DEVELOPMENT STANDARDS
February 13, 2015

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Petition 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 19 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 point 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 shelter concrete waiting pad for the existing bus stop located on Sharon Road next to the Site. The precise location of the bus shelter 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 shelter 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.

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 stories of the single family attached dwelling units shall be 2 stories with a pitched roof.

C. Set out on Sheet RZ-2 are schematic architectural renderings of the elevation of the Multi-Family Building that fronts a public street that are intended to depict the general conceptual architectural style, character and quality of the elevation of the Multi-Family Building that fronts a public street. Accordingly, the elevation of the Multi-Family Building that fronts a public street shall be designed and constructed so that such elevation is substantially similar in appearance to the schematic architectural renderings set out on Sheet RZ-2 with respect to architectural style, character and quality. Notwithstanding the foregoing, changes and alterations to the elevation of the Multi-Family Building that fronts a public street which do not materially change the overall conceptual architectural style, character and quality shall be permitted.

D. The permitted exterior building materials for the elevation of the Multi-Family Building that fronts a public street are designated and labeled on the schematic architectural renderings set out on Sheet RZ-2. 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.

E. Set out on Sheet RZ-2 are schematic architectural renderings of the elevations of the single family attached dwelling units that front a public street that are intended to depict the general conceptual architectural style, character and quality of the elevations of the single family attached dwelling units that front a public street. Accordingly, the elevations of the single family attached dwelling units that front a public street shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant schematic architectural renderings set out on Sheet RZ-2 with respect to architectural style, character and quality. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality shall be permitted.

F. The permitted exterior building materials for the elevations of the single family attached dwelling units that front a public street are designated and labeled on the schematic architectural renderings set out on Sheet RZ-2. 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. At a minimum, this 30 foot wide landscape area shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer. Subject to paragraph E below, the existing trees located within the 30 foot wide landscape area shall be preserved.

E. Notwithstanding the terms of paragraph D above, Petitioner may remove trees from the 30 foot wide landscape area as required to install a fence along those portions of the boundaries of the Site that are more particularly depicted on the Rezoning Plan. Petitioner shall take reasonable measures to minimize the loss of trees in connection with the installation of the fence.

F. A minimum 20 foot wide landscape area shall be established along that portion of the Site's boundary that is more particularly depicted on the Rezoning Plan. At a minimum, this 20 foot wide landscape area shall meet the tree and shrub requirements of a Class C buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.

G. Petitioner shall install a minimum 6 foot tall fence along those portions of the Site's boundaries that are more particularly depicted on the Rezoning Plan. A detail of this fence is set out on the Rezoning Plan.

H. Petitioner shall install a minimum 7 foot tall wall along that portion of the Site's boundary that is more particularly depicted on the Rezoning Plan. A detail of this wall is set out on the Rezoning Plan.

I. The yards located between the single family attached dwelling units adjacent to Sharon Road and Sharon Road may be enclosed with a fence or wall at the option of Petitioner.

SETBACK

All buildings constructed on the Site shall be setback a minimum of 20 feet from the back of 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.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

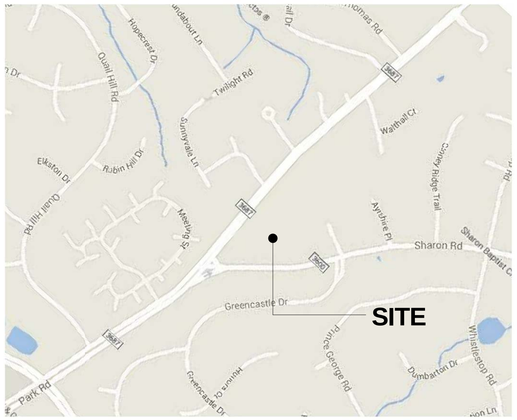
A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current 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.

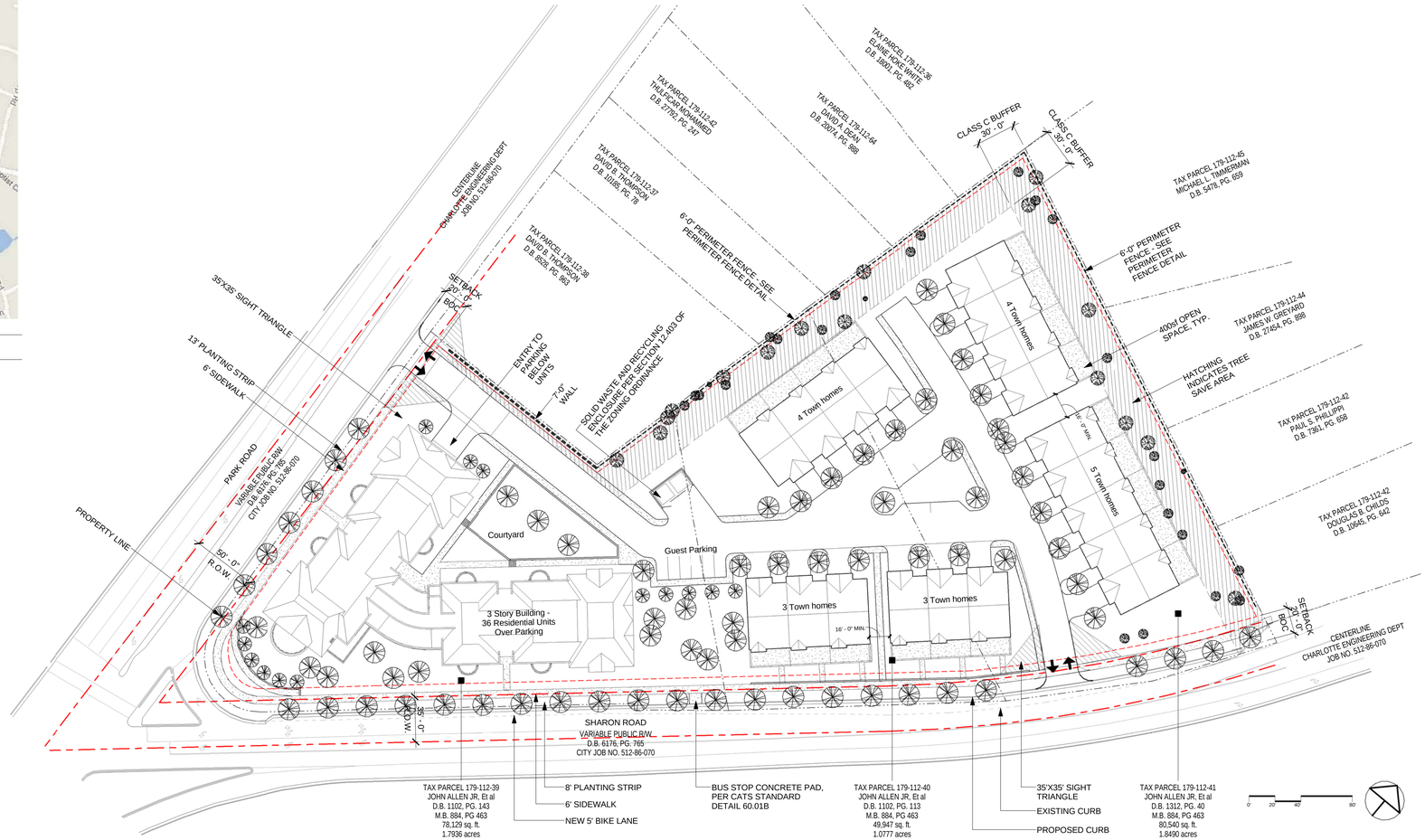
C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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)



02 Vacinity Map — scale: 1 : 9



01 Site Plan — scale: 1" = 50'-0"

2/13/2015 10:28:08 AM

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Park & Sharon Residential Development

Charlotte, NC

PETITION # 2015-14

FOR PUBLIC HEARING

Rezoning
02.13.2015

No.	Description	Date

SITE PLAN

RZ-1

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ODA No. 142855 CADD File: