





DEVELOPMENT STANDARDS

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Copper Builders, Inc. to accommodate the development of a residential community comprised of for sale single family attached dwelling units, a single family detached dwelling unit and common areas on that approximately 9.083 acre site located at the southwestern corner of the intersection of Carmel Road and Colony Road, which site is more particularly depicted on the Rezoning Plan (the “Site”).
2. 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”).
3. 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 all development taking place on the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal street network depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
5. Future amendments to the Rezoning Plan and/or 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.

Permitted Uses

The Site may be devoted only to the following uses.

Tract A

A maximum of 35 for sale single family attached dwelling units, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UR-2 zoning district.

Tract B

A maximum of 1 single family detached dwelling unit, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UR-2 zoning district. Tract B may be subdivided from Tract A.

Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
2. As depicted on the Rezoning Plan, the internal street shall be a public street.
3. The exact alignment of the proposed internal public street may be altered during the construction permitting process.
4. The public street connection to Carmel Road shall be limited to right-in, right-out movements.
5. Off-street vehicular parking will meet the minimum and maximum standards established under the Ordinance for the UR-2 zoning district. As depicted on the Rezoning Plan, on street parking spaces will be provided on the internal public street.
6. A minimum of 85 vehicular parking spaces will be provided on Tract A. The vehicular parking spaces on Tract A will be comprised of the two parking spaces located in the garage associated with each single family attached dwelling unit and approximately 15 on street parking spaces located on the internal public street. The on street parking count is subject to minor modification required to accommodate final site and construction plans.
7. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander within the tree save area to save existing trees.

Architectural Standards

1. The maximum height of any single family attached dwelling unit located on Tract A shall be two stories, provided, however, that some single family attached dwelling units may have two stories above a basement.
2. The maximum height of a single family detached dwelling unit located on Tract B shall be 40 feet.
3. Attached hereto is a schematic architectural rendering of the front elevation of the single family attached dwelling units proposed to be constructed on Tract A of the Site that is intended to depict the general architectural style, character and elements of the front elevation of the single family attached dwelling units. Accordingly, the front elevation of each single family attached dwelling unit constructed on Tract A of the Site shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural rendering attached hereto. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
4. At least 90 percent of each facade of the single family attached dwelling units to be located on Tract A below the roofline shall be composed of brick, and the remaining portions of each facade below the roofline shall be composed of cementitious siding and miratec trim. “Each facade below the roofline” is defined as the entire exterior surface area below the roofline excluding windows, doors, garage doors and trim, so that windows, doors, garage doors and trim are not considered when calculating the minimum percentage of material required. Vinyl shall not be a permitted exterior building material for the single family attached dwelling units, provided, however, that vinyl may be utilized on the soffits of such dwelling units and vinyl windows may be installed on such dwelling units.
5. With respect to the facades of the single family attached dwelling units that face Colony Road and/or Carmel Road, there shall be no expanses of blank walls in excess of 20 feet.
6. Private roll out trash and recycling containers will be utilized by the residents of the community and picked up by a private service.

Streetscape and Landscaping

1. Landscaping will meet or exceed the requirements of the Ordinance.
2. Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Colony Road as generally depicted on the Rezoning Plan.
3. Petitioner shall install a minimum 8 foot planting strip and a minimum 6 foot sidewalk along the Site's frontage on Carmel Road. Notwithstanding the foregoing, Petitioner reserves the right to request a reduction in the widths of the planting strip and the sidewalk pursuant to Section 9.407(4)(c) of the Ordinance due to potential grade and topography issues on the Site.

Environmental Features

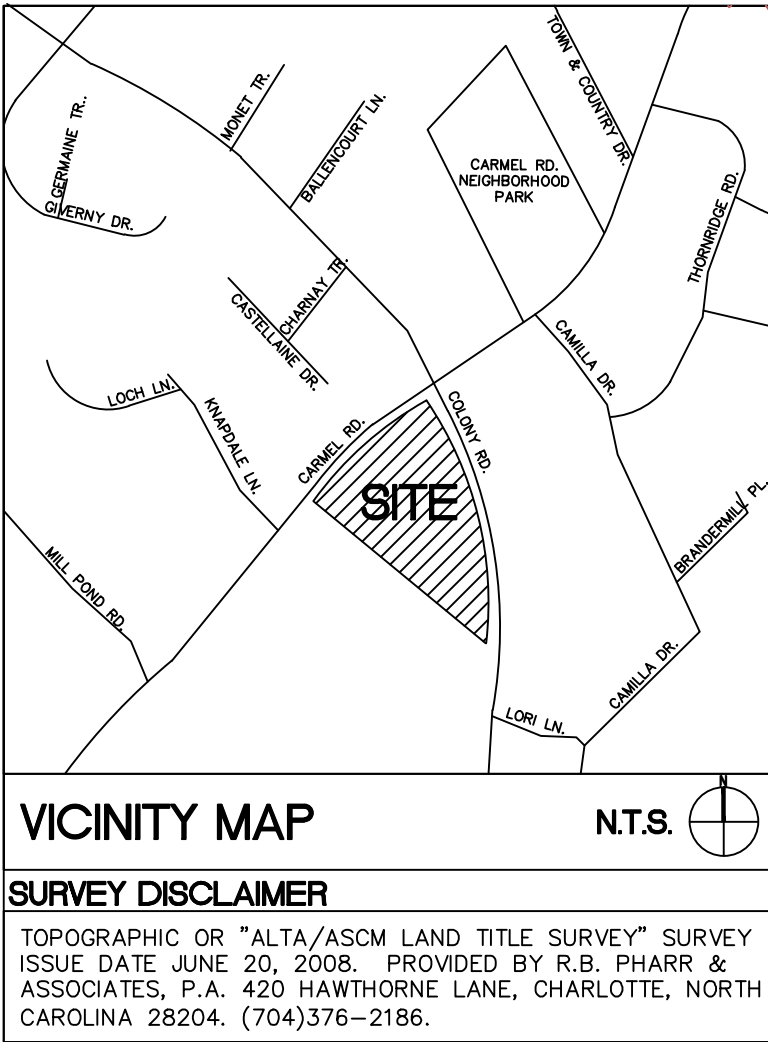
1. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
2. Those portions of the Site designated as tree save areas on the Rezoning Plan shall remain undisturbed, provided, however, that walking trails may be installed within the tree save areas as generally depicted on the Rezoning Plan, and the tree save area may be disturbed in connection with the repair and maintenance of the dam located on the Site. The final locations of the walking trails may be adjusted during the design development and construction document phases.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal street. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by Petitioner. All such freestanding lighting fixtures 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.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.





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CONDITIONAL REZONING NOTES

Project No.  
4315  
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03.24.14

Revised



RZ-2

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