



Development Data:

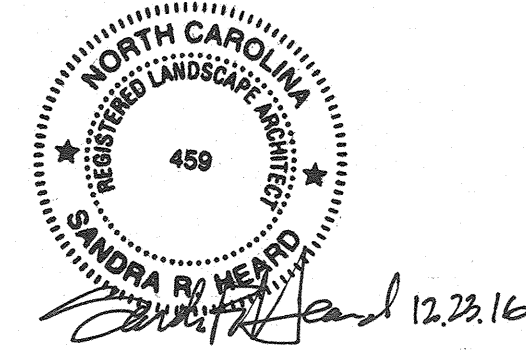
Tax Parcels: #175-094-44, 45, 46, 47, 48
Site Area: 2.962 acres
Current Zoning: R-3
Proposed Zoning: UR-2(CD)
Proposed Use: Single-family attached residences (for-sale)
Total # Units: 29 D.U. max.
Max. Building Ht. 45 feet
Parking (min.) per UR-2 Ordinance

Development Standards:

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Capital Land Partners, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.962 acre site located on the north side of Runnymede Lane at the intersection of Windsor Drive and Runnymede Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 175-094-44, 175-094-45, 175-094-46, 175-094-47 and 175-094-48.
 - 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").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 (CD) zoning district shall govern the development and use of the Site.
 - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
 - 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.
- 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 (CD) zoning district.
- C. Transportation**
- 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.
 - As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
 - Each single family attached dwelling unit shall have a minimum 2 car garage that is accessed from an internal private drive.
 - The parking spaces located in the garages shall be counted when determining whether the development of the Site meets the minimum parking requirements of the UR-2 zoning district. However, the parking spaces located in the garages shall not be considered when determining whether the development of the Site exceeds the maximum number of parking spaces allowed in the UR-2 zoning district.
 - 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.
- D. Architectural Standards**
- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 4 stories with optional rooftop terraces.
 - The maximum height in feet of each building containing single family attached dwelling units shall be 45 feet as measured from the average grade at the base of the building.
 - The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick, stone, and fiber cement ("hardyplank"). Vinyl as an exterior building material may only be used on windows, soffits, trim and railings.
 - The single family attached dwelling units that abut Runnymede Lane shall front Runnymede Lane as depicted on the Rezoning Plan.
 - Garages shall be setback less than 7 feet or more than 20 feet from the back of curb.
- E. Streetscape and Landscaping**
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Runnymede Lane. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into the existing sidewalk located on the Site's frontage on Runnymede Lane.
 - Portions of the minimum 6 foot wide sidewalk to be installed along the Site's frontage on Runnymede Lane may be located in a sidewalk easement as necessary.
 - A minimum 20 foot wide landscape area shall be established along the northern boundary the site that as depicted on the Rezoning Plan. Trees and shrubs shall be installed within this 20 foot wide landscape area in accordance with the landscape plan set out on Sheet RZ-1. The 20 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 20 foot wide landscape area.
- F. Open Space**
- Each individual sub-lot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.
- G. 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 15 feet.
 - Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
- H. 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.
 - 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 app



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Runnymede City Homes

Rezoning Site Plan

Petition 2016-

PROJECT NUMBER:

DRAWN BY: SRH
DESIGNED BY: SRH
ISSUE DATE: 12/22/2016

NO. DATE: BY: REVISIONS:

RZ-1