

DEVELOPMENT STANDARDS

SITE DATA:
Acreage: 2.94 acres
Existing Zoning: B-1, R-12MF
Proposed Zoning: NS
Building Area: 16,900 square feet
DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet (Sheet RZ-1), the Schematic Master Plan (Sheet RZ-2), the Building Elevations (Sheet RZ-3), or by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.

A. PERMITTED USES

- 1. Permitted uses shall be those allowed in the NS zoning classification, however, the following uses will not be permitted on the Site:
Convenience stores, Gasoline sales, and Drive-through window facilities as an accessory to any establishment.
- 2. The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 20,000 square feet.

B. SETBACKS, SIDE YARDS AND REAR YARDS

- 1. Building setbacks on the Site shall be 20', measured from the ROW along Hwy 29, and the proposed curb line of the new public street (extension of Pavilion Blvd).

C. SCREENING AND STREETSCAPE TREATMENT

- 1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- 2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.
- 3. The Site shall comply with the City of Charlotte Tree Ordinance.
- 4. Roof-top mechanical equipment shall be screened from public view.

D. DESIGN AND PERFORMANCE STANDARDS

- 1. The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets RZ-3.
- 2. No spandrel glass shall be allowed along street fronts. Glass doors with emergency access bars along the street shall be provided.

F. LIGHTING

- 1. All freestanding lighting fixtures will be uniform in design.
- 2. All freestanding lighting fixtures shall be boxed and fully shielded and not exceed 20 feet in height, including its base.
- 3. Parking lot light poles shall not be placed in the tree islands.
- 4. Wall "Pak" lighting shall not be permitted.

G. SIGNS

- 1. Signs shall conform to the provision of the Ordinance.
- 2. No more than one detached monumental project identification signs shall be permitted and it shall be located within the location generally depicted on the Technical Data Sheet. These signs may not exceed 7 feet in height.
- 3. Directional signs shall be allowed as permitted in the ordinance but may not exceed 30" in height in the sight triangles.

H. PARKING

- 1. Off street parking spaces will, at a minimum, satisfy the requirements of the NS zoning district in the Ordinance.
- 2. Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on the Sheet RZ-1 in accordance with the Ordinance.

I. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

- 1. A sidewalk shall be provided along the Site side of the proposed extension of Pavilion Blvd and along US HWY 29 which will be at least 6 feet in width and have a planting strip between the sidewalk and the street curb or edge of pavement which is at least 8 feet in width, all as generally depicted on Sheet RZ-1.
- 2. Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
- 3. A 6' sidewalk and 8' planting strip connection to the adjacent parcel along one side of the private internal road will be provided as generally depicted on sheet RZ-2.
- 4. The Petitioner will grant to the adjacent Multi-Family parcel, yet to be developed, a perpetual cross-access easement allowing them to gain access to and from the proposed public road as generally depicted on the Technical Data Sheet.

J. RIGHT-OF-WAY DEDICATION

The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide right of way as follows prior to the issuance of any building permits for the Site:

Pavilion Blvd Extension

60 feet from center line of Pavilion Blvd

K. ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

- 1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- 2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

L. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

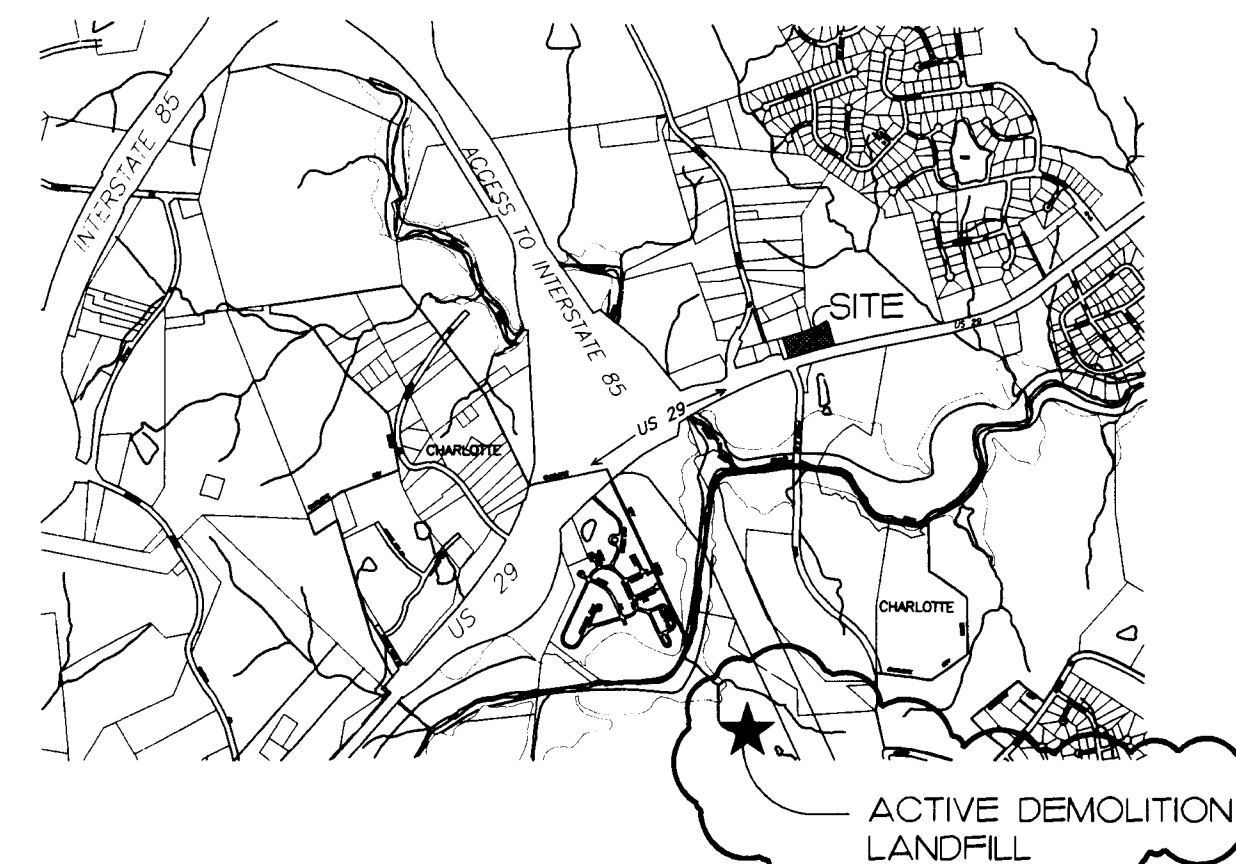
M. AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet and 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.

N. BINDING EFFECT OF THE REZONING APPLICATION

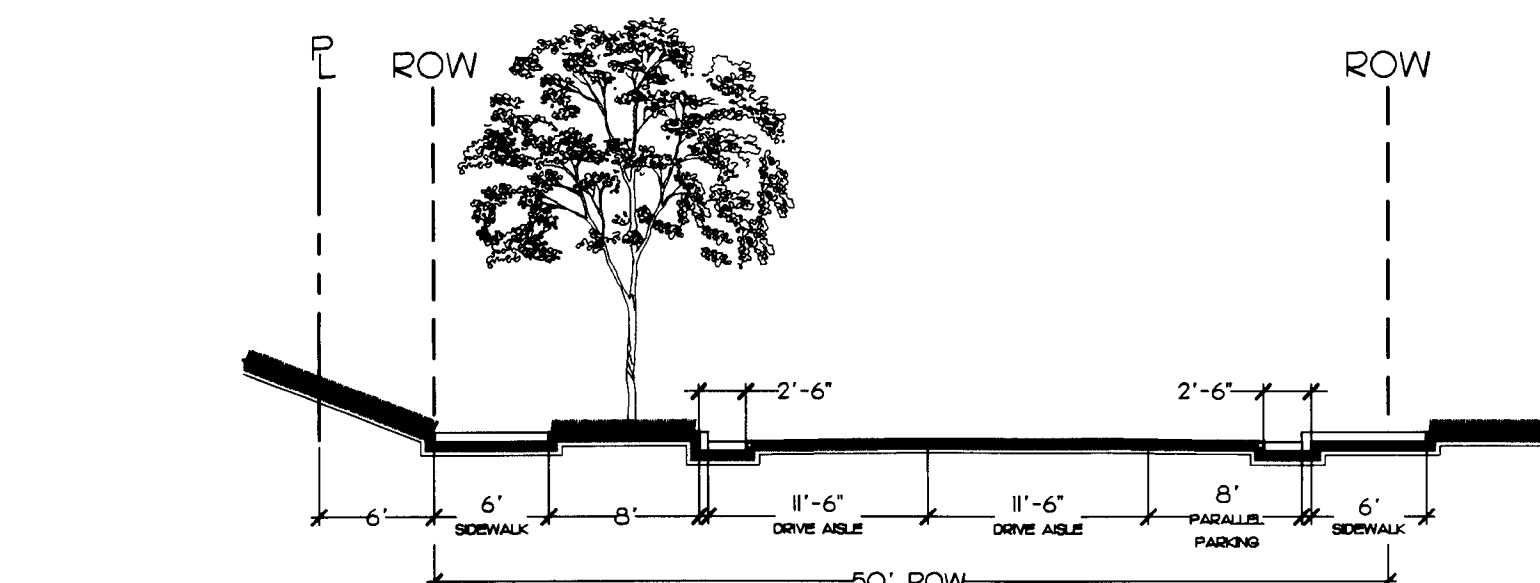
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

VICINITY MAP

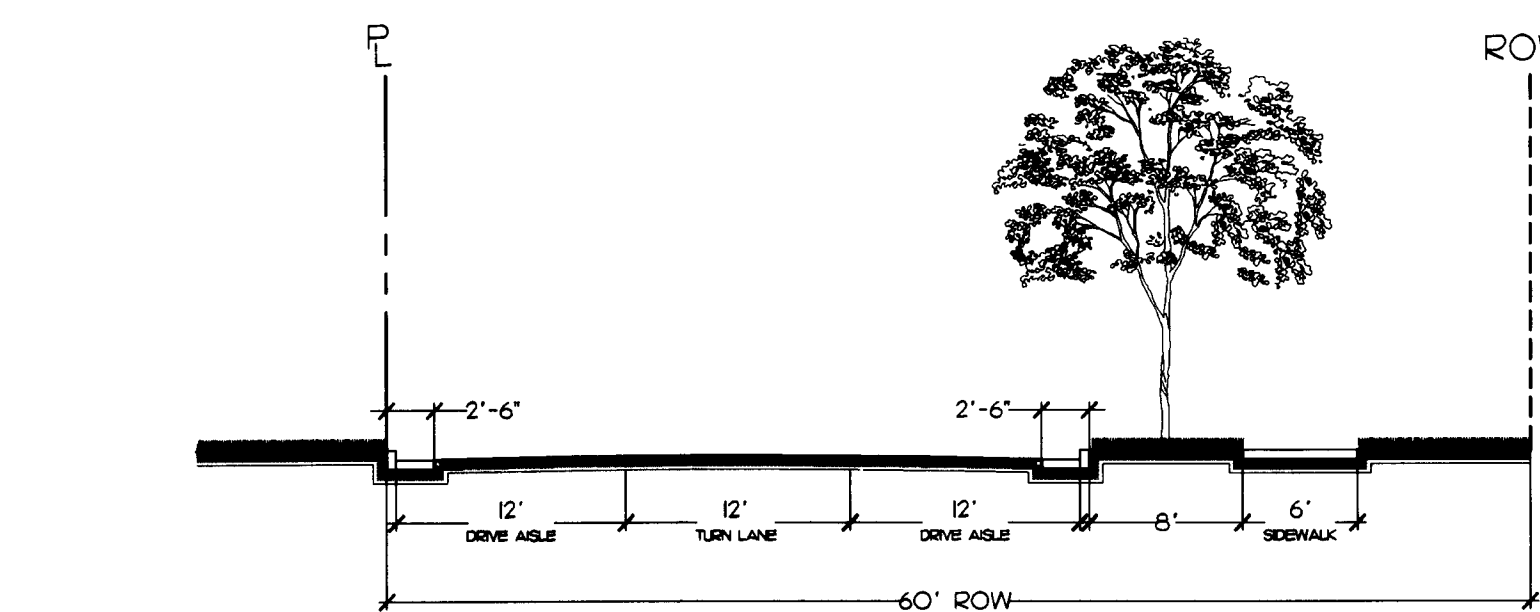


ADDITIONAL NOTES:

- 1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- 2. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DE-1NR. For 404 permits contact the Army Corps of Engineers.
- 3. Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments to site layout may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
- 4. Storm Water Quantity Control - The petitioner shall tie-in to existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- 5. Storm Water Quality Treatment - For projects with defined watersheds great than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
- Volume and Peak Control - For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."
- For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
- 8. For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

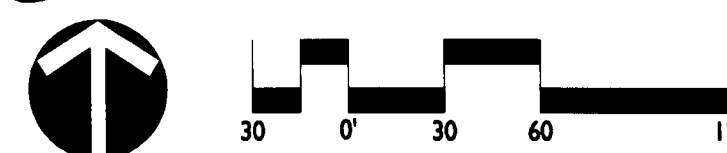


1 PUBLIC STREET - 50' ROW
RZ-2 SECTION
SCALE: 1" = 10'-0"



2 27' PUBLIC STREET
RZ-2 SECTION
SCALE: 1" = 10'-0"

FOR PUBLIC HEARING
PETITION NO. 2007-047

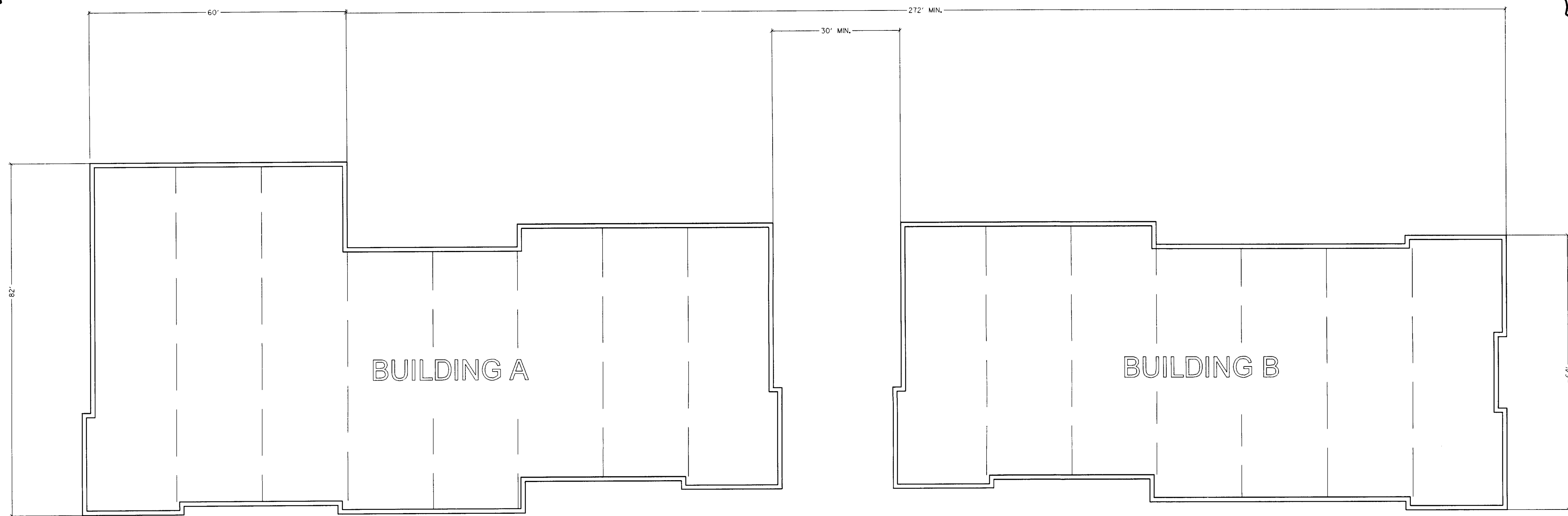


REVISIONS:
DATE: JANUARY 22, 2007
DESIGNED BY: CCM
DRAWN BY: CCM
CHECKED BY: CCM
SCALE: 1"=60'
PROJECT #: 100537
SHEET #:

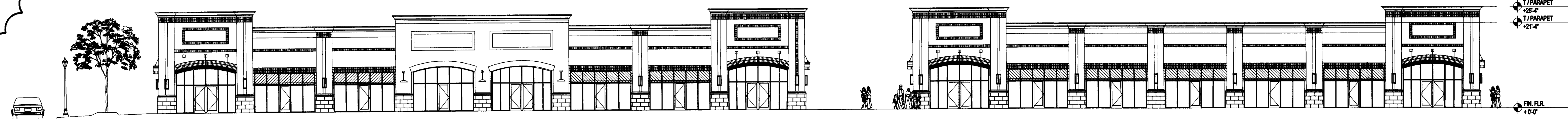
HIGHWAY 29 SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
ILLUSTRATIVE PLAN

LandDesign
213 N Graham Street Charlotte, NC 28202
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www.LandDesign.com

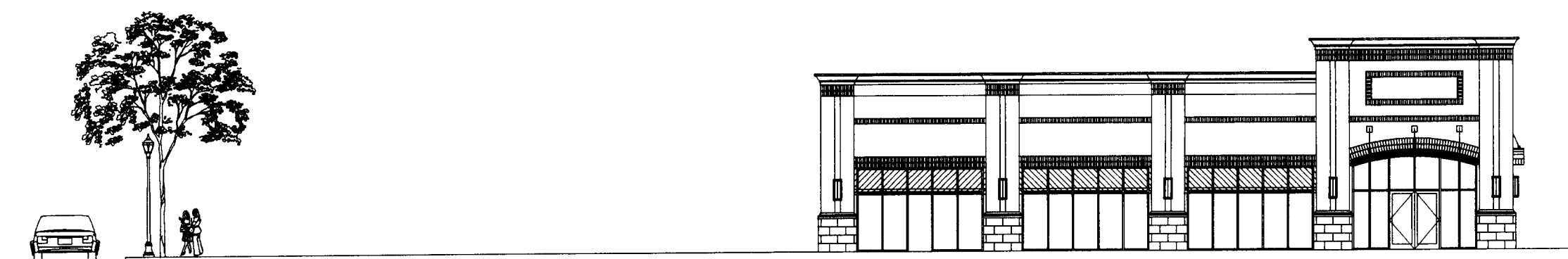
RZ-2



PLAN VIEW
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO CHANGE

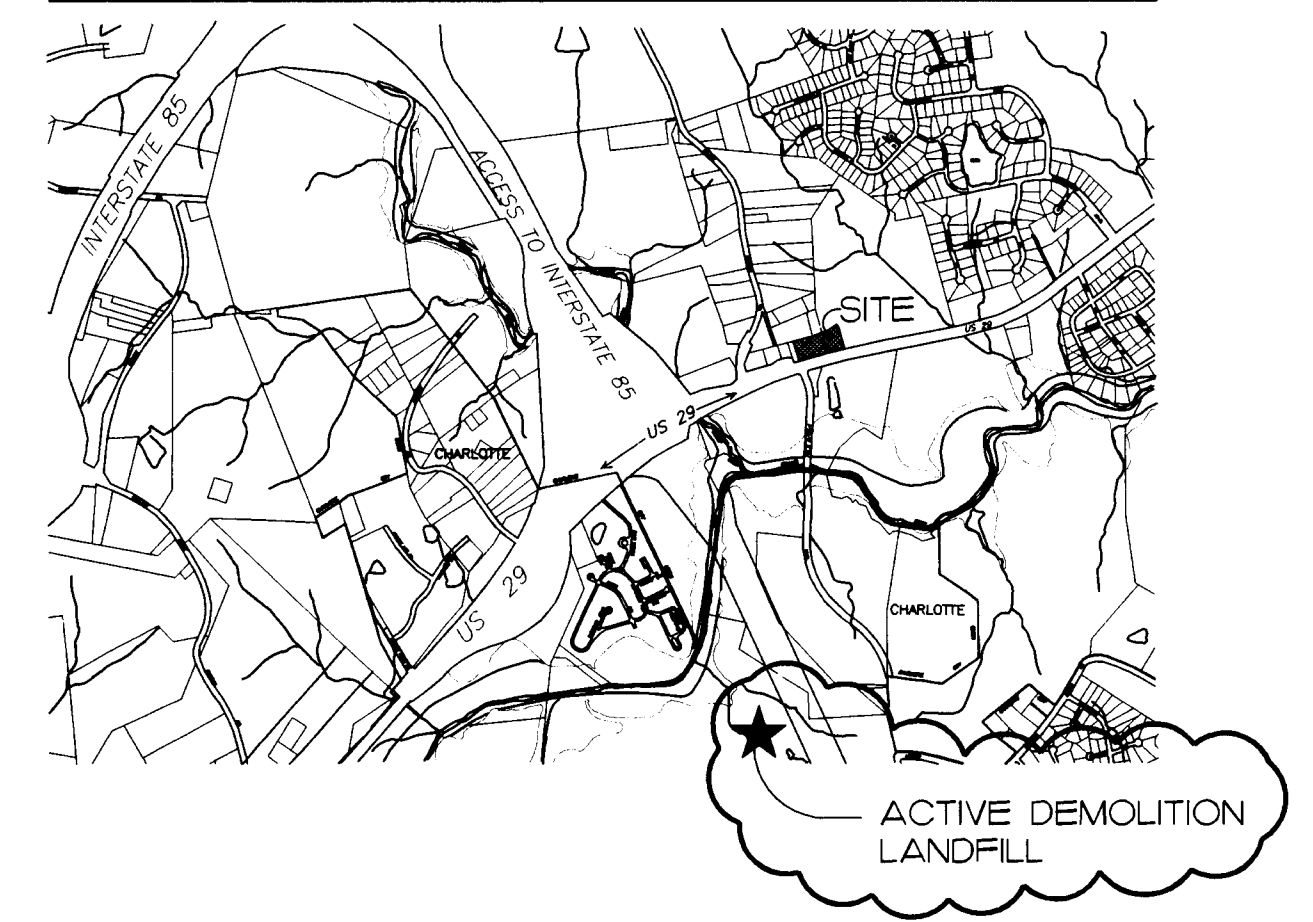


SOUTH ELEVATION



WEST ELEVATION

VICINITY MAP



HIGHWAY 29 SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
ARCHITECTURAL DESIGN

REVISIONS:
03/20/07 DESIGNED BY:
04/13/07 CHECKED BY:
04/13/07 REVISED PER PLANNING COMMENTS

DATE: JANUARY 22, 2007
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1/8" = 1'-0"
PROJECT #: 1066327
SHEET #:

FOR PUBLIC HEARING
PETITION NO. 2007-047



LandDesign

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RZ-3