

Site Development Data:

--Acreage: ± 2.60 acres

--Tax Parcel #: 171-251-01, 02, 03 and 04

--Existing Zoning: R-3

--Proposed Zoning: UR-2(CD)

--Existing Uses: Three detached dwellings and a duplex.

--Proposed Uses: Up to 28 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

--Maximum Building Height: Not to exceed two (2) stories or 40 feet, building height will be measured as defined by the Ordinance.

--Parking: A minimum of 2.0 parking spaces per unit will be provided.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Crossroads Realty Group, LLC ("Petitioner") to accommodate the development of a 28 attached dwelling units on approximately ± 2.6 acre site located on the south side of Fairview Road between the open and closed portions of Closeburn Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as 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. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks or buffer areas) indicated on the Rezoning Plan; or
- modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 28 attached dwelling units together with accessory uses allowed in the UR-2 zoning district.

b. Surface parking areas will not be allowed between the proposed buildings and Fairview Road or Closeburn Road.

c. Along Fairview Road the Petitioner will provide a minimum setback that varies between 23 feet and 29 feet as measured from the back of the existing curb to the principal/main face of the attached dwelling units located along Fairview Road (window boxes, trellises, roof overhangs, a garden wall, court yards, gardens, electrical transformers and back flow preventers may be located within this setback). The garden wall located within the setback will be located between six (6) feet and zero (0) feet behind the new sidewalk constructed along Fairview Road and within four (4) feet of the principal/main face of the attached dwelling units as generally depicted on Sheet RZ-001 and 002 of the Rezoning Plan (the portion of the garden wall located at the ends of the proposed allies may be bumped out toward the sidewalk to allow the placement of electrical transformers and back flow preventers behind the garden wall and in the setback). In no case will the setback be less than 14 feet as measured from the back of the future curb.

d. Along Closeburn Road a 14 foot setback as measured from the back of the proposed curb will be provided as generally depicted on the Rezoning Plan.

3. Access and Transportation:

a. Access to the Site will be from Fairview Road and Closeburn Road in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will modify and improve the existing landscape median in Fairview Road near the intersection of Closeburn Road to accommodate pedestrian crossings by constructing a pedestrian refuge island within the median. As part of the construction of the pedestrian refuge island the Petitioner will construct accessible ramps on both sides of Fairview Road to facilitate pedestrian crossings. The design of the pedestrian refuge island will be determined during the planning multi-family review process. The pedestrian refuge island will be completed before the first certificate of occupancy for the Site is issued.

c. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Fairview Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the first building constructed on the Site.

d. Access to each unit will be from an internal private drive or alley.

e. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.

f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. At least 65% of the exterior of each building, exclusive of windows, doors and roofs will be constructed of brick, stone, precast stone, decorative block or stucco. Vinyl as a building material may only be used on windows, soffits, garage doors and on handrails/railings.

b. The units constructed on the Site abutting Closeburn Road will be designed and constructed so that either the front doors or the side of the units are oriented to Closeburn Road. The units abutting Fairview Road will be designed and constructed so that the side of the units will be oriented toward Fairview Road. The rear of units may not be located along Fairview Road or Closeburn Road.

c. Along Fairview Road and Closeburn Road a Garden Wall will be constructed as generally depicted on the Rezoning Plan. The Garden Wall may be up to eight (8) feet high. The garden wall will be constructed with a variety of building materials similar to the building materials used the Site (masonry, wood). The design of the wall will utilize the variety of building materials as well as openings to break up the wall and create a visually interesting design.

d. Each attached unit will have either: an attached or detached one or two car garage.

e. Visitor parking spaces will be provided along the Site's internal driveways as generally depicted on the Rezoning Plan.

f. Each unit will have a private court yard. These private court yards may be used to meet the minimum 400 square foot private open space requirement of the Ordinance.

g. The majority of the roofs on the buildings will be constructed utilizing architectural shingles. Portions of the roofs may also be constructed utilizing metal materials.

5. Streetscape, Buffers, Yards and Landscaping:

a. Along Fairview Road and Closeburn Road a six (6) foot sidewalk will be provided behind the required planting strip as generally depicted on the Rezoning Plan (the planting strip along Fairview Road will be 13 feet wide, the planting strip along Closeburn Road will be eight (8) feet wide).

b. Streets trees will be provided within the planting strips located along Fairview Road and Closeburn Road

c. Side and rear yards as required by the UR-2 zoning district will be provided along the exterior property lines.

d. Along the southern property line an open space area and tree save area will be provided as generally depicted on the Rezoning Plan.

e. The Petitioner will provide a sidewalk network that links to each unit on the Site and to the sidewalk along Fairview Road and Closeburn Road as required by section 12.529 of the Ordinance. A five (5) foot sidewalk will be provided along one side of the internal private drives. If additional internal sidewalks are provided, the width of these additional sidewalks may be less than five (5) feet (i.e. sidewalks not required to meet section 12.529).

f. Screening requirements of the Ordinance will be met.

g. Above ground backflow preventers and transformers will be located internally to the Site and behind the proposed Garden Wall located along Fairview Road and Closeburn Road.

6. Environmental Features:

a. The 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. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan. The location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.

7. Signage:

a. Signage as allowed by the Ordinance will be provided.

8. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

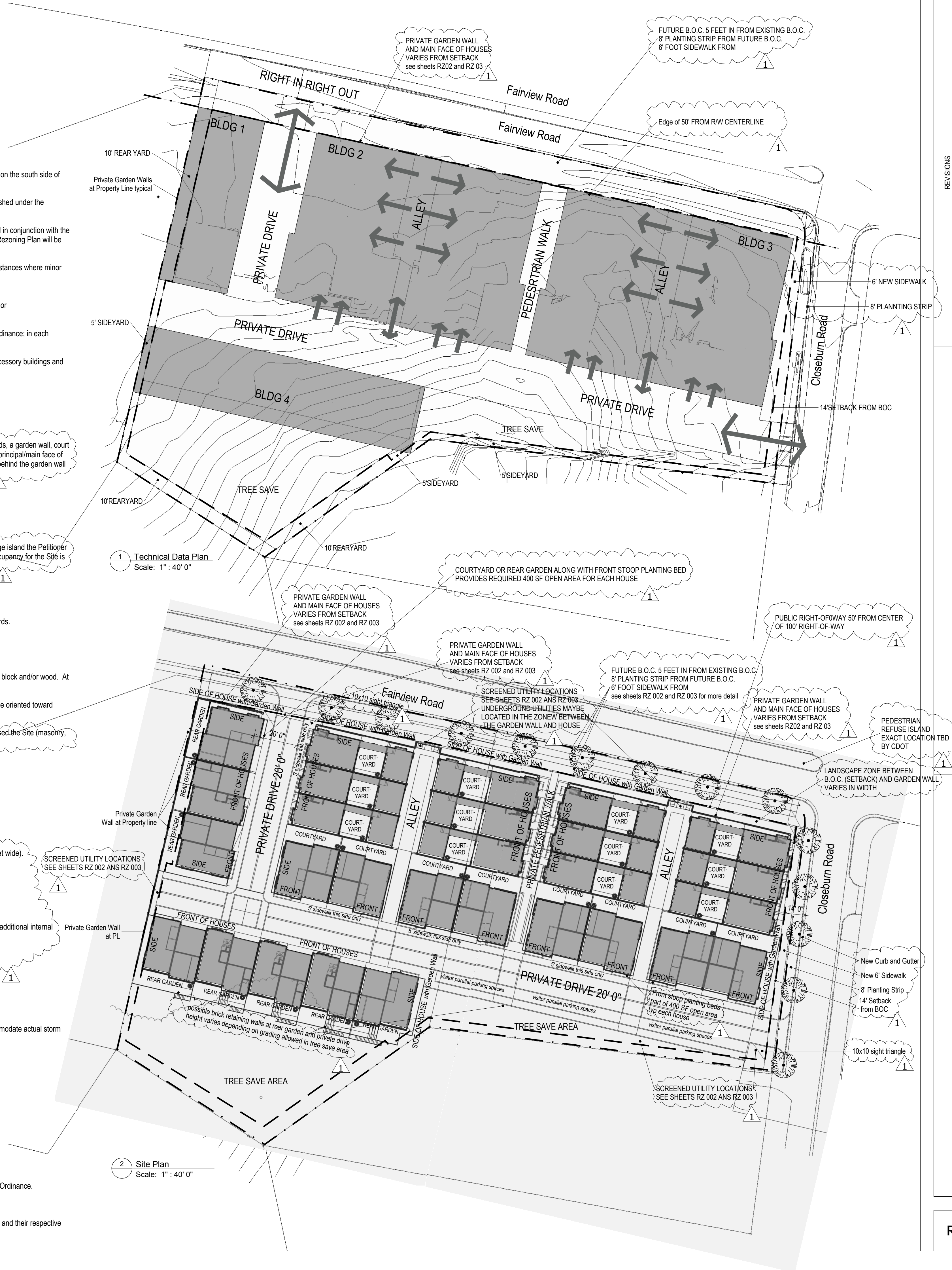
b. Detached lighting on the Site will be limited to 15 feet in height.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



REVISIONS		REVISIONS	REVISIONS
NO.	DATE	DESCRIPTION	BY
1	06/17/14
2	08/15/14	Revision: planning submitted comments	...
3
4
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BURGESS DESIGN STUDIO	
FAIRVIEW AT CLOSEBURN	
SitePlans	
RZ	001
08/15/14	



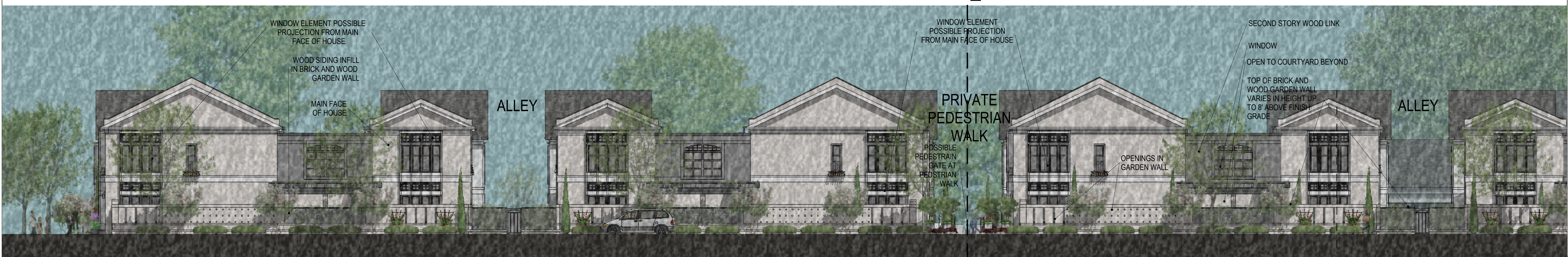
REVISIONS		REMARKS	
1	06/17/14
2	08/15/14	Revision 1 planning submitted comments	...
3
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BURGESS DESIGN STUDIO	
FAIRVIEW AT CLOSEBURN	
Garden Wall on Fairview Road	

RZ	002
08/15/14	



1 ENLARGED PLAN AT FAIRVIEW ROAD
Scale: 1" = 10' 0"



2 ENLARGED PARTIAL FAIRVIEW ELEVATION
Scale: 1" = 10' 0"

REVISIONS		REMARKS	
WMD/YY	06/17/14
1	08/15/14	Revision: planning submitted comments	...
2
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4
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BURGESS DESIGN STUDIO	
FAIRVIEW AT CLOSEBURN	
Garden Wall on Fairview Road	

RZ	003
08/15/14	