DEVELOPMENT STANDARDS

June 19, 2015

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Park Sharon Properties, LLC for an approximately 4.66 acre site located on the northeast corner of the intersection of Park Road and Sharon Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 179-112-39, 179-112-40 and 179-112-41.

B. 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.

C. 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 drives 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.

D. 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 may only be devoted to a residential community containing a maximum of 18 for sale single family attached dwelling units and a maximum of 36 for rent or for sale multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

B. Off-street vehicular parking for the Site shall meet the minimum and maximum requirements of the UR-2 zoning district. The parking spaces to be provided on the Site include the 2 car garage associated with each single family attached dwelling unit, such that the 2 parking spaces located within each garage are counted when determining the number of parking spaces provided on the Site.

C. Bicycle parking will be provided on the Site as required by the Ordinance.

D. 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.

E. Prior to the issuance of a certificate of occupancy for any building constructed on the Site, Petitioner shall construct a bus concrete waiting pad for the existing bus stop located on Sharon Road next to the Site. The precise location of the bus concrete waiting pad shall be determined during the urban review process, and it shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the bus concrete waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it.

F. Prior to the issuance of a certificate of occupancy for any building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Sharon Road as required to provide right of way measuring 35 feet from the existing centerline of the Sharon Road right of way, to the extent that such right of way does not already exist.

G. Prior to the issuance of a certificate of occupancy for any building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Park Road as required to provide right of way measuring 50 feet from the existing centerline of the Park Road right of way, to the extent that such right of way does not already exist.

H. Petitioner shall, at its sole cost and expense, re-stripe that portion of Sharon Road that is more particularly depicted on the Rezoning Plan as depicted on the Rezoning Plan. The re-striping of Sharon Road shall be completed by Petitioner prior to the issuance of a certificate of occupancy for the first new building constructed on the Site.

I. Petitioner shall construct that portion of the public Residential Medium Street that is depicted on the Rezoning Plan. As depicted on the Rezoning Plan, the Residential Medium Street and any improvements relating thereto shall terminate at a point located approximately 32 to 40 feet from the northerly boundary line of the Site. Petitioner shall dedicate right of way from the terminus of the improvements relating to the Residential Medium Street to the northerly boundary line of the Site as depicted on the Rezoning Plan to accommodate a potential future vehicular connection to the parcels of land located to the north of the Site in the event that such parcels are redeveloped. This right of way area shall remain unimproved except for a fence and landscaping until such time that the Residential Medium Street is extended to the northerly boundary line of the Site in connection with the redevelopment of the parcels of land located to the north of the Site.

J. Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, the Petitioner shall submit the sum of $12,000, or a letter of credit in the amount of 12,000, to CDOT to pay for and fund the installation of a pedestrian refuge in Sharon Road. This $12,000 payment, or letter of credit, shall be held by CDOT for the 3 year period commencing on the date of the issuance of a certificate of occupancy for the first new building constructed on the Site. If CDOT makes the decision to install the pedestrian refuge within this 3 year period, then these funds shall be used by CDOT to pay for the installation of the pedestrian refuge. If CDOT does not make the decision to install the pedestrian refuge within this 3 year period or determines not to install the pedestrian refuge prior to the expiration of this 3 year period, then the $12,000 payment or the letter of credit shall be returned to the Petitioner. CDOT and the Petitioner shall enter into an Escrow Agreement to document this agreement.

ARCHITECTURAL STANDARDS

A. The maximum height in stories of the multi-family building to be located on the Site near the intersection of Sharon Road and Park Road (the "Multi-Family Building") shall be 3 stories. The below grade parking structure shall not be counted towards the maximum 3 story height limit.

B. The maximum height in feet of the Multi-Family Building shall be 50 feet as measured from the average grade at the base of the structure.

C. The maximum height in feet of the Multi-Family Building as measured only from that specific point on Sharon Road designated as "Point A – Elevation 680 Feet" on the Rezoning Plan shall be 55 feet.

D. The maximum height in stories of the single family attached dwelling units shall be 2 stories with a pitched roof.

E. The maximum height in feet of the single family attached dwelling units shall be 45 feet as measured from the average grade at the base of the structure..

F. Set out on Sheet RZ-2 are conceptual architectural renderings of the elevations of the Multi-Family Building that front Sharon Road and Park Road that are intended to depict the general conceptual architectural style and character of the elevations of the Multi-Family Building that front these public streets. Accordingly, the elevations of the Multi-Family Building that front Sharon Road and Park Road shall be designed and constructed so that such elevations are substantially similar in appearance to the conceptual architectural renderings set out on Sheet RZ-2 with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the Multi-Family Building that front the relevant public streets which do not materially change the overall conceptual architectural style and character shall be permitted.

G. The permitted exterior building materials for the elevations of the Multi-Family Building that front Sharon Road and Park Road are designated and labelled on the conceptual architectural renderings set out on Sheet RZ-2, and these exterior building materials shall be utilized on all elevations of the Multi-Family Building (i.e., brick predominantly utilized on all sides of the Multi-Family Building). The use of cementitious siding shall be permitted for accent features which shall include, but not be limited to, bay windows, dormers, shed roofs and gables. Vinyl shall not be a permitted exterior building material provided, however, that vinyl may be utilized on the soffits and trim, and vinyl windows may be installed on the Multi-Family Building.

H. Set out on Sheet RZ-2 are conceptual architectural renderings of the front elevation of the single family attached dwelling units that will face Sharon Road and the boundaries of the Site (designated as the "Exterior Facing Townhome Elevation"), and conceptual architectural renderings of the rear elevation of the single family attached dwelling units that will face the internal portions of the Site (designated as the "Interior Facing Townhome Elevation") that are intended to depict the general conceptual architectural style and character of the front and rear elevations of the single family attached dwelling units. Accordingly, the front elevation of the single family attached dwelling units shall be designed and constructed so that such elevation is substantially similar in appearance to the Exterior Facing Townhome Elevation with respect to architectural style, character and primary building materials, and the rear elevation of the single family attached dwelling units shall be designed and constructed so that such elevation is substantially similar in appearance to the Interior Facing Townhome Elevation with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted. Additionally, notwithstanding the above, the single family attached dwelling units may utilize a hip roof, a gable roof or a combination thereof.

I. The permitted exterior building materials for the single family attached dwelling units are designated and labelled on the Exterior Facing Townhome Elevation and the Interior Facing Townhome Elevation set out on Sheet RZ-2, and these exterior building materials shall be utilized on the side elevations of the single family attached dwelling units (i.e., brick predominantly utilized on all sides of the single family attached dwelling units). The use of cementitious siding shall be permitted for accent features which shall include, but not be limited to, bay windows, dormers, shed roofs and gables. Vinyl shall not be a permitted exterior building material provided, however, that vinyl may be utilized on the soffits and trim, and vinyl windows may be installed on the single family attached dwelling units.

STREETSCAPE AND LANDSCAPING/SCREENING

A. Landscaping will meet or exceed the requirements of the Ordinance.

B. Petitioner shall install a minimum 13 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Park Road, and a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Sharon Road as generally depicted on the Rezoning Plan.

C. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, roll out trash and recycling containers may be utilized by the residents of this community.

D. A minimum 30 foot wide landscape area shall be established along those boundaries of the Site that are more particularly depicted on the Rezoning Plan. Trees and shrubs shall be installed within this 30 foot wide landscape area in accordance with the landscape plan on the Rezoning Plan. The 30 foot wide landscape area is a portion of the Site's tree save area under the Tree Ordinance, and Petitioner will comply with the requirements of the Tree Ordinance with respect to the preservation of trees located within the 30 foot wide landscape area.

E. Petitioner may remove trees from the 30 foot wide landscape area as required to install the fence described below in paragraph G within the 30 foot wide landscape area. Petitioner shall take reasonable measures to minimize the loss of trees in connection with the installation of the fence, including meandering the fence up to 5 feet from a centerline bearing.

F. A minimum 10 foot wide landscape area shall be established along that portion of the Site's boundary adjacent to Tax Parcel No. 179-112-38 as more particularly depicted on the Rezoning Plan. Trees and shrubs shall be installed within this 10 foot wide landscape area in accordance with the landscape plan on the Rezoning Plan.

G. Petitioner shall install a minimum 6 foot tall fence within the 30 foot wide landscape area as generally depicted on the Rezoning Plan. A detail of this fence is set out on the Rezoning Plan. The fence may meander as provided in paragraph E above.

H. Petitioner shall install a minimum 7 foot tall wall along that portion of the Site's boundary adjacent to Tax Parcel No. 179-112-38 as more particularly depicted on the Rezoning Plan. A detail of this wall is set out on the Rezoning Plan.

I. Fences may be installed to enclose the yards of the single family attached dwelling units at the option of the Petitioner or the ultimate owners of the single family attached dwelling units. The potential locations of these optional fences are depicted on the Rezoning Plan, however, the ultimate locations of any such fences may deviate from what is depicted on the Rezoning Plan due to the final grade of the Site.

SETBACK

All buildings constructed on the Site shall be setback a minimum of 20 feet from the back of curb as depicted on the Rezoning Plan.

ENVIRONMENTAL FEATURES

A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.

B. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

C. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) 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.

B. The maximum height of any freestanding lighting fixture installed on the Site shall be 20 feet.

C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

CONSTRUCTION ACTIVITIES

A. Construction activities may not be conducted on the Site on Sundays.

B. Any construction activities conducted on the Site on Saturdays may not commence prior to 8:30 AM and must cease by 7 PM.

C. Concrete may be poured on the Site only between the hours of 7 AM and 8 PM.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. 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.

B. 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.

C. 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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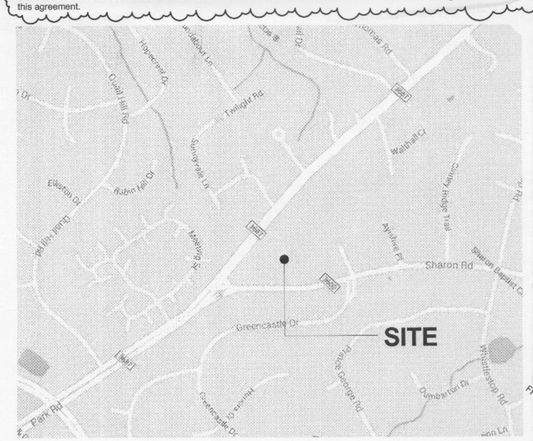
DEVELOPMENT SUMMARY

Tax Parcel ID #:	179-112-39 179-112-40 179-112-41
Total Site Acreage:	4.66 Acres
Existing Zoning:	R-3
Proposed Zoning:	UR-2 (CD)
Proposed Uses:	R-Multi-Family Residential and Single Family Attached Residential
Setback Requirements:	20' Setback
Side Yard Requirements:	5' Side Yard
Rear Yard Requirements:	10' Rear Yard
Buffer Requirements:	30' Class C Buffer (see plan)
Development Totals:	Multi-Family Units - 36 Single Family Detached Dwellings - 19 Residential Density - 11.8 Units/ Acre
Maximum Building Height:	2 Stories Maximum (Townhouses) 3 Stories Maximum (Multi-Family - Not including 1 level of parking below units)
Tree Save Areas:	15% min.
Parking:	60 Spaces Minimum/ 120 Spaces Maximum (Including enclosed garages of Townhomes)

APPROVED BY CITY COUNCIL

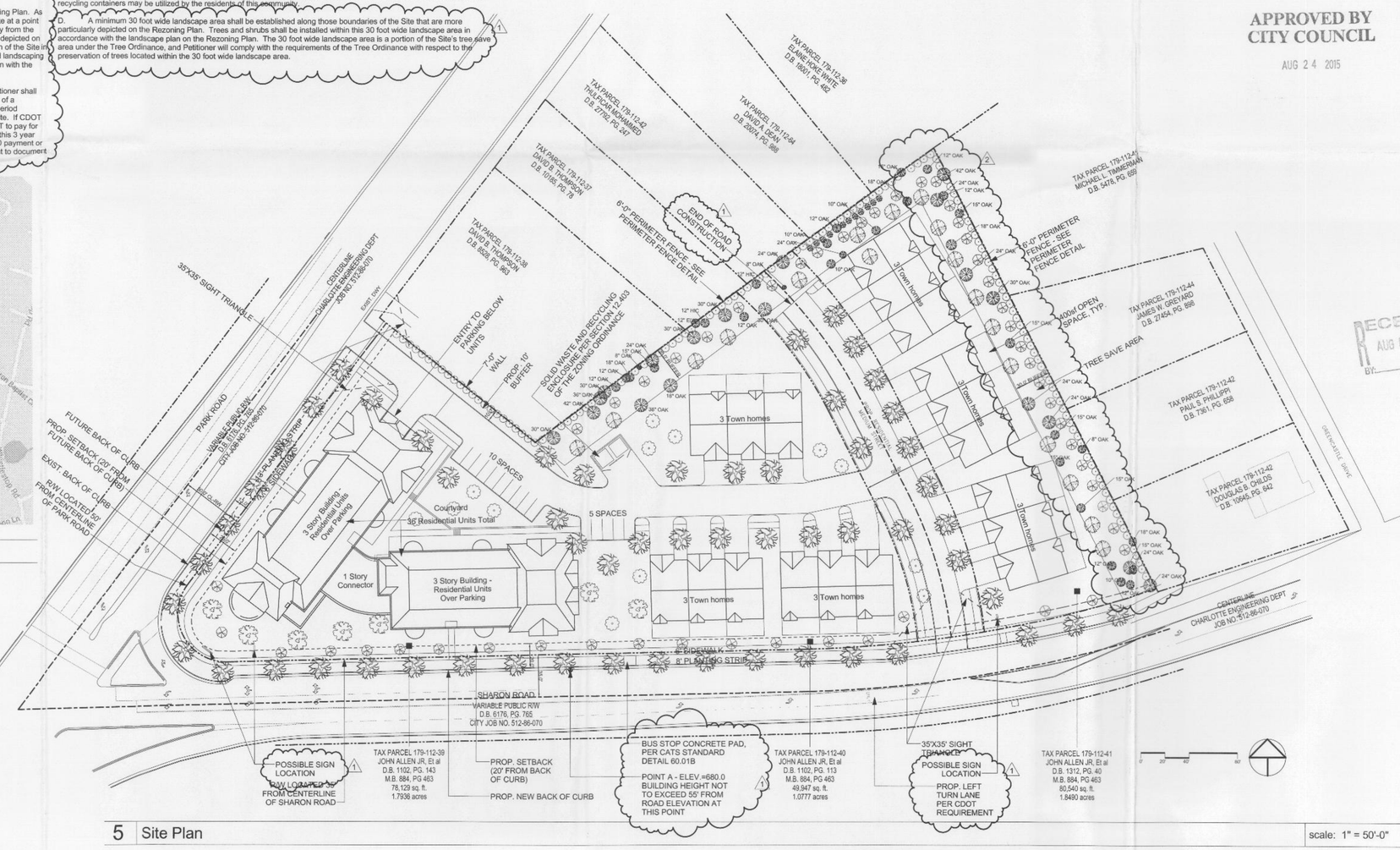
AUG 24 2015



02 Vicinity Map — scale: NTS

LANDSCAPE LEGEND

- PROPOSED SUGAR MAPLE, LARGE MATURING TREE, STREET TREES
- PROPOSED DEODAR CEDAR, LARGE MATURING TREE, BUFFER TREE (10'-15' AT PLANTING)
- PROPOSED WILLOW OAK, LARGE MATURING TREE, INTERIOR TREE
- PROPOSED LITTLE GEM MAGNOLIA, SMALL MATURING TREE (8'-10' AT PLANTING), INTERIOR/BUFFER TREE
- PROPOSED YOSHINO CHERRY, SMALL MATURING TREE, INTERIOR TREE
- PROPOSED HOLLY (YAUPON, BURFORD, JAPANESE, FOSTER, OR PERNY HOLLY), SMALL MATURING TREE/LARGE SHRUB (6'-8' AT PLANTING), BUFFER HEDGE
- PROPOSED EASTERN REDBUD, SMALL MATURING TREE/LARGE SHRUB (6'-8' AT PLANTING), BUFFER HEDGE
- EXISTING TREE



5 Site Plan — scale: 1" = 50'-0"

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Park & Sharon Residential Development

Charlotte, NC

PETITION # 2015-14

FOR PUBLIC HEARING

RECEIVED AUG 03 2015 BY:

Rezoning
02.13.2015

No.	Description	Date
1	Revisions/ Planning Comments	06.19.15
2	Revisions/ Neighbor Comments	07.20.15

SITE PLAN

RZ-1

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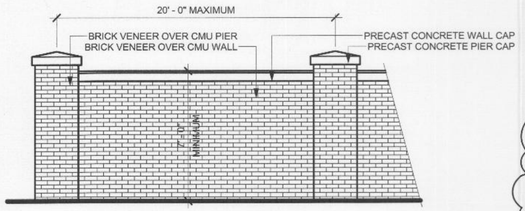
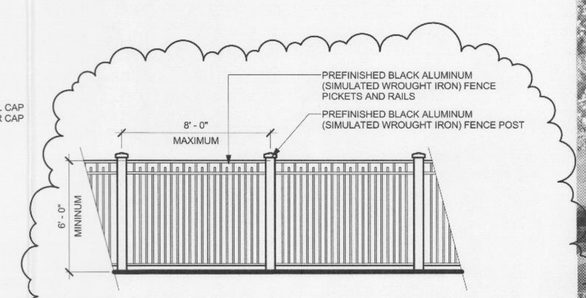
ODA No. 142855 CADD File:



06 WALL DETAIL scale: 1/4" = 1'-0"



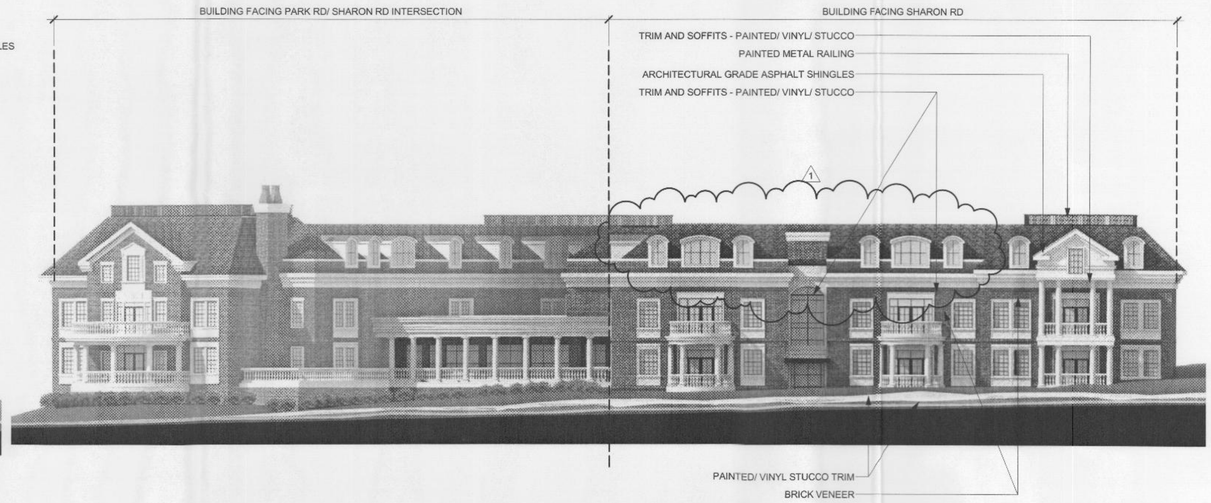
05 PERIMETER FENCE DETAIL scale: 1/4" = 1'-0"

04 Apartment Buidling Street Perspective scale: NTS

7 Interior Facing Townhome Elevation scale: NTS

03 Exterior Facing Townhome Elevation scale: NTS

02 Apartment Building - Park Rd. Elevation scale: 1" = NTS



01 Apartment Building - Sharon Rd. Elevation scale: NTS

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Park & Sharon Residential Developmen

Charlotte, NC

PETITION # 2015-14

FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL

AUG 24 2015

Rezoning
02.13.2015

No.	Description	Date
1	Revisions/ Planning Comments	06.19.15

ELEVATIONS/ DETAILS

RZ-2

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