

DEVELOPMENT STANDARDS

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Copper Builders, 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..
- 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”).
- 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.
- 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.
- 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

- 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.
- As depicted on the Rezoning Plan, the internal street shall be a private street.
- The exact alignment of the proposed internal private street may be altered during the construction permitting process.
- Off-street vehicular parking will meet the minimum and maximum standards established under the Ordinance for the UR-2 zoning district. Notwithstanding the foregoing, a minimum of 2 parking spaces per for sale single family attached dwelling unit shall be provide on the Site. Additionally a minimum of 22 on street parking spaces shall be located on the internal private street.
- 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.

Architectural Standards

- 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.
- The maximum height of the single family detached dwelling unit located on Tract B shall be 40 feet.
- Attached hereto is a schematic architectural rendering of the front elevation of the single family attached dwelling units proposed to be constructed on the Site that is intended to depict the general architectural style, character and elements of the front elevation of the single family attached dwelling units. Accordingly, the front elevation of each single family attached dwelling unit constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural rendering 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.
- 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, miratec 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.
- 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.
- Private roll out trash and recycling containers will be utilized by the residents of the community and picked up by a private service.

Streetscape and Landscaping

- Landscaping will meet or exceed the requirements of the Ordinance.
- Petitioner 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.
- Petitioner 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, Petitioner reserves 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.
- As depicted on the Rezoning Plan, walking trails shall be installed on the Site as an amenity for the residential community.

Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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.
- Those portions of the Site designated as tree save areas on the Rezoning Plan shall remain undisturbed, provided, however, that walking trails may be installed within the tree save areas as generally depicted on the Rezoning Plan, and the tree save area may be disturbed in connection with the repair and maintenance of the dam located on the Site. The final locations of the walking trails may be adjusted during the design development and construction document phases.

Lighting

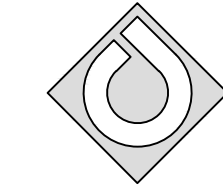
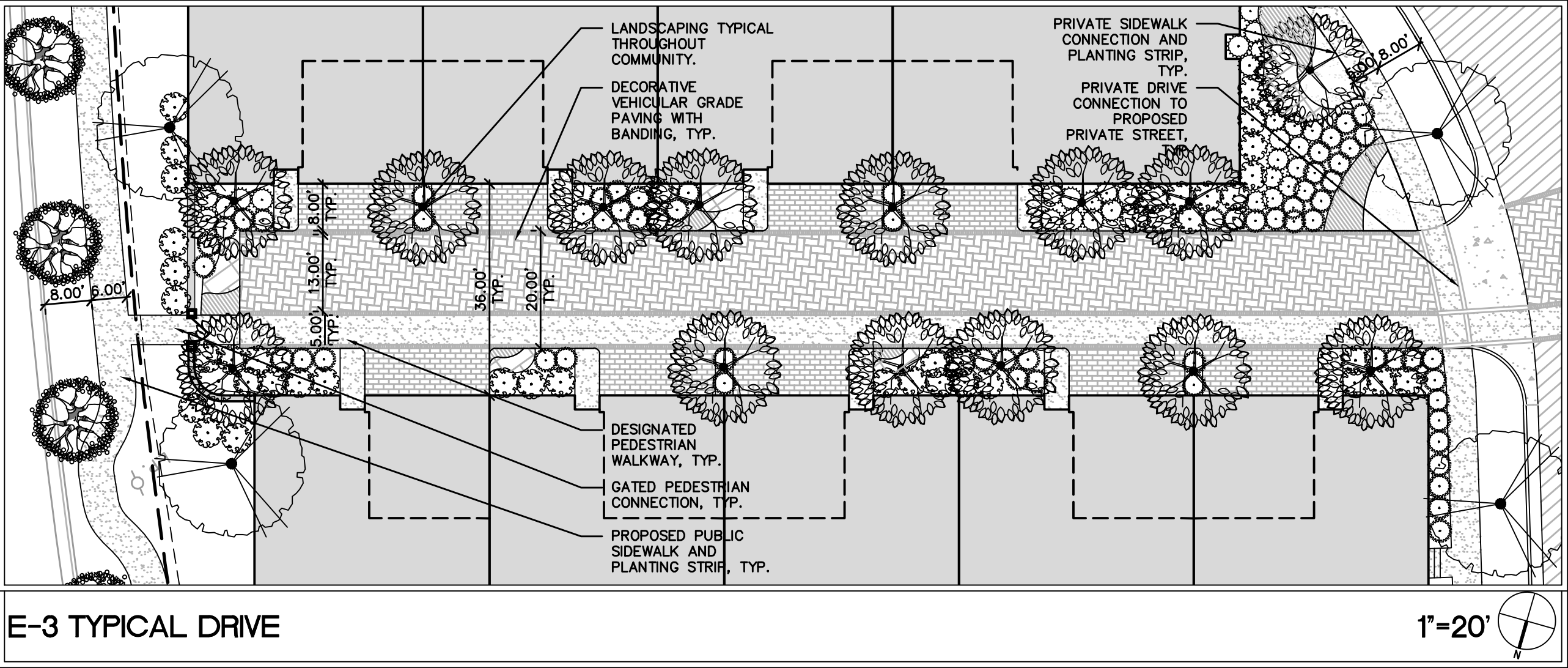
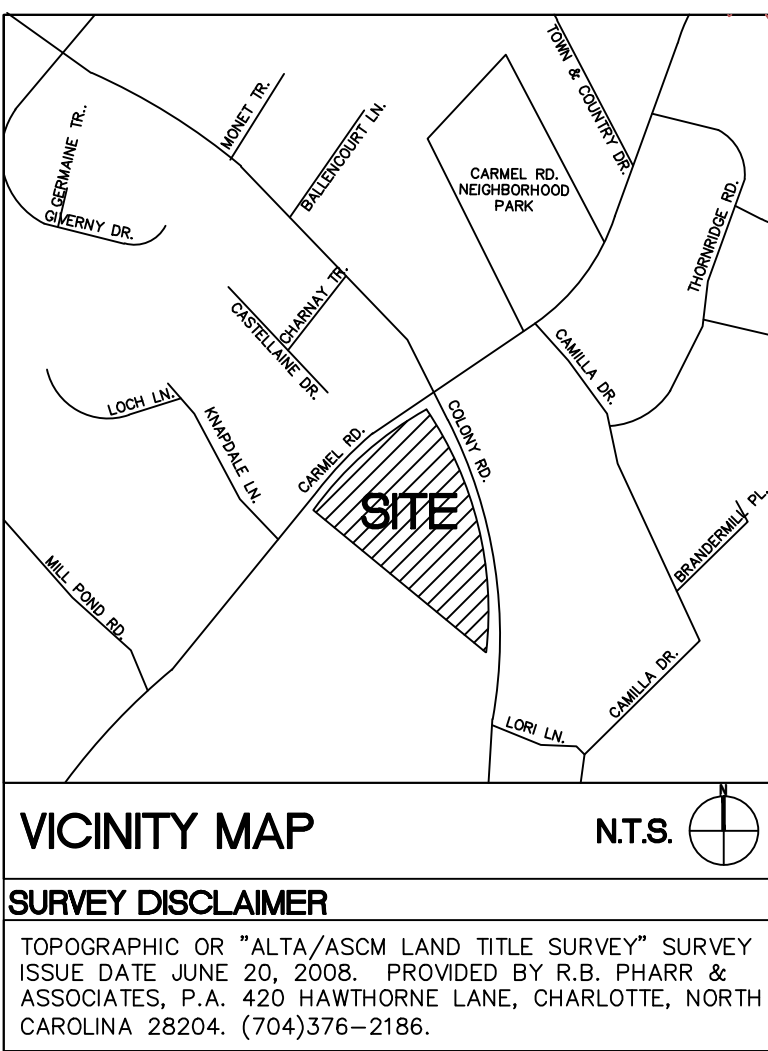
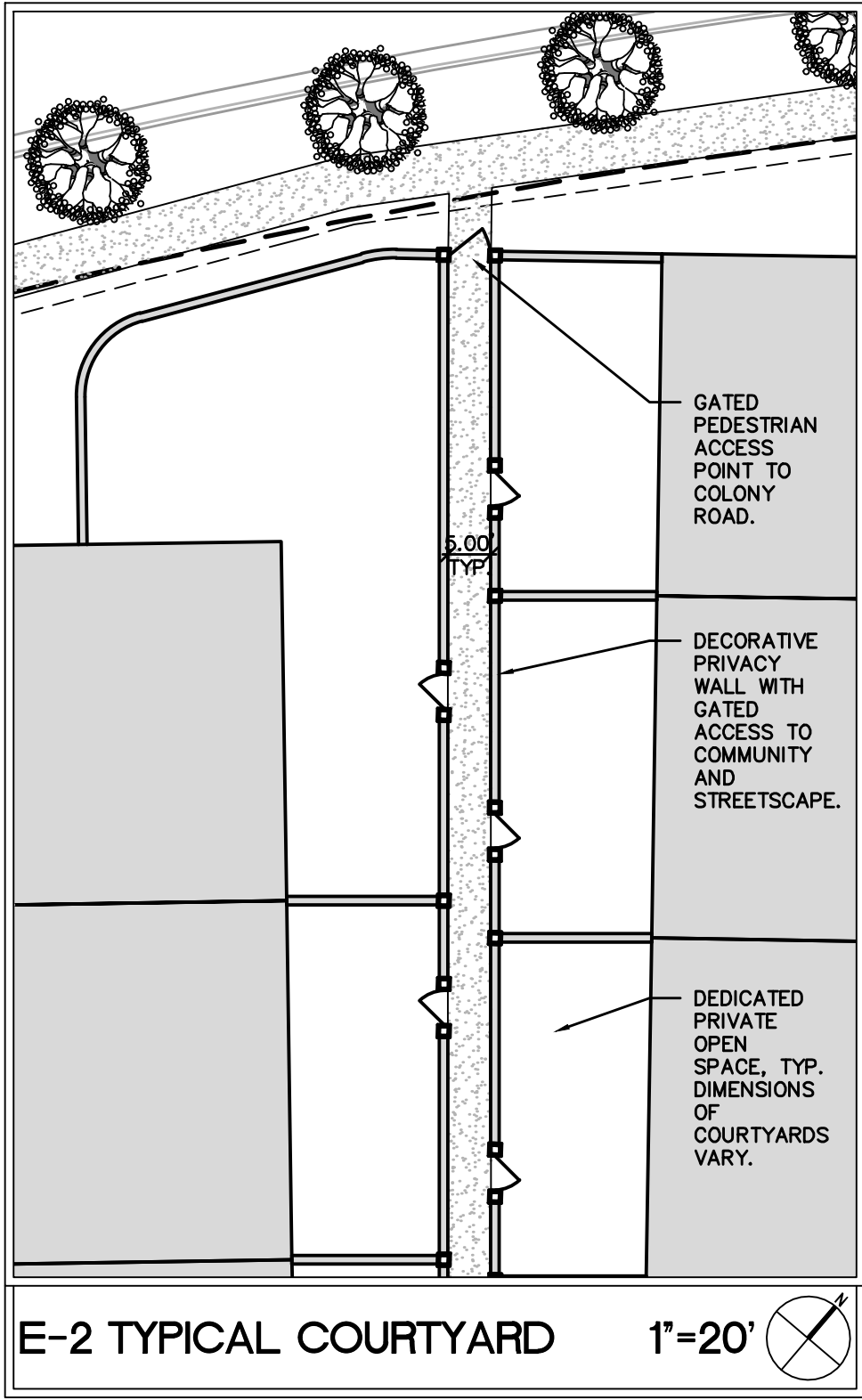
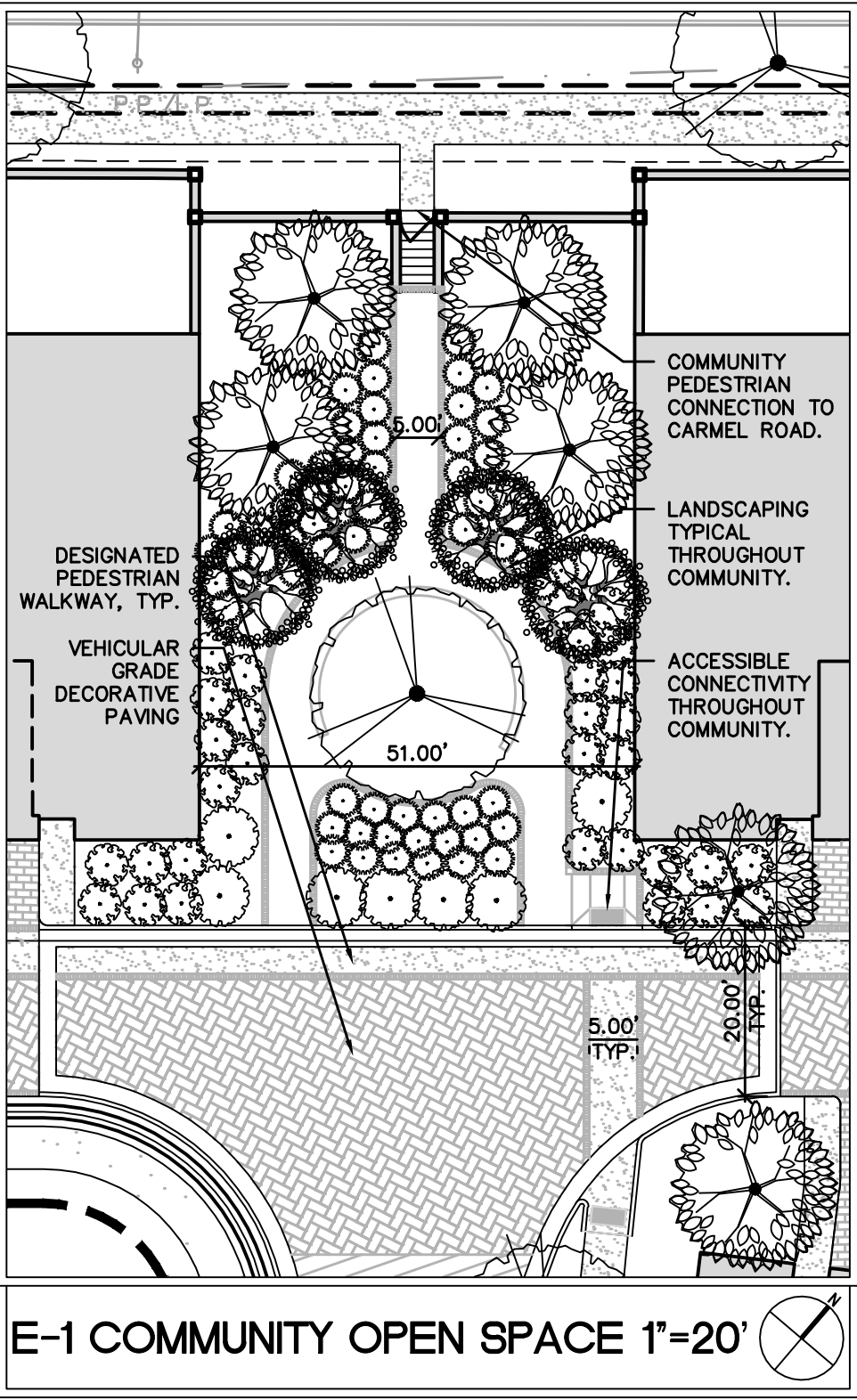
- Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal street. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by Petitioner. All such freestanding 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.

Phasing

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

Binding Effect of the Rezoning Documents and Definitions

- 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 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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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p# 704.376.1555 f# 704.376.7851
url= www.colejeneststone.com

COPPER BUILDERS, INC.

1235 E-East Boulevard #155
Charlotte
North Carolina 28203

CARMEL & COLONY TOWNHOMES

5930 Colony Road
Charlotte
North Carolina 28226

CONDITIONAL REZONING NOTES

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05.16.14 -- CITY COMMENTS



RZ-2

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