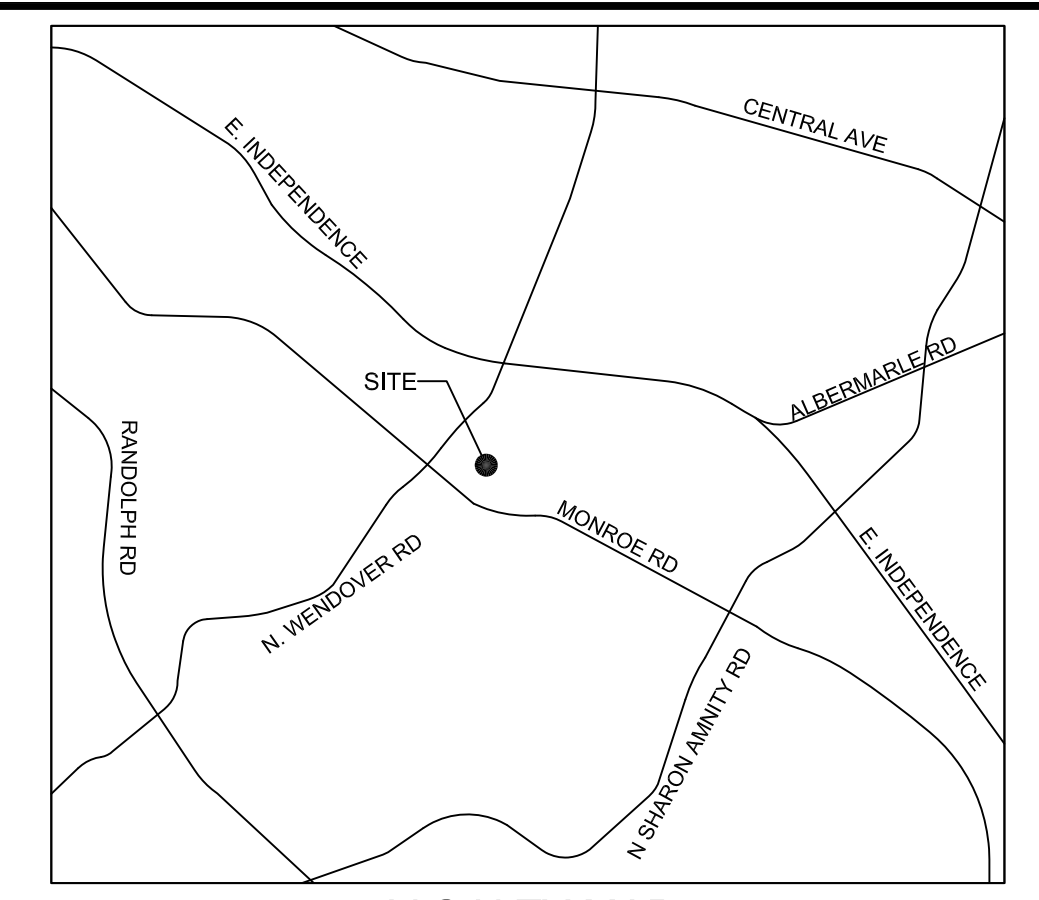


DEVELOPMENT DATA:	
TAX PARCEL ID:	15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906171, 15906174, & 15906130
EXISTING SITE AREA:	± 11.15 AC
EXISTING ZONING:	R-5, R-8MF
EXISTING USE:	SF, VACANT
PROPOSED USES:	SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED ZONING:	UR-2 (CD)
UNITS PROPOSED:	UP TO 150 UNITS SUBJECT TO THE CONVERSION RIGHTS IN SECTION II BELOW
DENSITY PROPOSED:	UP TO 13.45 UNITS/AC
TREE SAVE REQUIRED:	15% (1.68 AC) - PROVIDE ON SITE WHERE POSSIBLE & PAY IN LIEU FOR BALANCE
PCO:	EXTENDED DRY DETENTION PROPOSED
MAXIMUM BUILDING HEIGHT:	UP TO 51 FT AS PERMITTED IN THE UR-2 ZONING DISTRICT
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS
MINIMUM VISITOR PARKING:	10 VEHICULAR PARKING SPACES, IN ADDITION TO CODE REQUIRED ON-STREET PARALLEL PARKING SPACES SHOWN ON THE REZONING PLAN



DEVELOPMENT STANDARDS

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Seahawk Holding Partners LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 11.15-acre site located on the north side of Monroe Road and west side of Commonwealth Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 15906103, 15906132, 15906129, 15906128, 15906183, 15906176, 15906131, 15906174, and 15906130.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the 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 they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of one hundred fifty (150) single-family attached dwelling units (townhomes) and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. However, townhome units may be converted to single-family homes at a rate of 1.75 townhomes to one (1) single-family home so converted, thereby allowing a maximum total of eighty-five (85) single-family homes if all townhome units are converted.

III. Transportation

- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
- Construction traffic shall at no time be permitted to access the Site through the proposed access point at Levy Way.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- Petitioner shall be permitted to phase the development so as to only be required to construct transportation improvements related to that phase, as depicted on the Rezoning Plan as Development Area A and Development Area B. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
 - The Petitioner shall construct the Development Area A portion of the Proposed Public Street and connect through to Levy Way prior to the issuance of the first certificate of occupancy for Development Area A.
 - Petitioner shall construct the Development Area B portion of the Proposed Public Street prior to the issuance of the first certificate of occupancy for Development Area B.
- During construction, the Petitioner shall ensure that construction vehicles are not allowed to access the Site via the proposed Levy Way access point.
 - Access into the Site from Commonwealth Avenue shall be required prior to the issuance of the one hundredth (100th) certificate of occupancy to serve Development Area B of development if the Commonwealth Avenue access is required as one of the two required Site access points in Section III.C.e. below (i.e., if access via Monroe Road is not provided).
 - The Site shall have a minimum of two (2) public access points prior to the issuance of the one hundredth (100th) certificate of occupancy.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- The Petitioner will minimize the visual impact of garage doors visible from network-requred streets by providing a 12 to 24-inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent sidewalks.
- Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
- Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
- For all corner/units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than ten (10) feet on all building levels.
- Petitioner shall provide blank wall provisions that limit the maximum blank wall expansion to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- Attached dwelling units shall be limited to a maximum of six (6) units per building.
- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be either raised or lowered from the average sidewalk grade by a range of twelve (12) to twenty-four (24) inches.
- All townhome units shall be provided with pedestrian access to a public street, as generally depicted on the Rezoning Plan.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum fifteen (15) foot buffer along the Site's northwestern property boundary. In the area as generally depicted on the Rezoning Plan, with a wall or fence.
- The Petitioner shall construct a planting strip and sidewalk along all internal streets per Subdivision Ordinance standards or innovative dimension as otherwise coordinated with CDOT during the permitting phase of development.
- The Petitioner shall construct the planting strip and sidewalk along the Site's frontage of Commonwealth Avenue, as generally depicted on the Rezoning Plan. Buildings along Commonwealth Avenue shall be set back a minimum of sixty (60) feet from the back of curb and this area (totaling a minimum of 2,000 square feet) shall be reserved as usable common open space, as generally depicted on the Rezoning Plan.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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. For adjoining parcels receiving storm water discharge, the Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Crater Street. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
- Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance.
- The Petitioner shall comply with tree save requirements.
- A minimum of 10% of the total Site area shall be set aside for usable common open space according to the requirements of the Zoning Ordinance and in possible locations as generally depicted on the Rezoning Plan.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

VIII. Amendments to Rezoning Plan

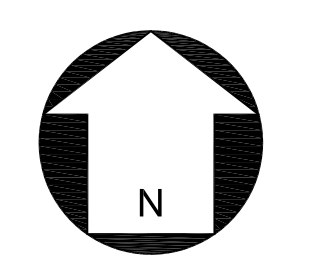
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	8/12/19	MDH	STAFF AND DEVELOPER COMMENTS
2	9/16/19	MDH	STAFF AND DEVELOPER COMMENTS
3	10/15/19	DRW	STAFF AND DEVELOPER COMMENTS



LEGEND

- BOUNDARY
- PROP CONCRETE
- POSSIBLE WETLAND
- COMMON OPEN SPACE/ POSSIBLE TREE SAVE
- PROP ROW
- ROAD CENTERLINE
- PROP SETBACK

This Plan Is A Preliminary Design. NOT Released For Construction.

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	8/12/19	MDH	STAFF AND DEVELOPER COMMENTS
2	9/16/19	MDH	STAFF AND DEVELOPER COMMENTS
3	10/15/19	DRW	STAFF AND DEVELOPER COMMENTS

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