

DEVELOPMENT STANDARDS

January 21, 2016

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Selwyn Property Group Investments, LLC to accommodate the development of a residential community on that approximately 2.23 acre site located on the west side of Park Road, north of the intersection of Park Road and Hillside Avenue, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel No. 149-144-37.
- 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 (CD) zoning district shall govern the development and use of the Site.
- Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- Future amendments or modifications 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. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 19 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 (CD) zoning district.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the 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.
- As depicted on the Rezoning Plan, the Site will be served by public and private streets.
- The public street shall be built to a residential-wide standard. Notwithstanding the foregoing, the installation of the sidewalk along the northern side of the public street and the dedication of additional right of way to accommodate the sidewalk shall occur at the time that the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) is redeveloped since the sidewalk will be located on this adjoining parcel of land. The developer of the adjoining parcel of land located to the north of the Site (Tax Parcel No. 149-144-38) shall install the sidewalk and dedicate the right of way for the sidewalk.
- The private street shall be built to a residential wide standard. Notwithstanding the foregoing, a sidewalk shall not be required to be installed on the northern side of the private street.
- As depicted on the Rezoning Plan, Petitioner shall construct public stub streets.

- A minimum of 44 parking spaces shall be provided on the Site. The on-street parking spaces located on the public street and on the private street are included in the 44 parking spaces, as are the parking spaces located in the garages and driveways associated with the single family attached dwelling units.

- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

- Prior to the issuance of a certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Park Road as required to provide right of way measuring 50 feet from the existing centerline of the Park Road right of way, to the extent that such right of way does not already exist.

D. Architectural Standards

- The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
- The maximum height in feet of each single family attached dwelling unit to be located on the Site shall be 35 feet as measured from the average grade at the base of each single family attached dwelling unit.
- Attached to the Rezoning Plan are conceptual architectural images of the front, rear and side elevations of the single family attached dwelling units to be constructed on the Site, and the single family attached dwelling units are designated on such conceptual architectural images as an “A” Unit or a “B” Unit. These conceptual architectural images are intended to depict the general conceptual architectural style and character of the front, rear and side elevations of the “A” Unit single family attached dwelling units and the “B” Unit single family attached dwelling units. Accordingly, the front, rear and side elevations of the single family attached dwelling units to be constructed on the Site shall be designed and constructed so that the front, rear and side elevations are substantially similar in appearance to the relevant conceptual architectural images for either the “A” Unit single family attached dwelling units or the “B” Unit single family attached dwelling units with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- The permitted primary exterior building materials for the single family attached dwelling units to be constructed on the Site are designated and labelled on the conceptual architectural images attached to the Rezoning Plan. Vinyl shall not be a permitted exterior building material provided, however, that vinyl may be utilized on the soffits and trim, and vinyl windows may be installed on the single family attached dwelling units.
- The side elevation (the elevation facing Park Road) of the single family attached dwelling unit designated as Unit 1 on the Rezoning Plan shall be the “A” Unit Side Elevation.
- Garages shall be setback less than 7 feet or more than 20 feet from the back of curb or the back of sidewalk.

E. Streetscape/Buffer/Landscaping

- A 20 foot wide buffer shall be established along the Site's western boundary line and along a portion of the Site's southern boundary line as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. This 20 foot wide buffer shall meet the tree and shrub requirements of a Class B buffer, and Petitioner shall install additional trees and

shrubs as necessary to comply with the tree and shrub requirements of a Class B buffer. The width of this 20 foot wide buffer shall not be reduced.

- A 15 foot wide buffer shall be established along a portion of the Site's southern boundary line as depicted on the Rezoning Plan, and such buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this buffer has been reduced by 25% from 20 feet to 15 feet by the installation of a fence that meets the standards of Section 12.302(8) of the Ordinance. This 15 foot wide buffer shall meet the tree and shrub requirements of a Class B buffer, and Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class B buffer.
- The fence described above shall be located along the entire southern boundary of the Site as depicted on the Rezoning Plan, and the fence shall comply with the fence detail set out on the Rezoning Plan.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- An 8 foot planting strip and a 6 foot sidewalk shall be installed along the Site's frontage on Park Road.

F. Environmental Features

- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and 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 20 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- 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.
- 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.
- 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.



SELWYN PROPERTY GROUP

4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

3620 PARK ROAD
RESIDENTIAL
REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209



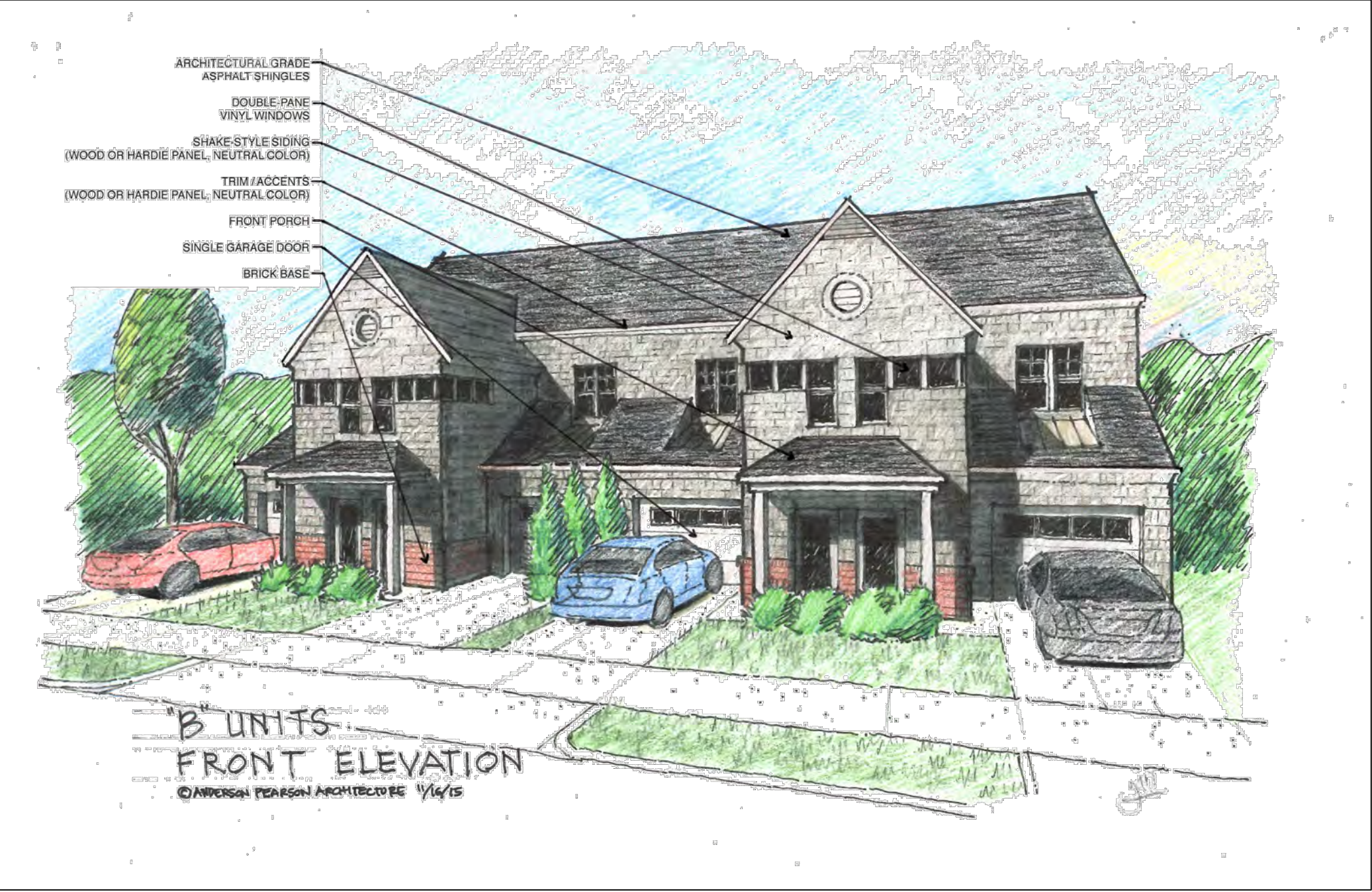
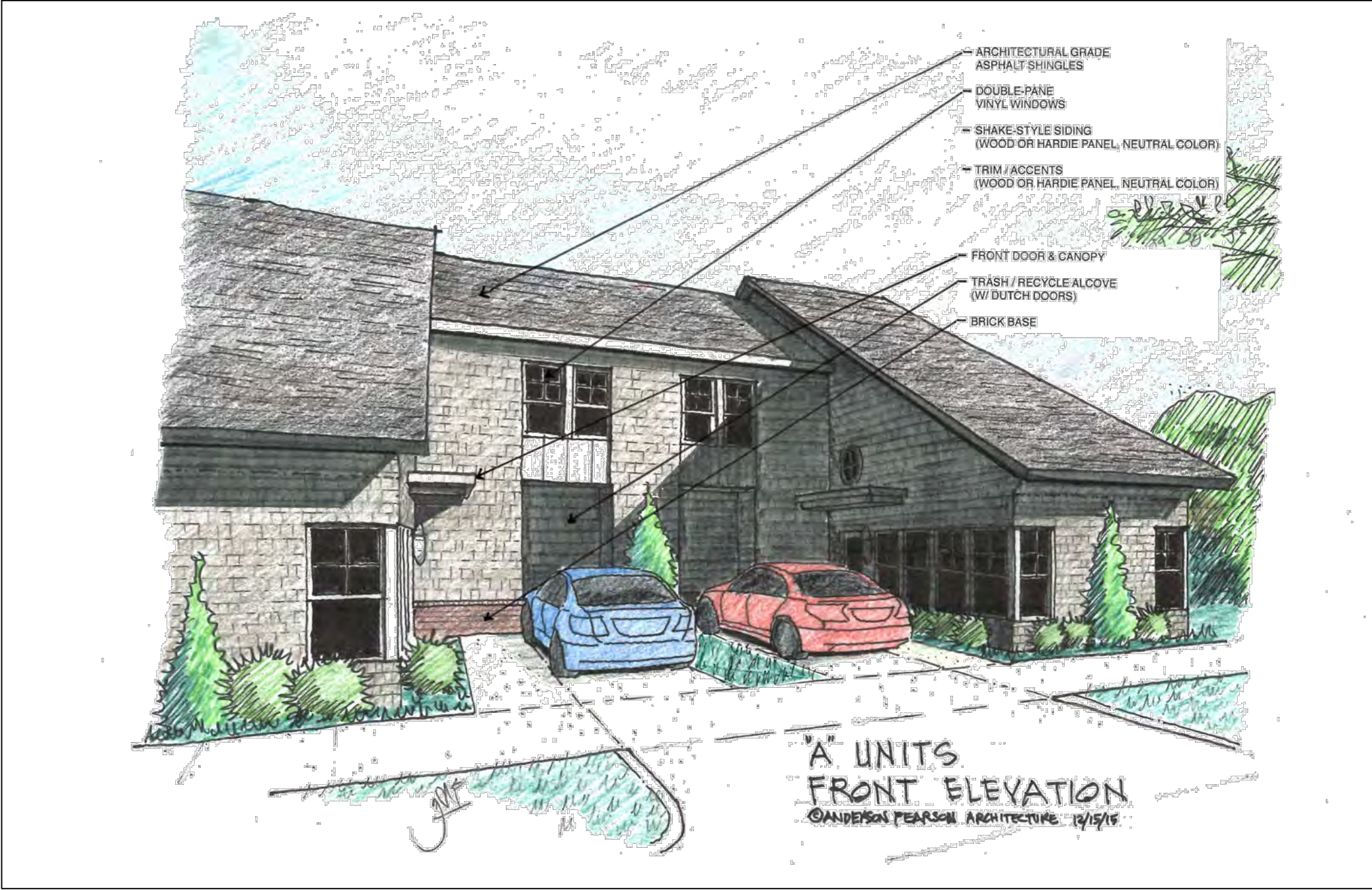
DEVELOPMENT
STANDARDS

Project No.	4378.02
Issued	09/28/15
Revised	12/18/15 - REVISED PER CITY OF CHARLOTTE COMMENTS 01/21/15 - REVISED PER STAFF ANALYSIS



RZ-200

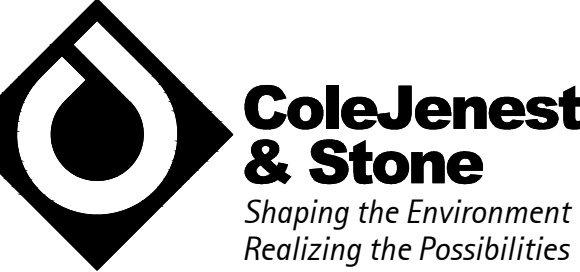
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**SELWYN
PROPERTY GROUP**
4310 PARK ROAD
SUITE 101
CHARLOTTE, NC 28209

3620 PARK ROAD RESIDENTIAL REZONING

3620 PARK ROAD
CHARLOTTE, NC 28209



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*Shaping the Environment
Realizing the Possibilities*

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ARCHITECTURAL ELEVATIONS

Project No.
4378.02

Issued
09/28/15

Revised
12/18/15 - REVISED PER CITY OF CHARLOTTE
COMMENTS
01/21/15 - REVISED PER STAFF ANALYSIS



RZ-300

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PETITION #: 2016-004