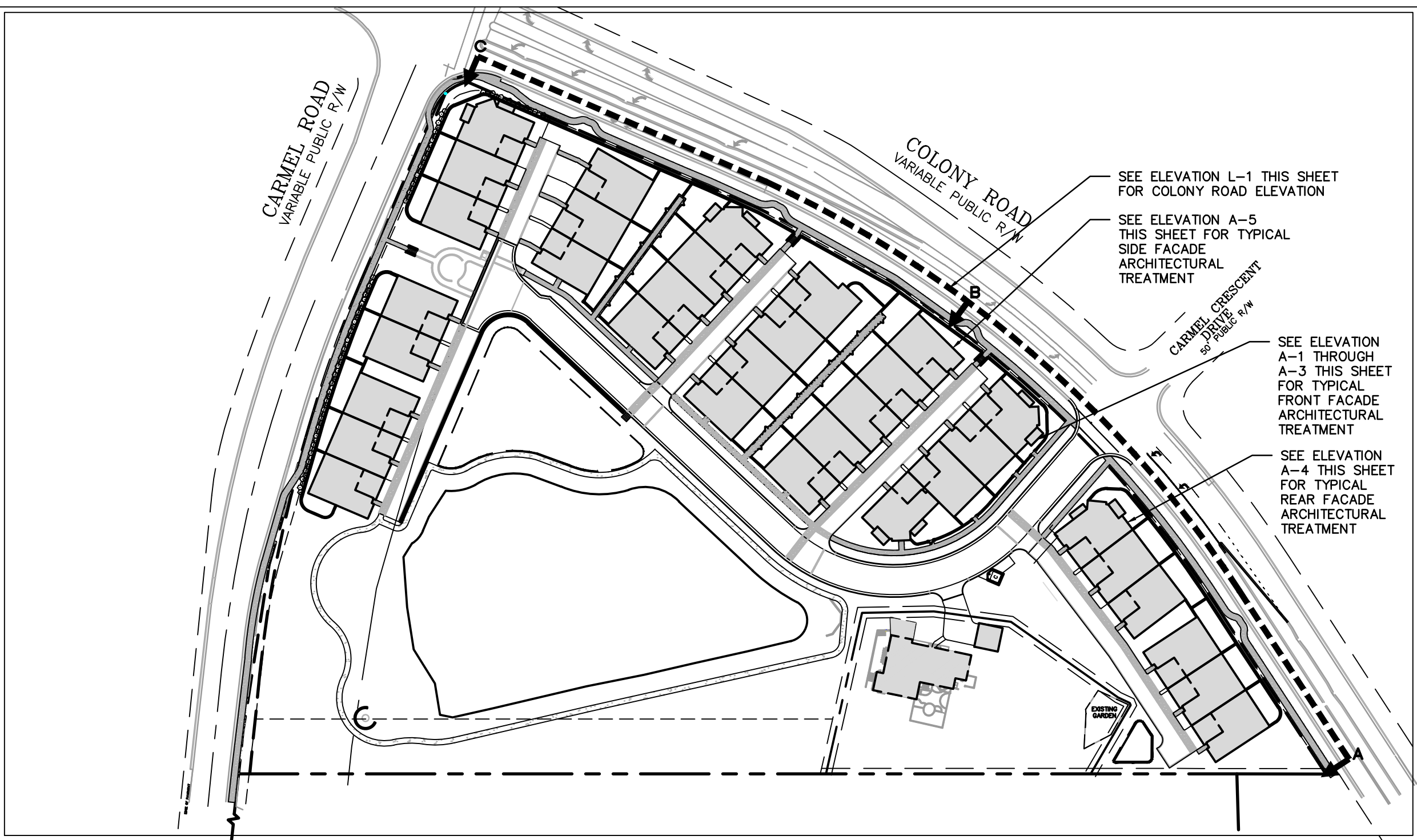
A-5 - TYPICAL SIDE ELEVATION N.T.S.



A-2 - TYPICAL FRONT ELEVATION N.T.S.



A-4 - TYPICAL REAR ELEVATION N.T.S.



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RZ-4

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L-1 - COLONY ROAD STREETSCAPE ELEVATION

N.T.S.