

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Fiorenza Properties ("Applicant") for an approximately 12.5 acre site located on the west side of Steele Creek Road, and just north and Southwest Middle School. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19951104 and 19951105.
- B. The development and use of the Rezoning 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 establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning 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, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
- A. The Rezoning Site may only be devoted to a residential community containing a maximum of 90 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the UR-2 zoning district.
- B. Development of the Rezoning Site shall generally comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards set out in the Site Data table.
- C. The residential community to be located on the Rezoning

Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points 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 City of Charlotte and/or the North Carolina Department of Transportation ("NCDOT").
- B. Prior to the issuance of the first certificate of occupancy for a new one-family attached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Steele Creek Road as required to provide right of way measuring 65.5 feet from the existing centerline of Steele Creek Road, to the extent that such right of way does not already exist.
- C. Road Improvements: Petitioner agrees to extend Settlers Trail Court from the western property line to Steele Creek Road as generally depicted on the Rezoning Plan. The public street will be designed per City of Charlotte Requirements for a Residential Wide cross section.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any one-family attached dwelling unit constructed on the Rezoning Site shall be 35 feet.
- B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family attached dwelling units to be constructed on the Rezoning Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family attached dwelling units to be constructed on the Rezoning Site. Accordingly, each one-family attached dwelling unit to be constructed on the Rezoning Site shall be designed and constructed so that the

front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family attached dwelling unit to be constructed on the Rezoning Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- C. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.

D. Vinyl, EIFS or masonry may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

5. Streetscape and Landscaping

- A. A 25' setback as measured from the west property line will be provided as generally depicted on the Rezoning Plan.
- B. A 15' setback as measured from the southern property line will be provided as generally depicted on the Rezoning Plan.
- C. A 20' setback from the future Right of Way on Steele Creek Road will be provided as generally depicted on the Rezoning Plan.

6. Environmental Features

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- C. This site will comply with the Tree Ordinance.

- D. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.
- E. The Tree Preservation Areas shall be designated as such on the plot(s) to be recorded for this residential community.

7. SIGNS

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

8. LIGHTING

- A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

9. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.

Development Data

Address: 13608 Steele Creek Road
Charlotte, NC 28278

Tax Parcel Number: 19951104 & 19951105

Zoning Classification: R-3

Proposed Zoning: UR-2 (CD)

Project Site Area: +/- 12.5 acres

Existing Uses: Vacant

Proposed Use: Townhomes

Proposed Units: 83

Proposed Density: 6.6 DUA

PCSO Open Space Required: 17.5% (+/- 2.18 ac.)

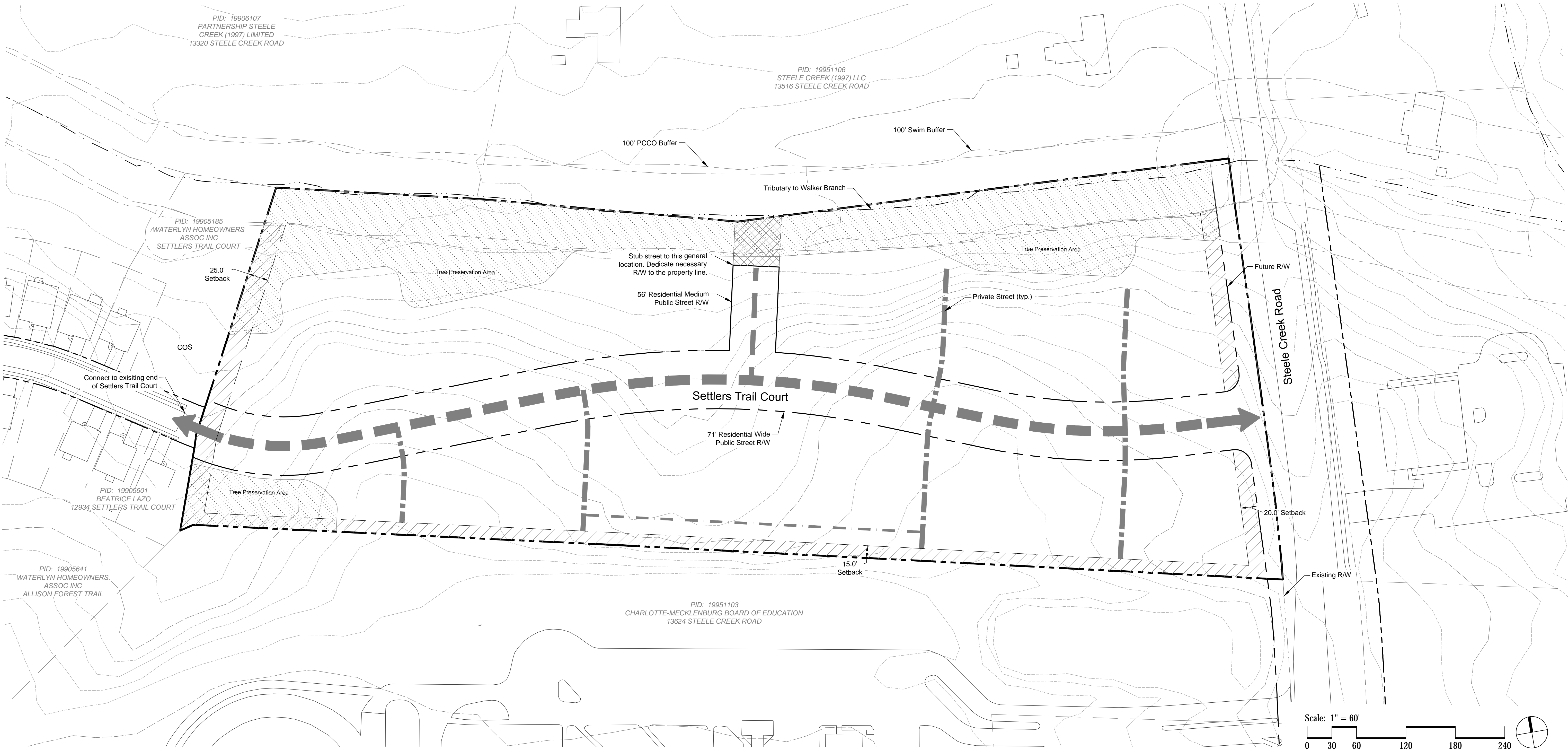
PCSO Open Space Provided: 20% (+/- 2.5 ac.)

Proposed Floor Area Ratio: As allowed in the UR-2 zoning district

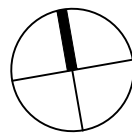
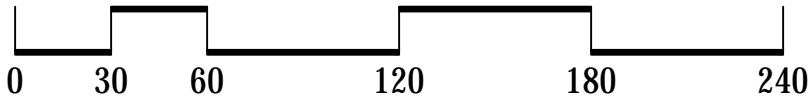
Maximum Building Height: As allowed in the UR-2 zoning district

Legend

- 71' R/W centerline
- 56' R/W centerline
- Private Street centerline
- Alley centerline
- Proposed R/W



Scale: 1" = 60'



DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:

REVISIONS:	DATE:	REVISION DESCRIPTION:	DATE:	CHANGED BY:	CHECKED/IMPROVED BY:

McAlister Property
City of Charlotte, North Carolina
Technical Data Sheet
Petition #2018-

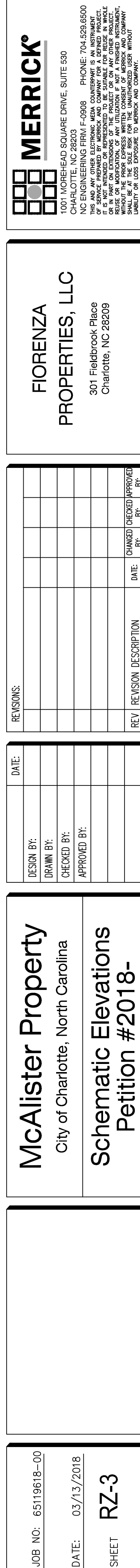
JOB NO: 65119618-00
DATE: 03/13/2018
SHEET RZ-1

FIORENZA
PROPERTIES, LLC
301 Fieldbrook Place
Charlotte, NC 28209

MERRICK
1001 MOREHEAD SQUARE DRIVE, SUITE 150
CHARLOTTE, NC 28203
PHONE: 704.520.8500
FAX: 704.520.8501
THIS AND ANY OTHER ELECTRONIC MAPS OR INSTRUMENTS
IT IS NOT INTENDED OR REPRESENTED TO BE A FINAL RECORD IN WHOLE
OR IN PART. ANY INSTRUMENTS OR RECORDS THAT ARE NOT A PART OF THE
RECORD OF THE RECORDATION OF ANY INSTRUMENT OR RECORD SHALL BE
VOID AS TO THE DATE OF THE DATE OF THE RECORDATION OF ANY INSTRUMENT
OR RECORD.



Building Elevations (typ.)



**FIORENZA
PROPERTIES, LLC**

301 Fieldbrook Place
Charlotte, NC 28209

[illegible]

DESIGN BY:	DATE:
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

McAlister Property
City of Charlotte, North Carolina

Schematic Elevations
Petition #2018-

JOB NO: 65119618-00
DATE: 03/13/2018
SHEET RZ-3