

NOTE:  
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

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.
Parking:	Parking as required by the Ordinance for UR-2 will be provided.
Open Space:	Open space as required by the Ordinance will be provided.



DEVELOPMENT STANDARDS  
April 27, August 31, 2015

**General Provisions**

- These Development Standards form a part of the Rezoning 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 Rezoning Site Plan (the "Site"). The Site is comprised of Tax Parcel No. 211-251-06.
- Development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning 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.
- 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 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 Rezoning Site Plan are subject to Section 6.207 of the Ordinance.

**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.

**Transportation**

- Vehicular access to the Site shall be as generally depicted on the Rezoning 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.
- As depicted on the Rezoning Plan, the internal streets shall be private streets. The exact alignment of the internal private streets may be altered on 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.
- Off-street vehicular parking will meet the minimum and maximum requirements established under the Ordinance for the UR-2 zoning district.
- Bicycle parking will be provided on the Site as required by the Ordinance. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Site Plan. The internal sidewalks may meander to save existing trees.
- 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 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.

**Architectural Standards**

- The maximum height in stories of any single family attached dwelling unit located on the Site shall be two stories with a pitched roof.
- 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, mitered 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. Each facade shall be 42 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 for the single family attached dwelling units. Vinyl may be utilized on the soffits of such dwelling units and trim, and vinyl windows may be installed on the single family attached dwelling units.
- HVAC units shall be screened from view at grade from adjoining streets and properties.
- Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

**Streetscape and Landscaping**

- Landscaping will meet or exceed the requirements of the Ordinance. A minimum 30 foot wide Class C buffer shall be established and maintained along the boundary of the Site as more particularly depicted on the Rezoning Site Plan. This 30 foot wide buffer 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. The width of this 30 foot wide Class C buffer shall not be reduced.

**Environmental Features**

- 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 submitted. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. 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.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

**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.

**Signage**

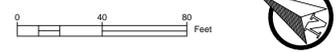
- All signs installed on the Site shall comply with the requirements of the Ordinance.

**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.

**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 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.

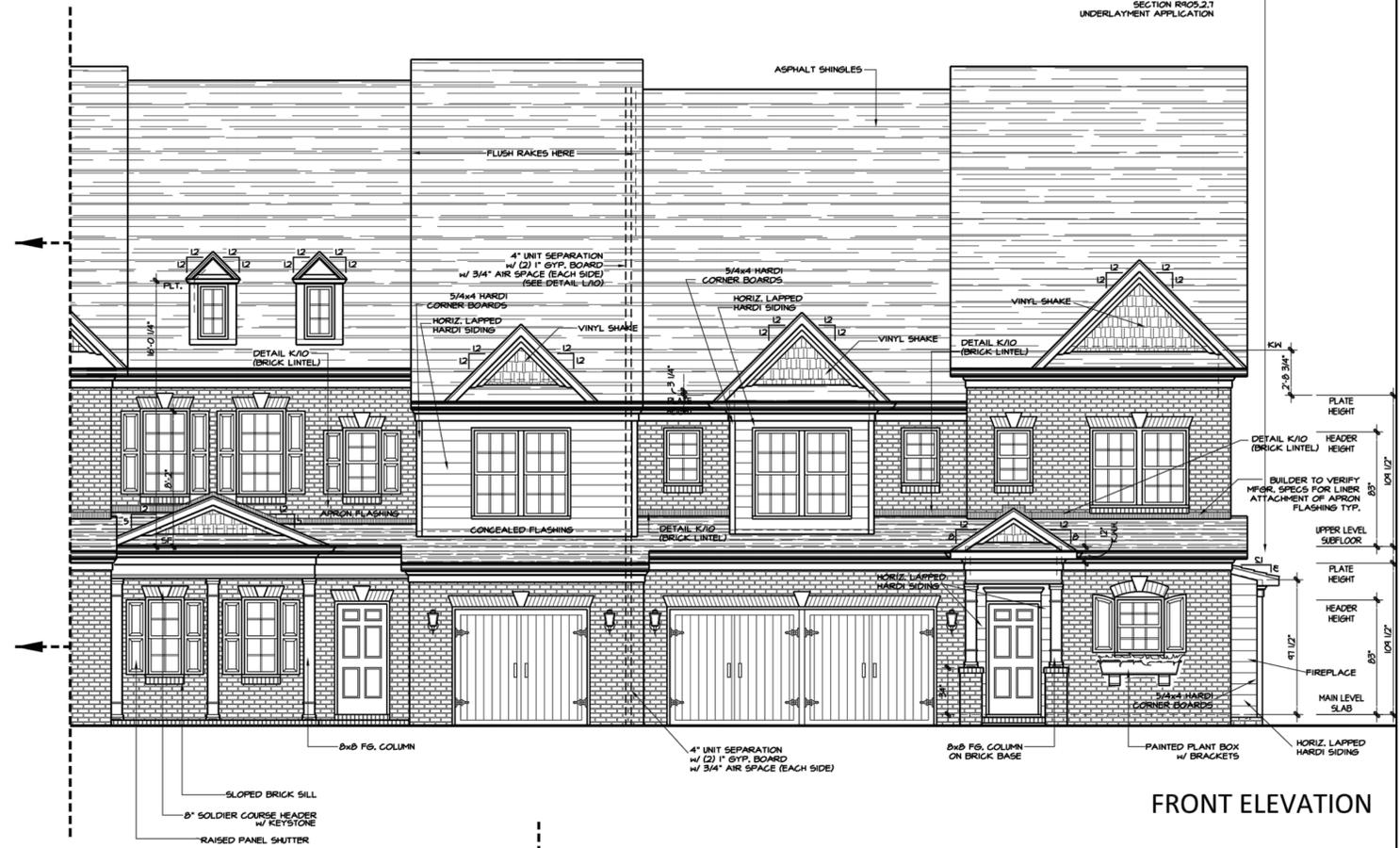


PEMBROOKE "A"  
5117

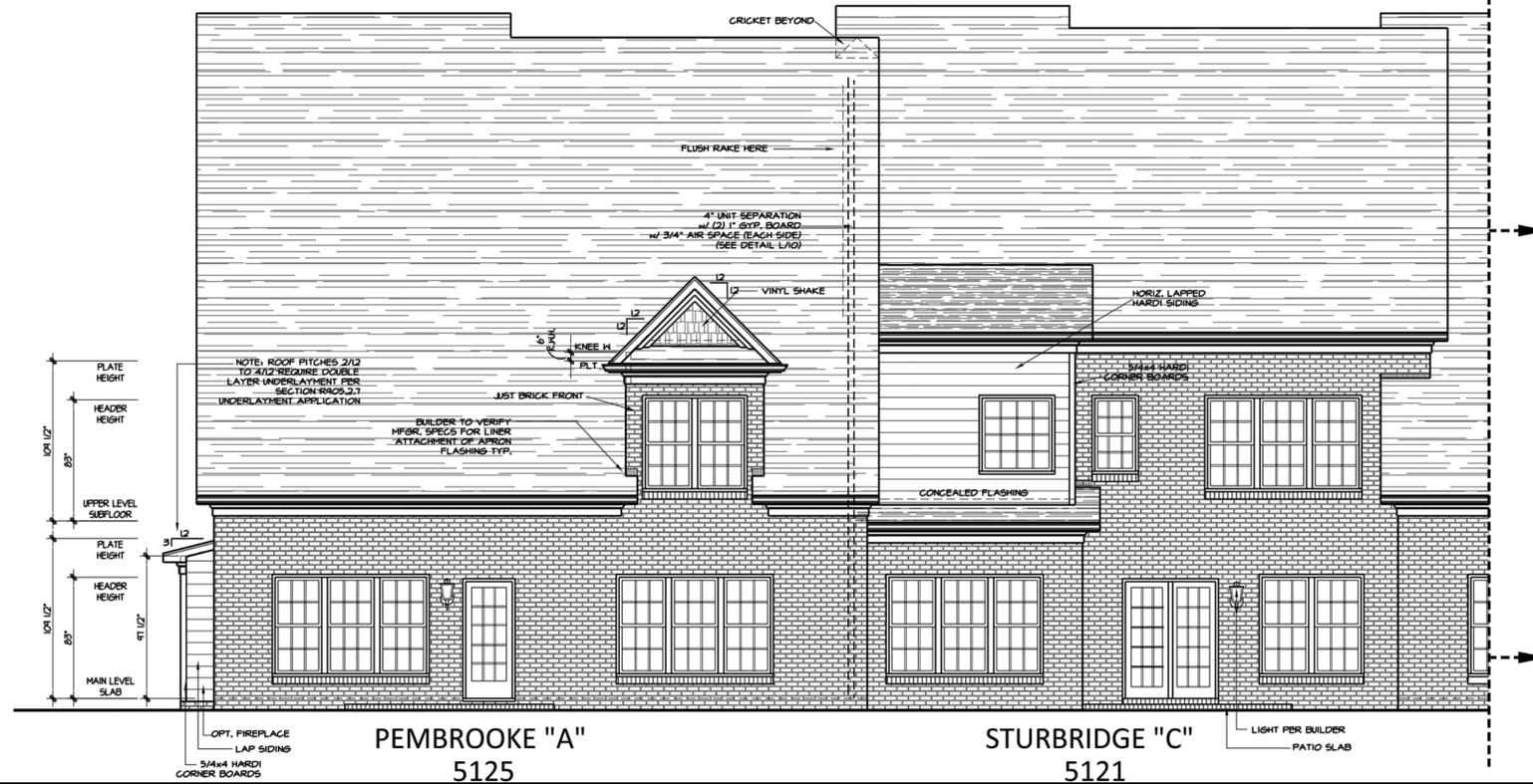
STURBRIDGE "C"  
5121

PEMBROOKE "A"  
5125

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



FRONT ELEVATION



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NEW LIFE TOWNHOMES  
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LandDesign  
NC Engineering Firm License # C-668  
223 N Graham Street, Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.2246  
www.LandDesign.com

PETITION NO. 2015-090

REVISIONS:  
8-21-15 PER RE-ZONING COMMENTS

DATE: APRIL 27, 2015  
DESIGNED BY: MIG  
DRAWN BY: MIG  
CHECKED BY: MWB  
SCALE: NTS  
PROJECT #: 1014337

Sheet  
Z-2.0

