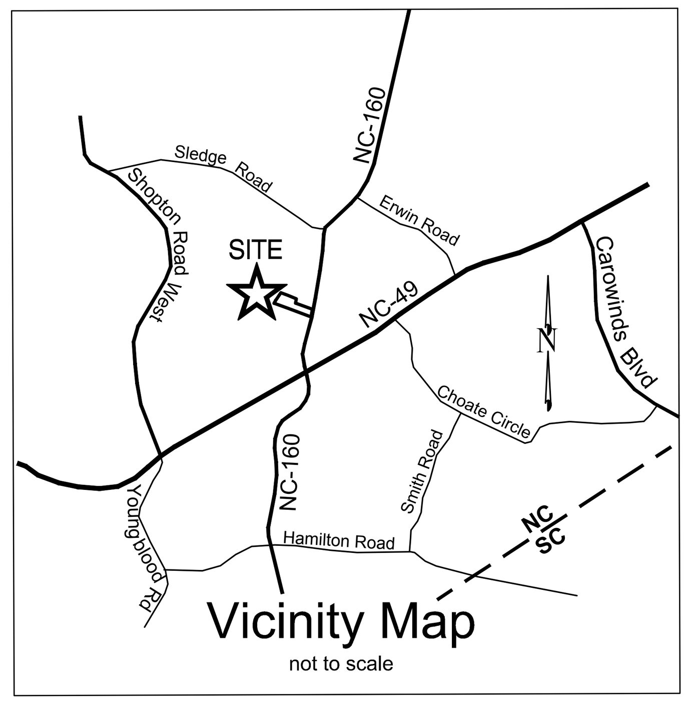


DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Fiorenza Properties ("Applicant") for an approximately 12.5 acre site located on the west side of Steele Creek Road, and just north of Southwest Middle School. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19951104 and 19951105.

B. The development and use of the Rezoning 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 establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning 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, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases. Minor modifications to the plan are permitted per Ordinance Section 6.207

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Rezoning Site may only be devoted to a residential community containing a maximum of 75 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the UR-2 zoning district. The number of units will vary, depending on the final mix of unit types/sizes. However, in no case shall the total number exceed 75 units.

B. All units will be alley loaded, accessed from the rear of the unit.

C. Trash pick up will be provided by roll out carts.

D. Development of the Rezoning Site shall generally comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards set out in the Site Data table.

E. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points 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 City of Charlotte and/or the North Carolina Department of Transportation ("NCDOT").

B. Prior to the issuance of the first certificate of occupancy for a new one-family attached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Steele Creek Road as required to provide right of way measuring 65.5 feet from the existing centerline of Steele Creek Road, to the extent that such right of way does not already exist.

C. Road Improvements: Petitioner agrees to extend Settlers Trail Court from the western property line to Steele Creek Road as generally depicted on the Rezoning Plan. The public street will be designed per City of Charlotte Requirements for a Residential Wide cross section.

D. The petitioner will provide a north bound left turn lane on Steele Creek Road with 150' of storage. This turn lane will meet CDOT requirements for storage and stacking.

E. The petitioner will construct a 6 foot sidewalk on Steele Creek Rd across the site frontage and extending to the existing sidewalk at the northern entrance of Southwest Middle School. The front of sidewalk is located 60.5 feet from centerline of the road as required by CDOT.

F. The petitioner will dedicate right of way, fee simple, of 74.5' from the centerline of Steele Creek Road to accommodate the future widening of Steele Creek Road as required by CDOT.

G. Petitioner will not install curb and gutter along the site frontage of Steele Creek road. Petitioner will add additional asphalt as required by CDOT as depicted on the Rezoning Site Plan.

H. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

4. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family attached dwelling unit constructed on the Rezoning Site shall be 35 feet.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family attached dwelling units to be constructed on the Rezoning Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family attached dwelling units to be constructed on the Rezoning Site. Accordingly, each one-family attached dwelling unit to be constructed on the Rezoning Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family attached dwelling unit to be constructed on the Rezoning Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.

D. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

E. All units will be rear loaded, accessed by a private alley. Each garage will be setback from the alley per the CMLDS requirements.

F. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

G. Pitched roofs, if provided will utilize a main body roof pitch of 6:12 and accents of 12:12 (forward facing gables) and 3:12 (sheds)

H. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

I. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

J. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

K. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.

L. Townhouse buildings should be limited to 6 individual units or fewer.

5. Streetscape and Landscaping

A. A 25' setback as measured from the west property line will be provided as generally depicted on the Rezoning Plan.

B. A 15' setback as measured from the southern property line will be provided as generally depicted on the Rezoning Plan.

C. A 30' setback from the future Right of Way on Steele Creek Road will be provided as generally depicted on the Rezoning Plan.

D. No trees can be removed from or planted in the right of way of any State maintained street (Steele Creek Rd.) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines, specifically, small maturing trees are required to be planted 8 feet from edge of travel lane on Steele Creek Rd. if there is curb and gutter installed; if the shoulder remains, small maturing trees are required to be planted 10 feet from edge of travel lane on Steele Creek Rd. In order to meet this requirement, the width of the planting strip is required to be a minimum of 12 feet wide as measured from back of curb.

E. Petitioner will dedicate and convey the land within the 50' PCSO and Swim buffer along the northern property edge to Mecklenburg County for future greenway use.

F. Open space will be provided as generally depicted on the Rezoning Site Plan. Two linear parks adjacent to Settlers Trail Court will be created that will include benches, hardscape and pedestrian lighting that will act as neighborhood gathering spots.

6. Environmental Features

A. 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.

C. This site will comply with the Tree Ordinance.

7. SIGNS

A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordinance.

8. LIGHTING

A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

9. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.

Development Data

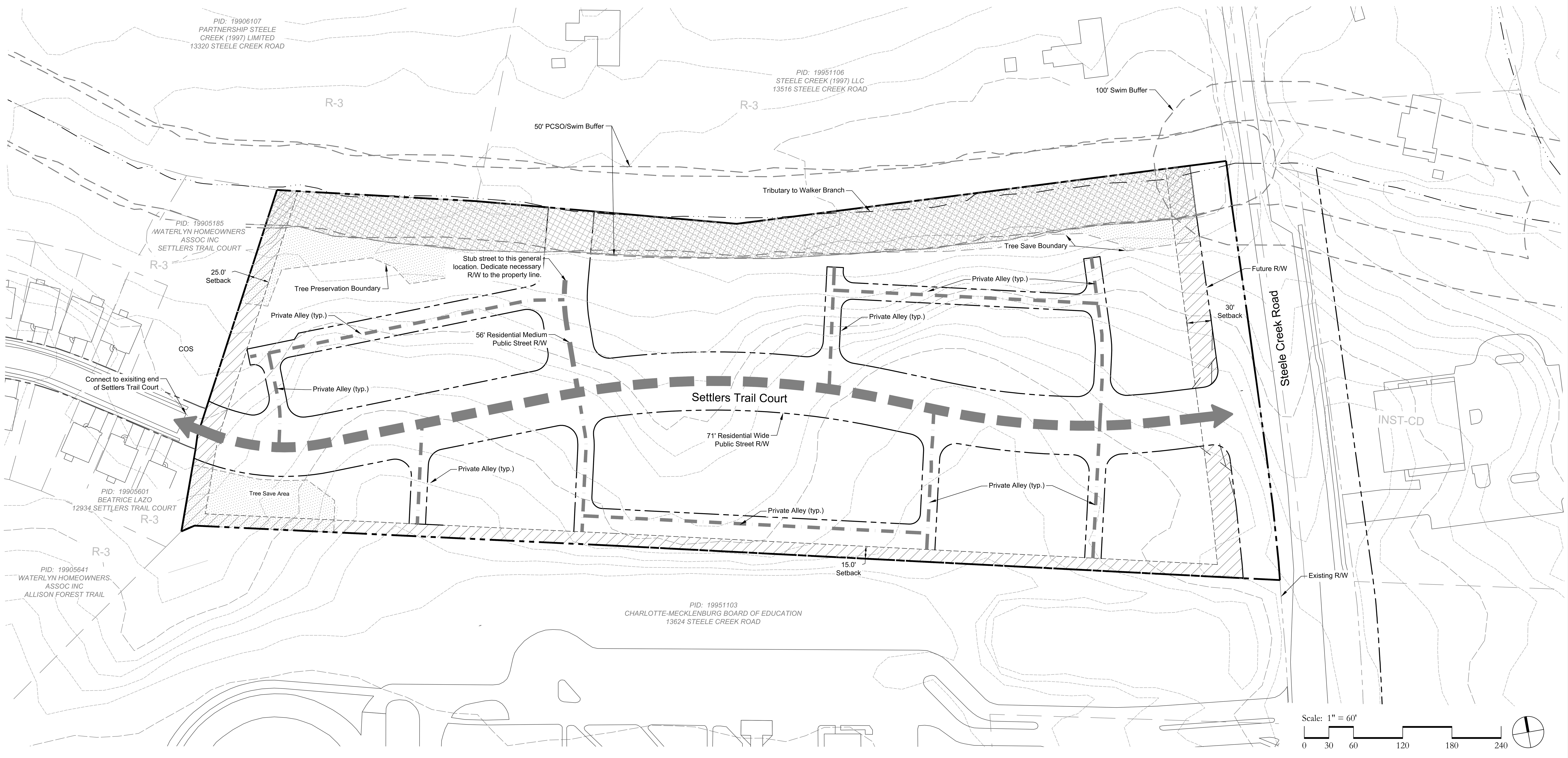
Address:	13608 Steele Creek Road Charlotte, NC 28278
Tax Parcel Number:	19951104 & 19951105
Zoning Classification:	R-3
Proposed Zoning:	UR-2 (CD)
Project Site Area:	+/- 12.5 acres
Dedicated R/W:	0.63 ac.
Net Site Area:	11.87 ac.
Tree Preservation Area Required: 15% of 11.87ac = 1.78ac.	
Tree Preservation Provided : 1.90 ac	
Existing Uses:	Vacant
Proposed Use:	Townhomes
Proposed Units:	75 Townhomes
Proposed Density:	6.3 DUA
PCSO Open Space Required:	17.5% (+/- 2.18 ac.)
PCSO Open Space Provided:	20% (+/- 2.5 ac.)
Proposed Floor Area Ratio:	As allowed in the UR-2 zoning district
Maximum Building Height:	35'

Legend

71' R/W centerline

Alley Centerline

Proposed R/W



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PROPERTIES, LLC
301 Fieldbrook Place
Charlotte, NC 28209

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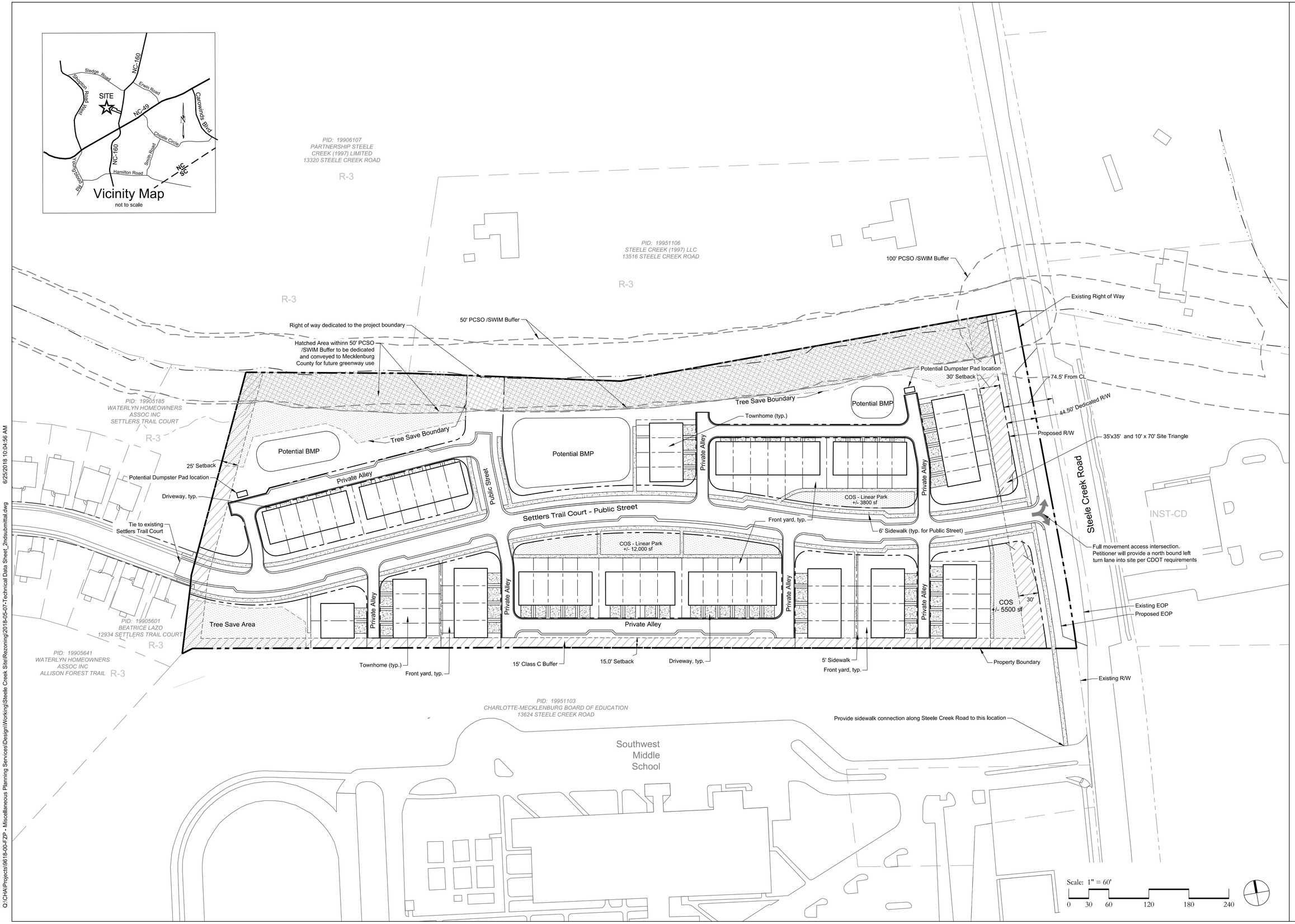
REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:
	2nd Rezoning Submittal: 05/14/18				
	3rd Rezoning Submittal: 06/25/18				

	DATE:
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

Cedar Ridge at Steele Creek
Charlotte, North Carolina

Technical Data Sheet
Petition #2018-037

JOB NO: 65119618-00
DATE: 03/13/2018
SHEET
RZ-1



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REVISIONS:
2nd Rezoning Submittal: 05/14/18
3rd Rezoning Submittal: 06/25/18

REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:

DESIGN BY: DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

Cedar Ridge at Steele Creek
Charlotte, North Carolina

Rezoning Site Plan
Petition #2018-037

JOB NO: 65119618-00
DATE: 03/13/2018
SHEET RZ-2

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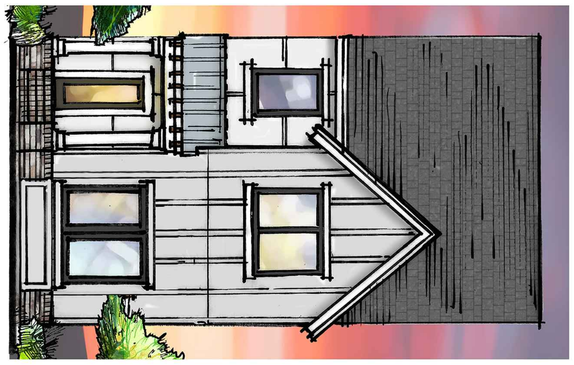
Building Elevations (typ.)



JOB NO:	65119618-00
DATE:	03/13/2018
SHEET	RZ-3

Cedar Ridge at Steele Creek
Charlotte, North Carolina

Schematic Elevations
Petition #2018-

	DATE:
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

REVISIONS:

REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:
	2nd Rezoning Submittal: 05/14/18				

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