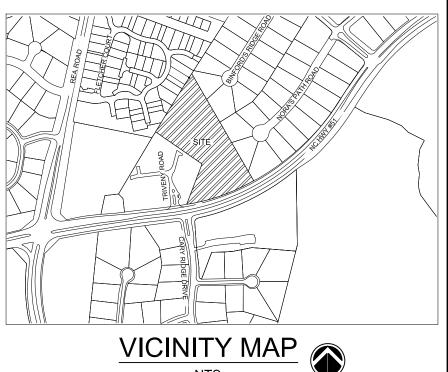
Proposed Uses: 29 for sale single family attached dwelling units.

Open Space: Open space as required by the Ordinance will be provided.



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

## DEVELOPMENT STANDARDS April 27, 2015

- 1. 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 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 Plan (the "Site"). The Site is comprised of Tax Parcel No. 211-251-06.
- 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").
- 3. 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.
- 4. 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.
- 5. 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

1. 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.

- 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.
- 2. As depicted on the Rezoning Plan, the internal streets shall be private streets.
- 3. The exact alignment of the internal private streets may be altered during the construction permitting process.
- 4. Off-street vehicular parking will meet the minimum and maximum requirements established under the Ordinance for the UR-2 zoning
- 5. Bicycle parking will be provided on the Site as required by the Ordinance.
- 6. 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.
- 1. The maximum height of any single family attached dwelling unit located on the Site shall be two stories.
- 2. At least 75 percent of each facade of the single family attached dwelling units to be located on the Site below the roofline shall l 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
- 3. HVAC units shall be screened from view at grade from adjoining streets and properties.
- 1. Landscaping will meet or exceed the requirements of the Ordinance.
- 2. A minimum 30 foot wide Class C buffer shall be established and maintained along the eastern boundary of the Site as more particularly depicted on the Rezoning 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.
- 1. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 2. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plants. submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Each individual sublot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private

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

- 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.
- 2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- 3. 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 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.
- 2. 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
- 3. 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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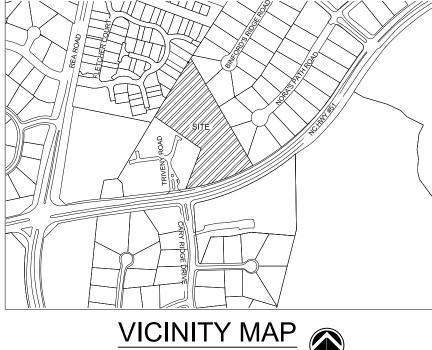
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ETITION



SITE INFORMATION

SITE ADDRESS: 5008 PINEVILLE-MATTHEWS RD CHARLOTTE, NC 28226

PROPERTY OWNER(S): TPM PROPERTIES LIMITED PARTNERSHIP

3816 MOORELAND FARMS ROAD CHARLOTTE NC 28226

TAX PARCEL ID #: 21125106 **EXISTING ZONING:** INST (CD) TOTAL SITE SF (ACREAGE): ±4.53 AC

17. PIN# 21125425

18. PIN# 21125424

19. PIN# 21125423

119 BLAIRFIELD CT

EXISTING ZONING:UR-2

ROBERT & WENDY HAGAN

CHARLOTTE, NC 28226

EXISTING ZONING UR-2

6414 ALDWORTH LANE, UNIT 5B

MOORE, SC 29369

VENUGOPAL NARAYANASWAMY

EXISTING USE: ATTACHED RESIDENTIAL

EXISTING USE: ATTACHED RESIDENTIAL

SITE SURVEY PROVIDED BY: CHARLOTTE AND MECKLENBURG COUNTRY GIS INFORMATION

MICHAEL & DEBORAH LENAHAN

GEORGE & INGRID HUNTER 4844 NORAS PATH ROAD

TIMOTHY & JANE FRIEMARK 4747 BINFORD RIDGE ROAD EXISTING USE: SINGLE FAMILY HOUSE

4746 BINFORD RIDGE ROAD EXISTING USE: SINGLE FAMILY HOUSE

DOUGLAS & JANE CARLSON EXISTING USE: ATTACHED RESIDENTIAL

RANDALL & PATTI MADGE EXISTING USE: ATTACHED RESIDENTIAL

9. PIN# 21125417 DAVID SWAINE & ELLEN KLEINSCHMIDT EXISTING USE: ATTACHED RESIDENTIAL

EXISTING USE: ATTACHED RESIDENTIAL

EXISTING USE: COMMON SPACE

EXISTING USE: ATTACHED RESIDENTIAL

EXISTING USE: ATTACHED RESIDENTIAL RODGER & SUSAN CUNNINGHAM EXISTING USE: ATTACHED RESIDENTIAL

EXISTING USE: ATTACHED RESIDENTIAL

CARLOS & KAREN GARCIA 109 FOXHOUND RUN ROAD

37. PIN# 22544302 CARRINGTON PROPERTY OWNERS ASS. PO BOX 79032 CHARLOTTE, NC 28271 **EXISTING ZONING: R-3** EXISTING USE: COMMON SPACE

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ETITION

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TOWNHOMES - DEVELOPMENT

NEW LIFE TRESIDENTIAL

CONDITIONS

38. PIN# 22544101 BOGUMILA & JAMES RODGERSON 5700 CARY RIDGE DRIVE CHARLOTTE, NC 28277 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY HOUSE

KENNETH & CATHERINE SWEET 6416 ALDWORTH LANE CHARLOTTE, NC 28226 **EXISTING ZONING UR-2** EXISTING USE: ATTACHED RESIDENTIAL 20. PIN# 21125460

RENAISSANCE ON REA LLC
1906 EAST BLVD
CHARLOTTE, NC 28203
EXISTING ZONING: UR-2

21. PIN# 21125460 BROOKDALE PLACE OF SOUTH 111 WESTWOOD PL, SUITE 200 BRENTWOOD, TN 37027 EXISTING ZONING: R-12MF EXISTING USE: MULTI FAMILY

EXISTING USE: COMMON SPACE

22. PIN# 21125124 CINDY SCHWARTZ SIESEL 5612 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

23. PIN# 21125123 DENNIS KILPATRICK 5616 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

24. PIN# 21125122 CHARLES & KATHLEEEN CLAUNCH 5620 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

25. PIN# 21125121 MARC JAMES & LYNDSI REIMER 5110 PANSLEY DRIVE CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

26. PIN# 21125120 KENNETH HALEY 5116 PANSLEY DRIVE CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

27. PIN# 21125125 TAMERA MENAKER 5616 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

28. PIN# 21125126 ANN WLLOUGHBY 5619 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

29. PIN# 21125127 COPPER BUILDERS INC. 1235-E EAST BLVD SUITE 155 CHARLOTTE, NC 28203 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL 30. PIN# 21125128

JOSE MERINO & MARIA DAVILA 5627 TIVENY ROAD CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF EXISTING USE: ATTACHED RESIDENTIAL

31-35. PIN# 21125114 COPPER BUILDERS INC. 1235-E EAST BLO SUITE 155 CHARLOTTE, NC 28203 EXISTING ZONING - R-8MF EXISTING USE: ATTACHED RESIDENTIAL 36. PIN# 21125130 TRIVENY COMMONS HOMEOWNERS ASS.

5627 TRIVENY ROAD

CHARLOTTE, NC 28226 EXISTING ZONING: R-8MF