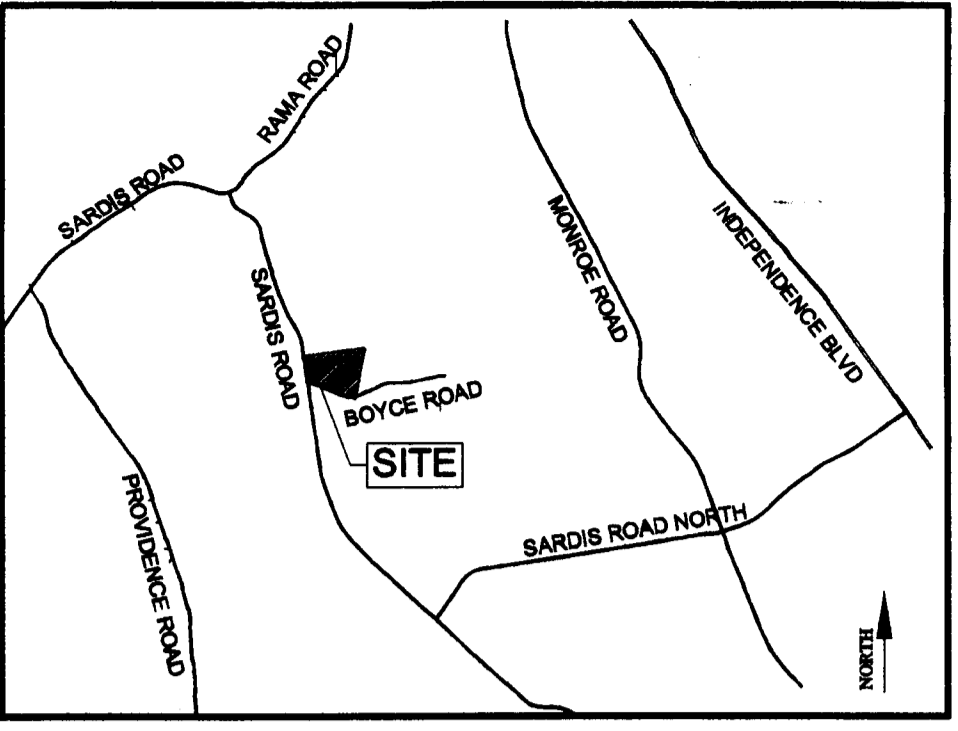


DEVELOPMENT STANDARDS:

- I. **GENERAL COMMITMENT:**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by First Colony Land Development, LLC to accommodate the development of an approximately 5.41 acre parcel of land located on the northeastern corner of the intersection of Sardsis Road and Boyce Road, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-2 zoning district unless more stringent standards are established by these Development Standards or this Rezoning Plan.
 - B. The configurations, placements and sizes of the buildings shown on the Rezoning Plan are schematic and conceptual in nature and may be altered and/or modified based upon final design development and construction documents, and Site and topographical constraints. Buildings shall be located within the building envelopes established by the setbacks along Sardsis and Boyce Roads and the 45' rear setback yards. Any such changes shall be subject to the terms and conditions set out below and shall be in accordance with Section 6.206(2) of the Ordinance.
- II. **PERMITTED USES:**
 - A. The Site may be devoted only to the following uses:
 1. Up to 33 for sale residential units consisting of detached, duplex, and triplex dwellings, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-2 zoning district.
- III. **SETBACKS AND YARDS:**
 - A. Development of the Site shall comply with the setback requirements of the Ordinance.
 - B. Except for the area required for storm water detention located at the southeast corner of the Site, a 45 foot yard shall be established along the Site's eastern and northern boundary lines.
 - C. Subject to the standards set out below, all trees located within the exterior 35 feet of the above referenced 45 foot yards shall be preserved, and these 35 foot areas shall be maintained in accordance with the following standards:
 - (1) Planting shall meet the tree and shrub requirements specified for a Class C buffer. Accordingly, Petitioner shall install additional trees and shrubs as necessary to comply with the tree and shrub requirements of a Class C buffer.
 - (2) Trees and shrubs may be hand pruned only. No heavy equipment or vehicles shall be allowed in these areas.
 - (3) Any plant material removed, shall be cut flush with the ground. No disturbance of the soil shall be permitted, except that the soil may be disturbed in connection with the installation of additional trees and shrubs, in accordance with the installation and maintenance of a wall or fence and in conjunction with the removal of the existing drive in this area.
 - (4) No tree limb removal, with the exception of dead or diseased limbs.
 - (5) Weeds and vines may be removed.
 - (6) Dead or diseased trees and materials may be removed.
 - (7) Mulch may be applied to these areas.
 - D. ~~Eliminating the foregoing, Petitioner may, at its option, remove undergrowth and disturb the soil to the minimum extent necessary to install a wall or fence adjacent to the Site's northern or eastern boundary lines. The Petitioner shall take reasonable measures to minimize damage to trees and shrubs in connection with the installation of a wall or fence.~~
- IV. **LANDSCAPING AND SCREENING:**
 - A. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.
 - B. Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed. Landscaping shown along rear of "Shannon" lot shall be planted before major site work or any building is begun.
 - C. The Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
 - D. At least 17.5% of the Site shall contain existing retained or newly planted trees.
 - E. Required landscaping noted in development standards or shown on plan shall be planted and maintained to encourage optimum plant health and growth. Any dead or dying plants shall be replaced in a timely fashion.
- V. **ARCHITECTURAL COMMITMENTS:**
 - A. No building on the Site will exceed two stories in height.
 - B. Attached are schematic architectural front, side, and rear elevations that are intended to depict the general conceptual architectural style, character and elements of the dwellings proposed to be constructed on the Site. Accordingly, any building constructed on the Site must be substantially similar in appearance to the attached schematic front, side, and rear architectural elevations in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings. Vinyl or metal siding will not be permitted.
 - C. Attachment between buildings shall be a one story element meeting the attachment requirements as specified in the Building Code.
 - D. The garages shall be located a minimum of 18 feet from the back of sidewalk.
- VI. **LIGHTING:**
 - A. All freestanding lighting fixtures installed within the Site shall be uniform in design, and the maximum height of any such lighting fixture, including its base, may not exceed 15 feet.
 - B. All exterior light fixtures (except street lights along Sardsis Road or Boyce Road) shall be capped and 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 adjacent properties.
- VII. **OFF-STREET PARKING:**
 - A. A minimum of two and a maximum of three off-street parking spaces per residential unit shall be provided on the Site. This includes the spaces within the garages.
 - B. The Site shall comply with the bicycle parking requirements of the Ordinance.
- VIII. **STORM WATER MANAGEMENT:**
 - A. Storm water runoff shall be managed through proven techniques which satisfy the standards imposed by the Charlotte-Mecklenburg Storm Water Design Manual, and the detention ordinance.
 - B. The Petitioner will utilize extended dry detention, enhanced with vegetation, for the entire post-development runoff generated from the first 1-inch of rainfall (except small drainage areas which currently drain to watershed other than the proposed detention pond.). The extended dry detention to be designed and constructed per North Carolina Department of Environment and Natural Resource (NCDENR) Best Management Practice Manual, April 1999 Edition.
- IX. **SIGNS:**
 - A. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- X. **VEHICULAR ACCESS:**
 - A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation or the North Carolina Department of Transportation.
- XI. **SIDEWALKS:**
 - A. Petitioner shall install minimum 5 foot wide sidewalks on the Site connecting each building located thereon to the sidewalks located along Sardsis Road, or Boyce Road.
 - B. Petitioner shall install a 6 foot sidewalk with a minimum 8 foot planting strip along the Site's frontage on Sardsis and Boyce Road. Petitioner reserves the right to meander the sidewalk to have a planting strip less than 8 feet wide, if necessary, to protect existing trees along Sardsis Road.
- XII. **SOLID WASTE SERVICES:**
 - A. The Site shall comply with all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.
- XIII. **AMENDMENTS TO THE REZONING PLAN:**
 - A. Future amendments to the 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.
- XIV. **BINDING EFFECT OF THE REZONING PETITION:**
 - A. If this Rezoning Petition is approved, all conditions applicable to development of the 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.



DEVELOPMENT DATA

TOTAL SITE AREA:	5.41 AC. (TO ROW LINE)
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
MIN. BUILDING SETBACK:	30' FROM FUTURE BACK OF CURB @ SARDIS ROAD AND BOYCE ROAD
TAX PARCEL NO.:	189-27-189

BASE INFORMATION NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY BY ESP ASSOCIATES, INC., DATED SEPTEMBER 15, 2005.

APPROVED BY
CITY COUNCIL
JUN 19 2006

- REVISIONS:**
1. 4/21/06 Revisions made pursuant to city staff review and other revisions made prior to public hearing.
 2. 5/22/06 Revisions subsequent to public hearing and pursuant to comments by city staff and comments made at public hearing and agreements with adjacent neighbors.
 3. 6/05/06 Revisions subsequent to City Council work session.

REZONING PLAN
N SARDIS RD. AT BOYCE RD.
 CHARLOTTE, NORTH CAROLINA
 PETITION #: 2006-64
 OWNER AND PETITIONER: FIRST COLONY LAND DEVELOPMENT

<p>Project Manager LM</p> <p>Drawn By RK</p> <p>Checked By JS</p> <p>Date 02-24-06</p> <p>Project Number 06006.2</p>		<p>DPR ASSOCIATES Landscape Architects Planners & Engineers 420 Hawthorne Lane Charlotte, NC 28204 704/332-1204</p>
--	--	---

Scale: 1" = 40'

Sheet Number
RZ-1
1 OF 1