



- SETBACKS AND YARDS
- A 30 foot setback shall be established along the Site's frontage on Reames Road.
  - Side and rear yards shall be provided in accordance with the Ordinance.
- SCREENING AND LANDSCAPED AREAS
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
  - Any dumpsters located within the Site that are visible from a public street or from an adjoining property will be screened from view by a solid-enclosure with gates.
  - Development of the Site shall conform to the requirements of the City of Charlotte Tree Ordinance.
- PARKING
- Off street vehicular parking shall be provided in accordance with the requirements of the Ordinance.
  - Parking may be provided along one or both sides of the internal streets.
  - Bicycle parking shall be provided in accordance with the requirements of the Ordinance.
- LIGHTING
- Petitioner shall install pedestrian scale light fixtures not exceeding 15 feet in height along the Site's main internal spine road, and such light fixtures shall be capped and fully shielded such that illumination is directed downward. The final spacing of such light fixtures shall be determined by Petitioner.
  - Petitioner may install decorative freestanding light fixtures at the entrances into the Site or at other locations as determined by Petitioner.
  - The maximum height of any freestanding light fixture (other than the pedestrian scale light fixtures referenced above in Note 1), including its base, shall not exceed 25 feet.
  - All exterior light fixtures (except street lights along Reames Road) shall be capped, fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
  - The use of wall-pak light fixtures shall not be permitted on the Site, however, architectural light fixtures may be installed on building facades.
- ARCHITECTURAL COMMITMENTS
- This multi-family residential community shall be built in two separate phases. The buildings constructed in the first phase will be architecturally distinct from the buildings constructed in the second phase in terms of architectural style and character and the use of exterior building materials.
- CELL TOWER DEVELOPMENT STANDARDS
- The cellular telephone and wireless communications tower and any facility plant, support structures and support buildings relating thereto must be located within that portion of the Site designated as the "Cell Tower Area" on the Conditional Rezoning Plan.
  - As depicted on the Conditional Rezoning Plan, the Cell Tower Area shall be located a minimum of 200 feet from any of the Site's external property lines.
  - The maximum height of the cellular telephone and wireless communications tower shall be 190 feet as measured from its base.
  - The maximum width of the cellular telephone and wireless communications tower shall be 6 feet in diameter.
  - The cellular telephone and wireless communications tower shall be a "simple" type tower. Attachments as Exhibit A is a schematic rendering of the cellular telephone and wireless communications tower to be located on the Site, and the cellular telephone and wireless communications tower shall be substantially similar in appearance to the attached schematic rendering.
  - All antennas shall be located within the interior of the cellular telephone and wireless communications tower. The "simple" design of the cellular telephone and wireless communications tower meets the concealment requirements of Section 12.108(5)(i) of the Ordinance.
  - As required under Section 12.108(8) of the Ordinance, the cellular telephone and wireless communications tower shall be designed and equipped with the technological and structural capability to accommodate at least three wireless communication carriers.
  - The Cell Tower Area shall be screened from the street and any adjoining property located in a residential district by a wooden fence and vegetation in accordance with the Ordinance.
  - A wooden fence shall be installed and maintained around the Cell Tower Area in order to make the Cell Tower Area inaccessible to the public.
  - Pursuant to Section 12.108(8)(i) of the Ordinance, any support building shall be limited in size to 500 square feet per communication company using the cellular telephone and wireless communications tower and limited in height to 15 feet.
- GREENWAY
- As provided above, Petitioner has dedicated and conveyed to Mecklenburg County for greenway purposes the Greenway Area (as defined above) in satisfaction of its commitment under Rezoning Petition No. 2005-167.
  - Petitioner agrees, upon the request of the Mecklenburg County Park and Recreation Department ("Park and Rec") after that portion of the Long Creek Greenway to be located immediately adjacent to the Site is designed to dedicate and convey to Mecklenburg County for greenway purposes an additional portion of the Site located at the northwest corner thereof across from Secretariat Drive to accommodate a trail leading from the Greenway Area to the sidewalk along Reames Road (the "Additional Greenway Area"). The size of the Additional Greenway Area will be limited to that area that is reasonably required to accommodate the construction, installation, maintenance and use of the trail described above.
  - One pedestrian connection from phase one of the residential community to be located on the Site to the Greenway Area (the "Phase One Connection") shall be provided. The Phase One Connection shall be located in the general location depicted on the Conditional Rezoning Plan and Park and Rec. shall be responsible for the design, installation and construction of the Phase One Connection, and it is anticipated that the Phase One Connection will be installed and constructed contemporaneously with the construction of that portion of the Long Creek Greenway to be located immediately adjacent to the Site by Park and Rec.
  - Park and Rec. shall be responsible for the maintenance, repair and replacement (as needed from time to time) of the Phase One Connection. Petitioner shall, at no cost to Park and Rec., grant an appropriate easement to Park and Rec. to facilitate the installation, construction, maintenance, repair and replacement (as may be needed from time to time) of that portion of the Phase One Connection to be located on the Site. The foregoing easement shall contain a self-help provision that will enable the Petitioner to maintain and repair that portion of the Phase One Connection to be located on the Site in the event that Park and Rec. fails to meet its obligation to maintain and repair the Phase One Connection, and this easement shall be granted by Petitioner to Park and Rec. prior to the commencement of the installation and construction of the Phase One Connection.
  - Park and Rec. shall be responsible for the design, installation and construction of the Phase Two Connection, and it is anticipated that the Phase Two Connection will be installed and constructed contemporaneously with the construction of that portion of the Long Creek Greenway to be located immediately adjacent to the Site by Park and Rec. The Phase Two Connection may be designed, installed and constructed by Park and Rec. to be ADA accessible to and from the Greenway Area.
  - Park and Rec. shall be responsible for the maintenance, repair and replacement (as needed from time to time) of the Phase Two Connection. Petitioner shall, at no cost to Park and Rec., grant an appropriate easement to Park and Rec. to facilitate the installation, construction, maintenance, repair and replacement (as may be needed from time to time) of that portion of the Phase Two Connection to be located on the Site. The precise location of the Phase Two Connection and the easement described above shall be mutually determined by Petitioner and Park and Rec. at the time that portion of the Long Creek Greenway to be located immediately adjacent to the Site is designed by Park and Rec. or when phase two of the residential community to be located on the Site is designed and planned, whichever is first to occur.
  - The foregoing easement shall contain a self-help provision that will enable the Petitioner to maintain and repair that portion of the Phase Two Connection to be located on the Site in the event that Park and Rec. fails to meet its obligation to maintain and repair the Phase Two Connection, and this easement shall be granted by Petitioner to Park and Rec. prior to the commencement of the installation and construction of the Phase Two Connection.
  - Petitioner, in satisfaction of its commitment under Rezoning Petition No. 2005-167, paid the sum of \$188,000 to Partners for Parks, Inc. \$140,000 of this payment shall be applied to the cost of constructing that portion of the Long Creek Greenway to be located immediately adjacent to the Site. \$24,000 of this payment shall be applied to the cost of designing, installing and constructing the Phase One Connection and \$24,000 of this payment shall be applied to the cost of designing, installing and constructing the Phase Two Connection.
  - Park and Rec. will be responsible for the design, installation and construction of that portion of the Long Creek Greenway located immediately adjacent to the Site and the design, installation and construction of the Phase One Connection and the Phase Two Connection, and Petitioner's only obligation and commitment with respect to these improvements shall be the \$188,000 payment to Partners for Parks, Inc. described above.
  - The locations of the Greenway Area and the easement relating to the Phase One Connection was delineated on the final plan(s) for phase one of the residential community to be located on the Site. The easement relating to the Phase Two Connection shall be delineated on the final plan(s) for phase two of the residential community to be located on the Site.
- BUS STOP PAD
- Petitioner shall install a concrete bus stop pad on the Site adjacent to Reames Road in a location to be determined by CATS and the Petitioner. Petitioner will grant an appropriate easement to the City of Charlotte to facilitate its use and maintenance of the concrete bus stop pad.
- SOLID WASTE
- This multi-family community will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste, dumpster, compactor and recycling areas.
- SIGNS
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- ACCESS POINTS (DRIVEWAYS)/STREETS/INTERNAL SIDEWALKS
- The number of vehicular access points to the Site shall be limited to the number depicted on the Conditional Rezoning Plan.
  - 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 Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
  - A sub-street shall be provided to the parcel of land located to the south of the Site as depicted on the Conditional Rezoning Plan. This sub-street shall be a part of the Site's private street system. Petitioner shall open this sub-street to vehicular traffic from the adjoining parcel of land provided that an appropriate easement agreement can be negotiated with the owner(s) of the adjoining parcel of land.
  - An internal sidewalk system will be provided as generally depicted on the Conditional Rezoning Plan.
  - Petitioner shall install planting strips adjacent to the internal sidewalks located on the Site.
  - Petitioner shall install a minimum 4 foot planting strip on the internal spine street located on the Site.
- FIRE PROTECTION
- Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- AMENDMENTS TO REZONING PLAN
- Future amendments to this Conditional Rezoning Plan 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.
- 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 Conditional Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- TABULATION
- |                  |                        |
|------------------|------------------------|
| TAX PARCEL ID #  | 025-113-05, 025-113-22 |
| SITE AREA:       | 43.94 ACRES            |
| EXISTING ZONING: | R-12 MF (CD)           |
| PROPOSED ZONING: | R-12 MF (CD) S.P.A.    |



landscape architecture  
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# Long View Apartments

Charlotte, North Carolina  
Mecklenburg County



CHARTER PROPERTIES INC.

1520 South Boulevard, Suite 215  
Charlotte, North Carolina 28203

project number	09004
drawn by	JKK
designed by	BCS
issue date	06/24/2010

revisions

1.	08/17/10	JKK	Revision to notes
2.			
3.			
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## Zoning Admendment

Petition Number  
2010-055

# L1.0

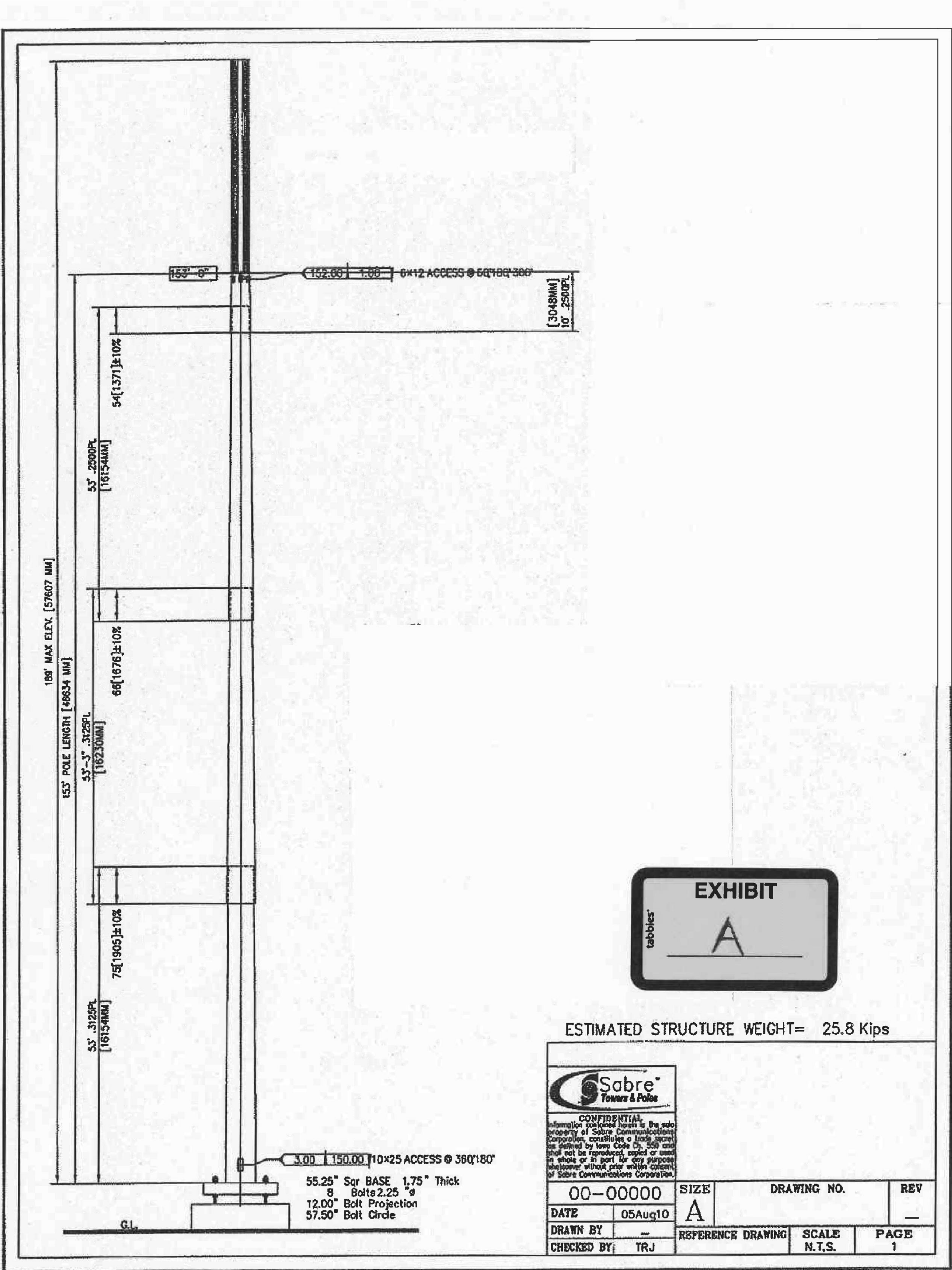


Long View  
Apartments

Charlotte, North Carolina  
Mecklenburg County



1520 South Boulevard, Suite 215  
Charlotte, North Carolina 28203



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project number 09004  
drawn by JKK  
designed by BCS  
issue date 08/17/2010

revisions

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.

Zoning Admendment  
Tower Exhibit A  
Petition Number  
2010-055