

SITE DATA:

CURRENT ZONING: R-8MF / R-3
PROPOSED ZONING: UR-C (CD)

SITE AREA: 3.0 ACRES
MAX. FLOOR AREA RATIO: 3.0
MAXIMUM HEIGHT: 60'
*1 FOOT OF ADDITIONAL SIDEYARD PROVIDED FOR EVERY 10' OF BUILDING HEIGHT ABOVE 60'

MAXIMUM # OF UNITS: 65

MIN PARKING PROVIDED: 1 SPACE / UNIT
MAX PARKING PROVIDED: 2 SPACES / UNIT

Class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 16.5 feet wide with a 6' tall solid masonry screen fence.

20' minimum rear yard. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet.

5' minimum side yard. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet.

Fairview Road Development Standards
May 16 2007

1. General Provision

1.1 This petition relates to approx 3 acres of land at 5626 Fairview Road in Charlotte, NC. The site is currently zoned R-8MF for the westernmost lot, R-3 for lots 30, 31 and 32.

1.2 The purpose of this petition is to rezone the site to UR-C (CD) Urban Residential Commercial Conditional District.

1.3 Unless more stringent standards are established by The Technical Data Sheet or these Development Standards, all applicable development standards established by the Charlotte Mecklenburg Planning Commission for Multi-Family Development under UR-C (CD) Zoning shall be followed with respect to the site.

1.4 The petition requests that should the current building located at 5626 Fairview Road be relocated to the location depicted on the Technical Data Sheet, the new use shall be single family. The house at its current location may contain a bed and breakfast, office, multi-family or single family use.

2. Building Limitations

2.1 This proposal is intended to accommodate a development of a multi-family development not to exceed a maximum floor area ratio of 3.0. The current total area of the site is 3.0 acres or 130,680 sf. The 50' future R.O.W. for lots 30, 31 and 32 will reduce the total area by 6,536.4 sf (20 feet from the front property line). The total net area is 124,143.6 sf. The resulting maximum floor area for the building footprint is 372,430.8.

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2.2 The minimum setback from the future curb is 14 feet. The face of curb will be 38'-0" from the Fairview Road Centerline.

2.3 The minimum rear yard shall be 20 feet.

2.4 The minimum side yard shall be 5 feet.

2.5 Maximum building height shall be 60 feet. The maximum height may be increased above 60 feet provided the side and rear yards are increased one foot for every 10 feet of building height increase over 60 feet.

2.6 The maximum number of units shall be 65 residential units.

2.7 The residential building will be stepped from high to low as generally indicated on the Technical Data Sheet.

3. Access Point

3.1 The access point will be located off of Fairview Road across from Closeburn Road as indicated on the Illustrative Site Plan. The exact locations may vary somewhat from those depicted based on the final design and review as regulated by CDOT and where applicable, NCDOT.

3.2 The main driveway will be 32 feet wide and have a min. internal stacking distance of 100 feet. The new driveway will be a Type III driveway.

3.3 The access point to the relocated house shall be from the existing driveway curb cut location off of Wintercrest Lane.

3.4 A left turn lane will be installed in the median on Fairview Road with 150 of stacking and a 15:1 taper to taper lane.

4. Screening, Landscaping and Existing Natural Environment

4.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes and to retain as much existing landscaping as feasible.

4.2 A class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer will be 16.5 feet wide with a 6' tall solid masonry screen fence.

4.3 The development will coordinate with the existing City of Charlotte sidewalk Project on Fairview Road and Wintercrest Lane. Development shall accommodate an 8' planting strip and 5' sidewalk along Fairview Road and a 4' planting strip and a 5' sidewalk along Wintercrest Lane.

5. Vehicular Parking

5.1 Off street parking shall meet the standards set forth in the UR-C (CD) standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit.

5.2 Typical open air at grade parking module to be a minimum 8.5' wide x 18.5' deep against an adjacent wall or space and 17' deep adjacent to a curb. Parking within the enclosed parking garage will be a minimum 8.5' wide x 18' deep. No more than 25% of the parking spaces will be compact spaces.

5.3 An internal system of sidewalks will connect the building entrance with the parking areas and Fairview Road in order to provide for pedestrian walkways through the site.

5.4 All parking may be at grade, underground or any combination thereof.

6. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet

6.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

7. Plan Review

7.1 The development shall satisfy the requirements for plan review imposed by Section 9.401 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for Multi-Family Developments.

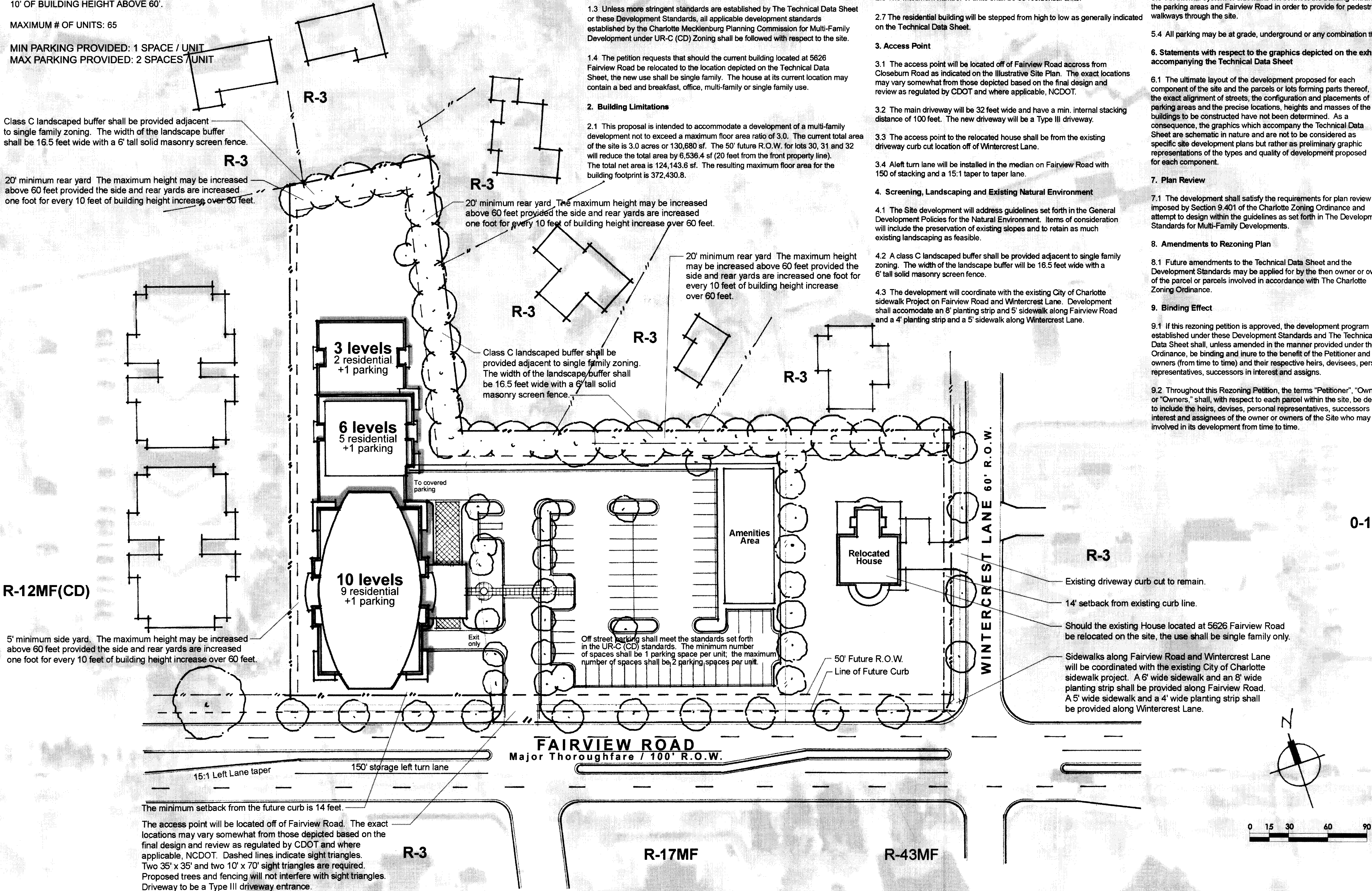
8. Amendments to Rezoning Plan

8.1 Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

9. Binding Effect

9.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

9.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners", shall, with respect to each parcel within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

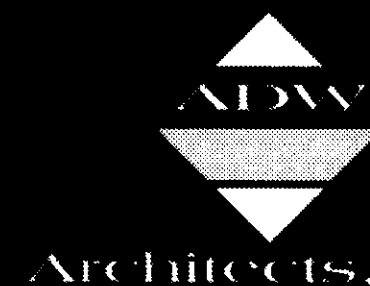


Technical Data Sheet

Fairview Rd Charlotte, NC
May 16, 2007

Southpark Residential

THE GHAZI COMPANY



ADW ARCHITECTS, P.A.

SITE PLAN

SCALE 1" = 30'-0"

01

Residential

FAIRVIEW ROAD
RESIDENTIAL

THE GHAZI COMPANY

5625 Fairview Road
Charlotte, NC

TECHNICAL
DATA SHEET

DATE: 05/16/07 JOB NO: 06137-00

REVISIONS:

NO. DATE DESCRIPTION

SHEET NUMBER

RZ-1