KINGSTON ON WEST
REZONING PETITION No. 2017-XXX

SIET DEVELOPMENT DATA

ACREAGE: ± 3.6 AC
TAX PARCEL: 119-074-27, 119-074-28
EXISTING ZONING: R-5, R-22MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES

SITE DEVELOPMENT DATA

ACREAGE: ± 3.6 AC
TAX PARCEL: 119-074-27, 119-074-28
EXISTING ZONING: R-5, R-22MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES

SITE DEVELOPMENT DATA

ACREAGE: ± 3.6 AC
TAX PARCEL: 119-074-27, 119-074-28
EXISTING ZONING: R-5, R-22MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USES: MULTI-FAMILY RESIDENTIAL
PROPOSED USES: MULTI-FAMILY TOWNHOUSES
DEVELOPMENT STANDARDS

October 23, 2017

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by J.S. & Sons Development Company ("JS \\
   & Sons") to accommodate the implementation of its proposed development on the approximately 3.294 acres located on the north side of West Boulevard at the intersection of West Boulevard and West Vermillion Street, which is more particularly depicted in the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 119-674-07 and 119-674-21 (the "Parcels").

2. 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 UB-2 zoning district shall govern the development and use of 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, placement and sizes of the buildings, facades as well as the interior private drives and areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction phases of the project.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be approved by the Planning Commission and City Council 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

1. The Site may be developed only to a residential community containing a minimum of 45 for sale single family attached dwelling units and any developed and accessory uses relating thereto that are allowed in the UB-2 zoning district.

C. Transportation

1. Minimum access to the Site shall be so generally desired on the Rezoning Plan. The placement and configuration of the side access points are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

2. As depicted on the Rezoning Plan, the Site will be served by interior private drives and interior private alleys, and minor adjustments to the locations of the interior private drives and the interior private alleys shall be allowed during the construction permitting process.

3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may vary in size and type.

D. Architectural Standards

1. The minimum height in stories of the single family attached dwelling units to be located on the Site shall be 6 stories with optional roofing surfaces.

2. The minimum height of each building containing single family attached dwelling units shall be 40 feet as measured under the Ordinance.

3. The primary exterior building materials for the non-dwelling units to be constructed on the Site will be a combination of portions of the following: brick, stone or similar masonry products, stucco, manufactured stone, stones and concrete masonry.

4. Vehicular drive entry shall be made as a direct building material or as a building to be constructed on the Site. Notwithstanding the foregoing, entry may be made on structures, driveways, garages, driveways, alleys, and sidewalks.

E. Streetscape Screening

1. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site’s frontage on West Boulevard as generally depicted on the Rezoning Plan. The sidewalks, planting strip or property placement thereof may be located in a sidewalk utility easement.

F. Open Space

1. Each individual unit on which a single family attached dwelling unit is located shall 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 Ordinance.

2. The tree area zones depicted on the Rezoning Plan are conceptual, and the actual locations of the tree area zones on the Site may vary from what is depicted on the Rezoning Plan. The actual locations of the tree area zones shall be determined during the site plan approval and permitting process.

3. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Control Ordinance.

4. The locations, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approved as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate urban storm water treatment requirements and natural site drainage points.

H. Lighting

1. All external lighting fixtures, located on the Site including, but not limited to, driveway, entrance, garage, exterior, interior, and external and landscaping lighting, shall be fully capped and shielded and the luminaries shall be designed so that direct illumination does not exceed any property line of the Site.

2. The maximum height of any external lighting fixture installed on the Site, including its base, shall not exceed 10 feet.

3. Any existing 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

1. If the Rezoning Plan 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.

2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the Buyers, designees, 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.

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.