

Site Development Data:

Acreage:	± 4.53 acres
Tax Parcel #s:	211-251-06
Existing Zoning:	INST (CD) on 01/20/2004
Proposed Zoning:	UR-2 (CD)
Existing Uses:	Religious Institution
Proposed Uses:	29 for sale single family attached dwelling units.



DEVELOPMENT STANDARDS
August 21, November 13, 2015

- A. General Provisions**
- These Development Standards form a part of the Site Plan associated with the Rezoning Petition filed by Copper Builders, Inc. to accommodate the development of a residential community on that approximately 4.53 acre site located on the north side of Pineville-Matthews Road, east of the intersection of Pineville-Matthews Road and Rea Road, which site is more particularly depicted on the Site Plan (the "Site"). The Site is comprised of Tax Parcel No. 211-251-06.
 - Development of the Site will be governed by the Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Unless the Site 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.
 - Future amendments to the Site 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 Site Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of 29 for sale single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Transportation**
- Vehicle access to the Site shall be as generally depicted on the Site 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 (NCDOT).
 - As depicted on the Site Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the private drives shall be allowed during the construction permitting process.
 - The internal private drive providing access into the Site from Pineville-Matthews Road may be gated at the option of Petitioner.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Site Plan. The internal sidewalks may meander to save existing trees.
 - Prior to the issuance of a certificate of occupancy for any new 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 Pineville-Matthews Road as required to provide right of way measuring 50 feet from the existing centerline of the Pineville-Matthews Road right of way, to the extent that such right of way does not already exist.
- D. Architectural Standards**
- The maximum height in stories of the single family attached dwelling units shall be 2 stories with a pitched roof.
 - 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.
 - Set out on Sheets Z-2.0 and Z-3.0 are conceptual architectural renderings of the front, rear and side elevations of the single family attached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front, rear and side elevations of the single family attached dwelling units. Accordingly, the front, rear and side elevations of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that the front, rear and side elevations are substantially similar in appearance to the relevant conceptual architectural renderings 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.
 - The permitted primary exterior building materials for the single family attached dwelling units to be constructed on the Site are designated and labeled on the conceptual architectural renderings set out on Sheets Z-2.0 and Z-3.0. 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.
 - Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.
 - The finished floor elevation of those buildings designated as Building A and Building B on the Site Plan shall be a maximum of 642 feet above sea level. Notwithstanding the terms of paragraph 2 above, the maximum height of those buildings designated as Building A and Building B on the Site Plan measured to the peak of the roof shall be 682 feet above sea level.
- E. Streetscape and Landscaping**
- A minimum 30 foot wide undisturbed Class C buffer shall be established and maintained along those portions of the eastern Site boundary of the Site as shown on the Site Plan. This 30 foot wide buffer shall be established and maintained in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, in the event that the existing vegetation does not meet the tree and shrub requirements of a Class C buffer, Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer and Petitioner shall install supplemental plantings to bring the Class C buffer into compliance with these requirements. The width of this 30 foot wide undisturbed Class C buffer shall not be reduced.
 - Petitioner shall install an 8 foot planting strip and a 10 foot sidewalk along the Site's frontage on Pineville-Matthews Road. The sidewalk may meander to preserve existing trees.
 - In the event that NCDOT does not allow the street trees to be planted in the right of way along Pineville-Matthews Road, Petitioner will plant the street trees behind the 8 foot planting strip and 10 foot sidewalk, as approved by NCDOT.
- F. Environmental**
- Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
 - The northern corner of the Site designated as "Tree Save Area" shall be an undisturbed tree save area.
- G. Open Space**
- Each individual subplot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.
- H. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks 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.
 - The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
 - Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
- I. 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 Site 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.

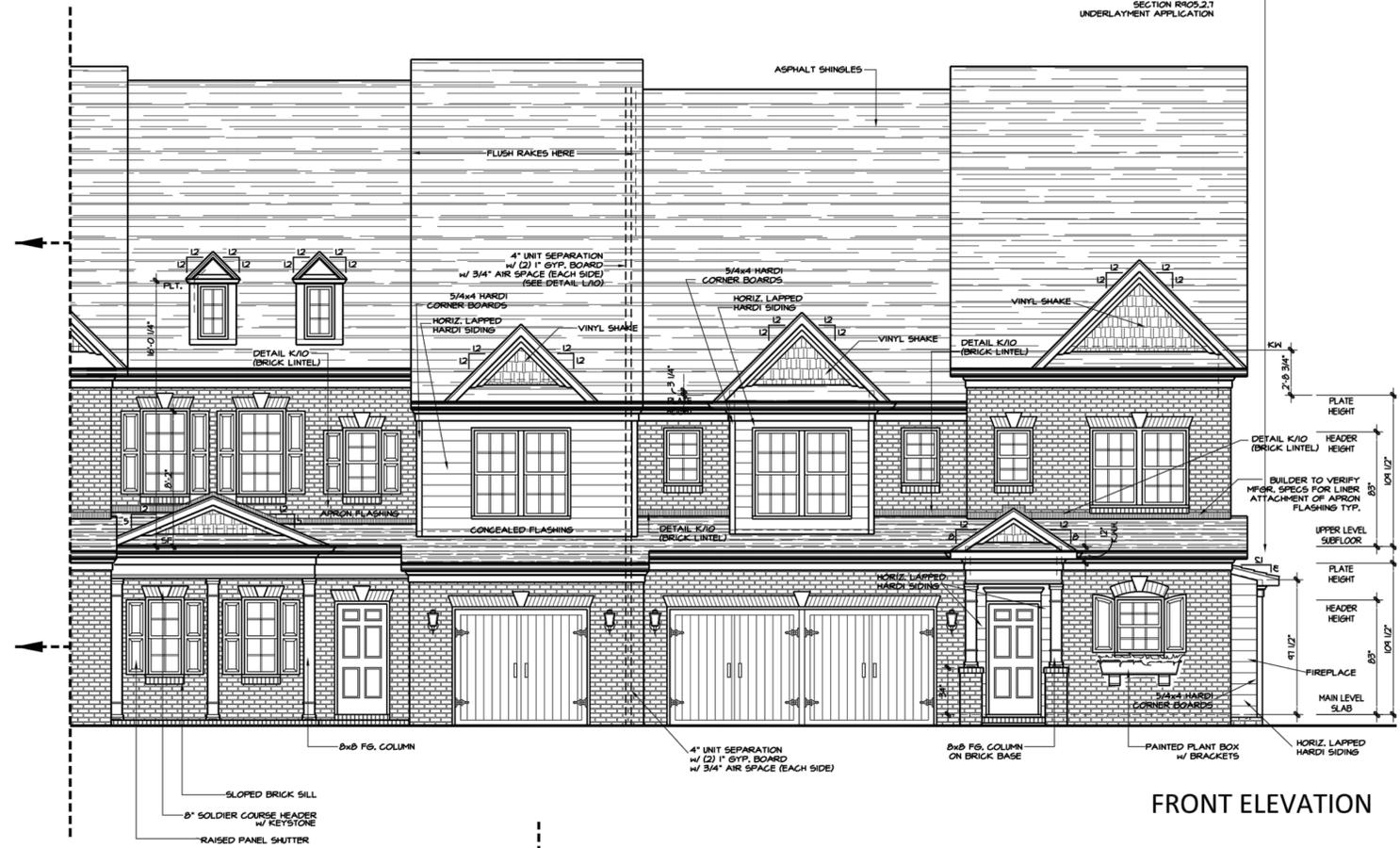


PEMBROOKE "A"
5117

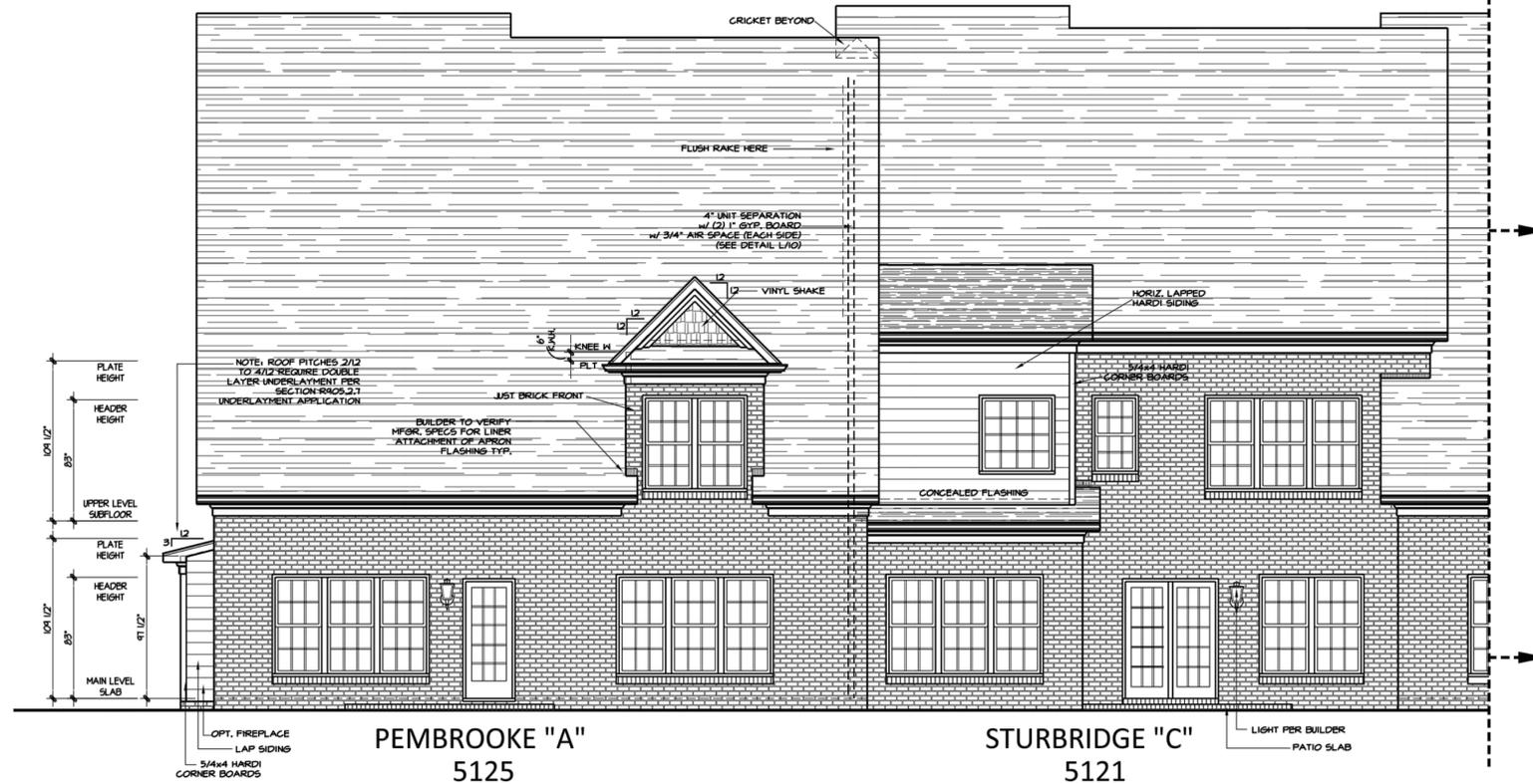
STURBRIDGE "C"
5121

PEMBROOKE "A"
5125

NOTE: ROOF PITCHES 2/12 TO 4/12 REQUIRE DOUBLE LAYER UNDERLAYMENT PER SECTION R905.2.1 UNDERLAYMENT APPLICATION



FRONT ELEVATION



REAR ELEVATION

NEW LIFE TOWNHOMES
RESIDENTIAL DEVELOPMENT
SCHEMATIC BUILDING ELEVATIONS

REVISIONS:
8/21/15 - PER REZONING COMMENTS

DATE: APRIL 27, 2015
DESIGNED BY: MIG
DRAWN BY: MIG
CHECKED BY: MWB
SCALE: 1/8"=1'-0"
PROJECT #: 1014337

SHEET #: Z-2.0

PEMBROOKE "A"
5117

PEMBROOKE "C"
5113

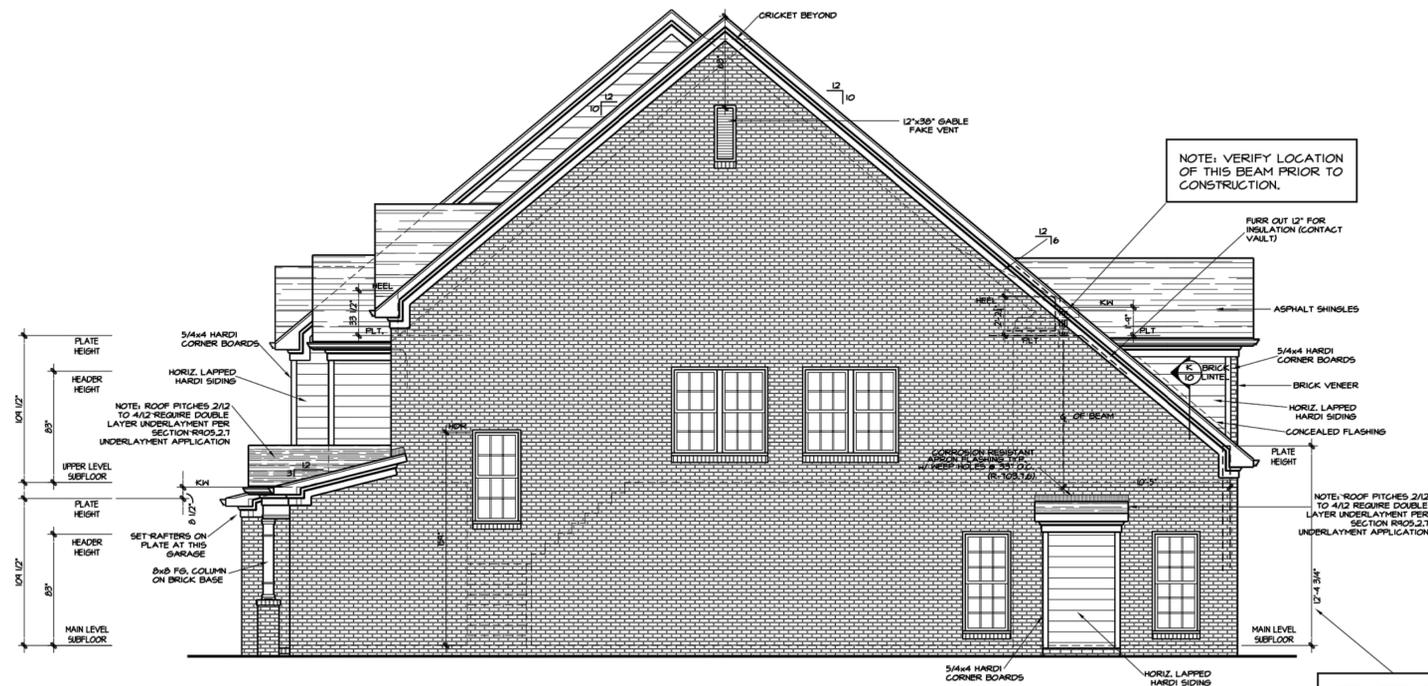
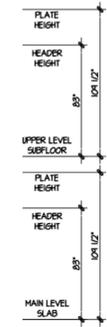
STURBRIDGE "C"
5109

PEMBROOKE "A"
5105



REAR ELEVATION
SCALE: 1/4" = 1'-0"

* NOTE:
3/8" SOFFIT (SOFFITS WITHIN THE 5' FIRE
SEPARATION DISTANCE TO BE MIN. 1 HOUR
FIRE-RATED, NO VENT OPENINGS)



SIDE ELEVATION

NOTE: VERIFY THIS HEIGHT
OF WALL PRIOR TO
CONSTRUCTION.

* THIS WALL HEIGHT
IS SET!

NEW LIFE TOWNHOMES
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SCHEMATIC BUILDING ELEVATIONS

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SHEET #:
Z-3.0