

--Proposed Uses: Up to 35 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

--Open Space: A minimum of 15% of the site will be established as a tree/save/open (to include the on-site open storm water retention area) space areas as

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Blanchard Family (NC) LLC ("Petitioner") to accommodate the development of a townhome community on approximately 4.50 acre site located on the west side of Carmel Road

Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the

streets 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

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

but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

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,

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 10. 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. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and

e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the

a. The Site may be developed with up to 35 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

c. Along the Site's internal private road a six (6) foot planting strip with a six (6) foot sidewalk will be provided on at least one side of the proposed private street as generally depicted on the Rezoning Plan. Street trees will also be provided along the private street as generally depicted on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the portion of the internal private street that runs parallel to Carmel Road.

e. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the 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

h. The Petitioner will modify the southern end of the existing Carmel Road median to provide a pedestrian refuge island.

tone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed b. The attached illustrative building elevations (typical unit front elevations and side elevations) are included to reflect an architectural style and a quality of

the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent

The side elevations of the building along Carmel Road will contain windows so that blank walls over 20 feet in length will not occur.

The proposed garage doors utilized throughout the Site be decorative carriage style doors. A projecting element with a depth of at least 12" will be g. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches. h. Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry The Petitioner will provide along Carmel Road a five (5) foot decorative metal ornamental fence and landscaping as generally depicted on the Rezoning

In addition to the decorative metal fence that will be provided along Carmel Road, the Petitioner will provide a decorative four (4) foot tall metal fence along the southern, eastern and a portion of the northern property boundary as generally depicted on the Rezoning Plan. This proposed fence may be located within one (1) foot of the property line. The Petitioner will preserve the existing fence located along the eastern property boundary.

Garbage pickup for the Site will be through the HOA and a private company via roll out containers from each unit. Trash pickup from the Site will not

a. A 80 foot building setback measured from the back of the existing curb will be provided along Carmel Road. A private drive and driveways for individual units will be allowed in the 80 foot building setback as generally depicted on the Rezoning Plan. b. A 39 foot rear yard will provided along the eastern property boundary of the Site as generally depicted on the Rezoning Plan. Building H will have a 35 foot side yard and building E will have a 24 foot side yard as generally depicted on the rezoning plan. The required private open space for the proposed units

A 21 foot Class C Buffer with a four (4) foot decorative metal fence will be provided along the eastern property boundary as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance). A 21 foot Class C buffer will also be provided along the northern and southern property boundary as generally depicted on the Rezoning Plan, a decorative four (4) foot metal fence will also be

Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the

g. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Carmel Road. A detail landscape plan for the proposed planting along Carmel Road and within the buffers has been made part of the Rezoning Plan. Any of the plant material or species that does not live or becomes diseased, will be replaced by the next planting season. The Petitioner reserves the right to substitute plant material listed on the detailed landscape plan with plant material of a similar type and quality if the plant material specified is not available or has become

The proposed landscaping along Carmel Road and within the buffers will be installed prior to the issuance of the first certificate of occupancy. The Petitioner reserves the right to request a seasonal planting delay to avoid planting the materials during the wrong time of the year.

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. The two storm water management facility locations labeled as "potential" if not utilized for storm

All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways,

No exterior "wall pak" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be

The Petitioner will provide a copy of the CC & R's for the Site to the HOA presidents of the adjoining neighborhoods prior the issuance of the first

b. The HOA documents for the Site will indicate that no more than 20% of the proposed units may be rented at any one time. The HOA documents for the Site will indicate that if a unit becomes distressed the HOA for the Site will be offered the first right of refusal to

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.

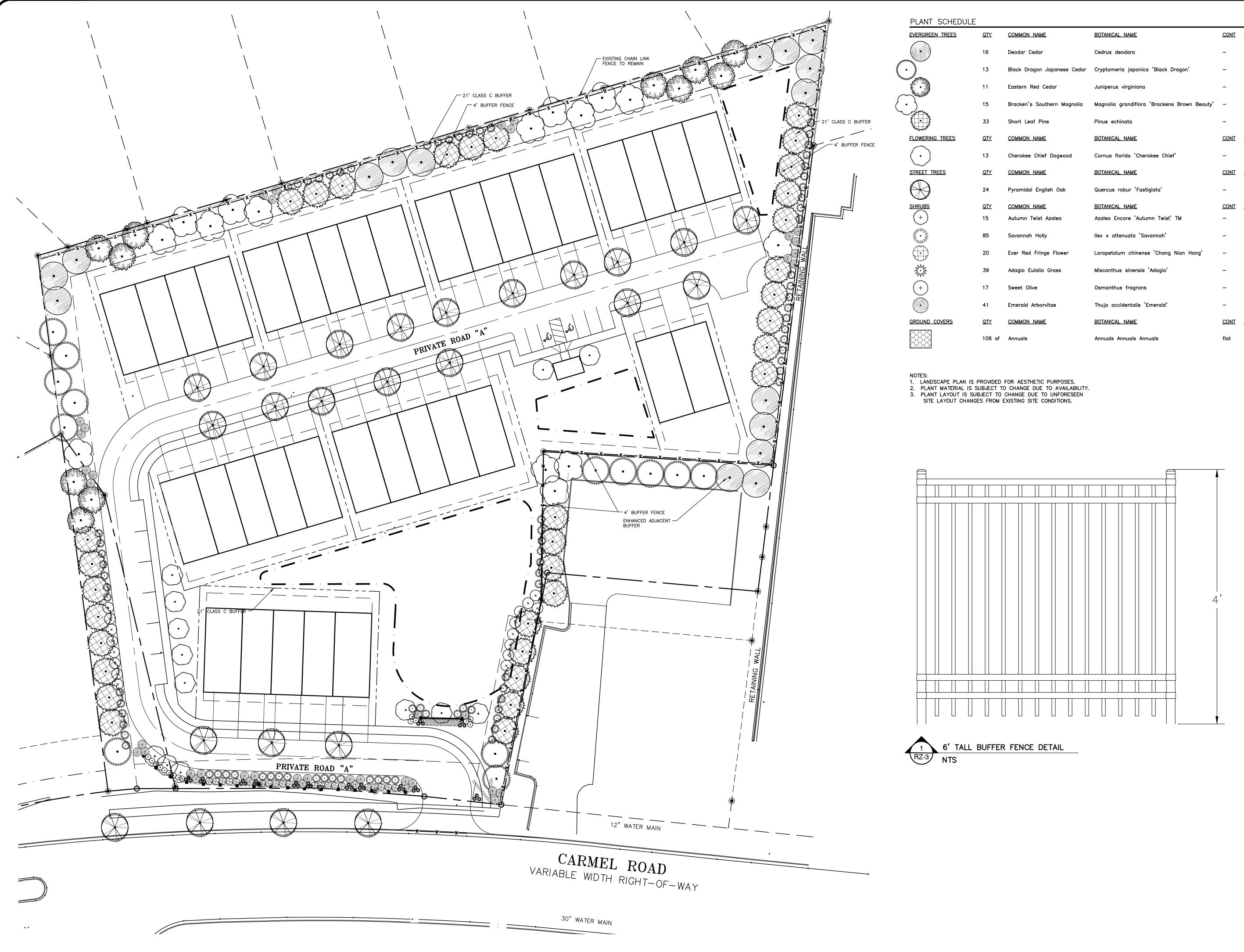
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

OJECT NO. EAS-1502

JDM ANL 1' = 30'03-24-2010

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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE.

CONT CAL CONT CAL CONT HEIGHT SPREAD - 5' - 7' **–** 24" - 5' - 7' CONT HEIGHT SPREAD SPACING

JDM

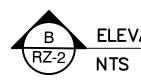
CARMEL

ANL 1' = 30'03-24-2016

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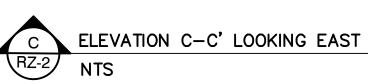
^a RZ-3

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



B ELEVATION B-B' LOOKING SOUTH





PROJECT NO. EAS-15020 JDM 03-24-2016 · RZ-4 **MCADAMS**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ILLUSTRATIVE RENDERING OF UNITS

JDM

03-24-2016 RZ-5