A. Overall Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by L.S. Sorensen Development, LLC ("Petitioner") to rezone the development of a residential subdivision consisting of approximately 1.03 acres located on the south side of West Boulevard at the intersection of West Boulevard and West Washington Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Parcel Nos. 114-074-27 and 114-073-26.

2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and any applicable provisions of the City of Charlotte Ordinances (the "Ordinances").

3. Unless the Rezoning Plan or these Development Standards conflict with more stringent standards, the regulations established under the Ordinances for the U-2 zoning district shall govern the development and use of the Site.

4. Future amendments to the Rezoning Plan and these Development Standards may be made by the City o r other owner of the Site in accordance with the provisions of Chapter 6 of the Ordinances. Alterations to the Rezoning Plan subject to Section 6.27 of the Ordinances.

B. Preparedness

1. The Site may be divided only to a residential community containing a maximum of 40 site single family attached dwelling units and any incidental and necessary service roads that are located in the U-2 zoning district.

2. Transportation

a. Vehicle access to the Site shall be as depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shall be as depicted on the Rezoning Plan and any minor modifications required to accommodate said sites and construction plans and designs and site development shall be approved by the Charlotte Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT").

b. As depicted on the Rezoning Plan, the Site will be served by internal private drives and internal private areas, and minor adjustments of 18 feet of the internal private drives and internal private areas shall be allowed during the construction process.

3. Street sidewalks and pedestrian connections shall be provided on the Site as depicted on the Rezoning Plan. The internal sidewalks may be varied to suit existing trees.

4. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and construct a site-wide sidewalk along the entire boundary of the Site (the "Dedicated Sidewalk") as further described in the Dedication Plan. The Dedicated Sidewalk immediately adjacent to West Boulevard that are more particularly depicted on the Rezoning Plan are right of way for West Boulevard.

5. Subject to the approval of CDOT and any other governmental agencies, Petitioner shall install a minimum 10 feet wide multi-use path along the Site’s western periphery on or adjacent to West Washington Avenue as generally depicted on the Rezoning Plan. Additionally, subject to the approval of CDOT and any other governmental agencies and existing right of way to accommodate such improvements, Petitioner shall install the minimum 10 feet wide multi-use path to the improved portion of West Washington Avenue located to the north of the Site. The minimum 10 feet wide multi-use path may vary in size on minor adjustments that shall be subject to the construction of a sidewalk along the western periphery of West Washington Avenue.

6. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a new walking path for the Site and the existing tree strip located along the Site’s eastern boundary on West Boulevard. The walking path shall be located within the right of way of the existing tree strip and the precise location of this walking path shall be determined during the permitting process. The walking path to be constructed on West Boulevard shall be the responsibility of the site developer and may be located on the walking path.

7. The transportation improvements set out in section C of the Development Standards shall be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

B. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be constructed on the Site shall be 3 stories.

2. The minimum height in feet of each building containing single family attached dwelling units shall be 35 feet as measured under the Ordinances.

3. The primary exterior building materials of the facades of the single family attached dwelling units to be constructed on the Site shall be brick, stone and similar masonry products.

4. Visually not to be used as an exterior building material on any building to be constructed on the Site.

5. Set out on Maps RZ-2 and RZ-5 of the Rezoning Plan, are comprised, architecturally coordinating of the front, rear, side elevations of the buildings to be constructed on the Site that are intended to depict the general composition, architectural style and character of the buildings to be constructed on the Site.

6. The buildings to be constructed on the Site shall be designed to complement and be in scale to the existing buildings to be constructed on the Site and the Site shall be designed and constructed so that the front, rear and side elevations of the buildings are substantially similar to the elevations consistent, architecturally coordinating with Maps RZ-2 and RZ-5 of the Rezoning Plan with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the front, rear and side elevations of the buildings to be constructed on the Site that do not materially change the overall composition architectural style and character shall be permitted.

7. The single family attached dwelling units that shall West Boulevard shall front West Boulevard as depicted on the Rezoning Plan.

B. streetscape/Sidewalks

1. Petitioner shall install a minimum 6 feet wide sidewalk strip and a minimum 6 feet wide sidewalk along the Site’s frontage on West Boulevard as generally depicted on the Rezoning Plan. The sidewalks, planting strip or pavement thereof may be located in a sidewalk safest location.

2. A minimum 25 feet wide landscape strip of not less than 15 feet in width shall be approved by Charlotte Street on the eastern

3. A minimum 6 feet tall wood screen fence shall be installed along these portions of the Site’s boundary lines that are more particularly depicted on the Rezoning Plan.

4. The new retaining walls to be constructed on the Site shall be (16). The height of the retaining walls shall vary but in no event shall

F. Open Space

1. Each individual lot on which a single family attached dwelling unit is located must include a minimum of 400 square feet of private open space.

G. Environmental Features

1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

a. Shall comply with the Charlotte City Council approved and adopted Post Construction Maintenance Ordinance.

b. The location, size and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the final development plan submittal and are not specifically approved by this naming. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and initial site drainage points.

c. Development within the SHRMCD Buffer shall be coordinated with and approved by Charlotte-Mecklenburg Storm Water Services and the City of Charlotte.

H. Lighting

1. All existing lighting fixtures installed on the Site (excluding feature, decorative lighting that may be installed along the interior private drives, internal private areas, unit and landscaping) lighting shall be fully switched on and off and the illumination determined to be consistent with the Site’s dimensions does not extend past any property lines of the Site.

2. The location of any permanent lighting fixture installed on the Site, including its base, shall not exceed 16 feet.

3. Any lighting fixtures attached to the building to be constructed on the Site shall be decorative, mapped and excessively screened.

I. Affordable Dwellings

1. At least 5 percent of the site single family attached dwelling units to be constructed on the Site shall be eligible for the City of Charlotte’s Affordable Housing Program.

2. All existing Lighting fixtures are approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan shall, unless stated to the contrary provided by the Ordinances, be binding upon the Site and heirs, successors and assigns of the Site and their respective successors in interest and assigns.

3. Through these Development Standards, the term “Petitioner" shall be deemed to include the heirs, devisees, personal representatives, assignees in trust and assigns of Petitioner or the Site at interest or owners of the Site from time to time who may be entitled to any interest therein described.

4. Any reference to the Ordinances herein shall be deemed to refer to the requirements of the Ordinances in effect on the date the Rezoning Plan is approved.

RZ-5

KINGSTON ON WEST PETITION No. 2017-168

DEVELOPMENT STANDARDS

RZ-2

CHARLOTTE, NORTH CAROLINA

223 N Graham Street  Charlotte, NC  28202

October 22, 2018

ADDENDUM 1

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