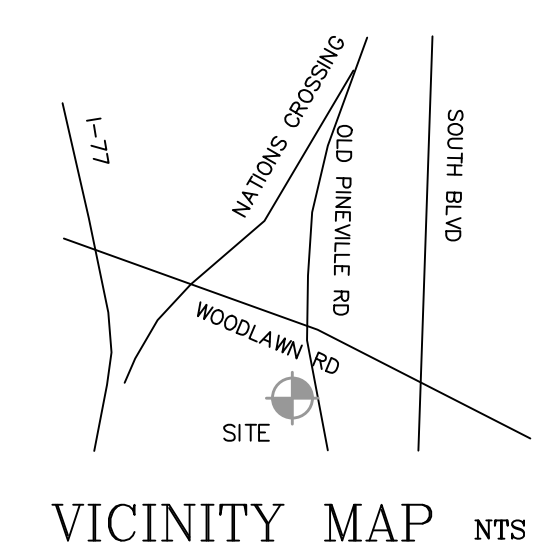


DEVELOPMENT DATA:
 SITE AREA: 1.49 ACRES
 SITE ADDRESS: 4806 OLD PINEVILLE ROAD
 TAX ID: 16901110
 CURRENT ZONING: I-2
 PROPOSED ZONING: TOD-RO
 EXISTING USE: COMMERCIAL
 PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES
 NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES
 MAXIMUM BUILDING HEIGHT: PER THE ORDINANCE
 MIN. PARKING REQUIRED: SEE DEVELOPMENT STANDARDS NOTES
 MIN. OPEN SPACE REQUIRED: PER THE ORDINANCE



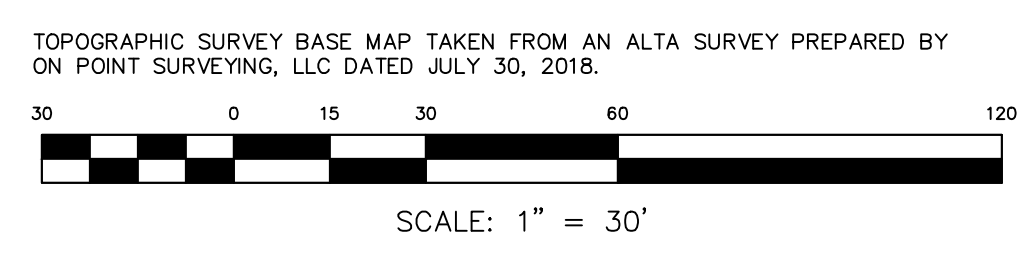
DEVELOPMENT STANDARDS
 October 22, 2018

- General Provisions**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodlawn Station Holdings LLC ("Petitioner") to accommodate the development of a residential community or a primarily residential community with up to 10,000 square feet of commercial space on that approximately 1.49 acre site located on the west side of Old Pineville Road, between Springbrook Road and East Woodlawn Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 169-011-10.
 - The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
 - 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 locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to alterations or modifications during the design development and construction document phases.
 - 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.
- Optional Provisions**

The following optional provisions shall apply to the development of the Site:

 - The number of off-street parking spaces allowed on the Site may exceed the maximum permitted in the TOD-R zoning district.
 - Northern Boundary Line of the Site**
 - Buildings shall be setback a minimum of 16 feet from the northern boundary line of the Site as depicted on the Rezoning Plan. The following improvements shall be located within this 16 foot setback:
 - A 6 foot wide planting strip.
 - A 6 foot wide sidewalk.
 - A 4 foot wide yard.
 - Stairs, stoops and one-story open air and covered porches may encroach into the 4 foot wide yard, provided that such encroachments may not reduce the clear width of the sidewalk.
 - Heated gross floor area located above the ground floor of the building(s) may encroach up to 2 feet into the 16 foot building setback.
 - Architectural features such as eaves and roof overhangs may encroach up to 4 feet into the 16 foot building setback.
 - Southern Boundary Line of the Site**
 - A 10 foot wide yard shall be provided along the southern boundary line of the Site as depicted on the Rezoning Plan. The following improvements shall be located within this 10 foot wide yard:
 - A 5 foot wide sidewalk. The precise location of the 5 foot wide sidewalk within the 10 foot wide yard shall be determined during permitting.
 - Stairs, stoops and one-story open air and covered porches may encroach into the 10 foot wide yard provided that such encroachments may not reduce the clear width of the sidewalk.
 - Heated gross floor area located above the ground floor of the building(s) may encroach up to 2 feet into the 10 foot wide yard.
 - Architectural features such as eaves and roof overhangs may encroach up to 4 feet into the 10 foot wide yard.
 - Eastern Boundary Line of the Site**
 - A 24 foot building setback from the back of the existing curb shall be provided along the Site's frontage on Old Pineville Road as depicted on the Rezoning Plan. The following improvements shall be located within this 24 foot building setback:
 - The existing 8 foot wide planting strip.
 - The existing 8 foot wide sidewalk.
 - An 8 foot wide yard.
 - Stairs, stoops and one-story open air and covered porches may encroach into the 8 foot wide yard provided that such encroachments may not reduce the clear width of the sidewalk.
 - Heated gross floor area located above the ground floor of the building(s) may encroach up to 2 feet into the 24 foot building setback.
 - Architectural features such as eaves and roof overhangs may encroach up to 4 feet into the 24 foot building setback.
 - Western Boundary Line of the Site**
 - A 6 foot wide sidewalk shall be installed as depicted on the Rezoning Plan.
- Permitted Uses/Development Limitations**
 - The Site shall be developed as a residential community containing a minimum of 39 dwelling units and any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Petitioner shall have the right, but not the obligation, to develop up to 10,000 square feet of commercial space (office or retail, or a combination thereof) fronting on Old Pineville Road. Though not required, "live/work" style dwelling units shall be permitted on the Site.
- Transportation**
 - Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. Placement and configuration of the vehicular access points are subject to modifications that may be required to accommodate final site design and construction plans and any adjustments required for approval by the Charlotte Department of Transportation.
 - As depicted on the Rezoning Plan, the Site will be served by an internal private street, and adjustments to the location of the internal private street shall be allowed during the construction permitting process.
 - A minimum of 1 parking space per dwelling unit shall be provided.
 - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
 - Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, Petitioner shall dedicate and convey as right of way to the City of Charlotte (subject to a reservation for any necessary utility easements) that portion of the Site located along the western boundary line of the Site and measuring 37 feet from the western boundary line that is depicted on the Rezoning Plan (the "Right of Way") for the construction of a new public street by others (and not Petitioner). The terminus of the internal private street and the vehicular turnaround may be located within the Right of Way until such time that the new public street is constructed by others.
- Architectural Standards**
 - Though not required, new buildings constructed on the Site shall be permitted to have occupiable rooftop terraces.
 - The primary exterior building materials for the residential dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco, cementitious siding and metal siding. To the extent one or more commercial buildings are constructed along Old Pineville Road, exterior building materials on such buildings will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco, cementitious siding and metal siding.
 - Vinyl, EIFS or masonry may not be used as an exterior building material on any buildings to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- 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 approved.

PETITION # 2018-XXX
 1ST SUBMITTAL, OCTOBER 22, 2018



DATE	
REV	
PROJECT NUMBER	
PROJECT NAME	
DATE	
SCALE	
PROJECT MANAGER	
DESIGNER	
DRAWN	
CHECKED	
DATE	

GESCIENCE GROUP
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 NC REG. LICENSE # 38869(40)
 NC REG. LICENSE # 38869(40)

WOODLAWN STATION
 CHARLOTTE, NORTH CAROLINA

SITE PLAN
 RZ-1