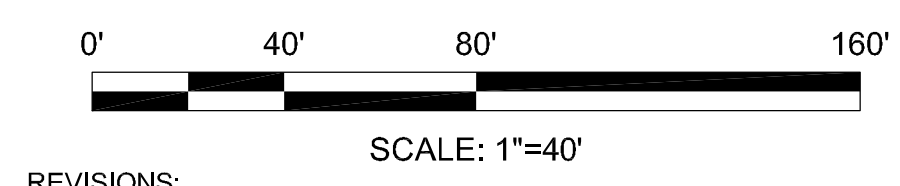


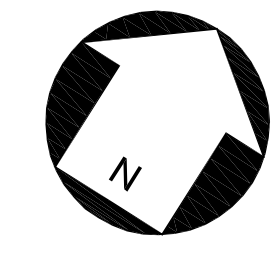
**Development Standards**

1. General Provisions
  - a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Delray Ventures, LLC (the "Petitioner") to accommodate the development of a residential townhome community on that approximately five-acre site located on the south side of North Sharon Amity Road between Addison Drive and Water Oak Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 163-082-23.
  - a. Development of the Site shall 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 Zoning District shall govern all development taking place on the Site.
  - b. In as much as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 District.
2. Permitted Uses and Maximum Development
  - c. The Site may be developed with up to forty-eight (48) for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.
3. Transportation
  - a. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
  - b. As depicted on the Rezoning Plan, the Site will be served by private streets.
  - c. The Petitioner shall provide a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Sharon Amity Road, as generally depicted on the Rezoning Plan.
  - d. Internal sidewalks and pedestrian connections shall generally be provided per the site plan along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.
  - e. The Petitioner shall provide a CATS bus waiting pad along the Site's frontage of N. Sharon Amity Road, as generally depicted on the Rezoning Plan, location of which to be determined during the permitting phase of development.
  - f. Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set out two (2) feet behind the back of sidewalk where feasible.
  - g. All transportation improvements shall be approved and constructed prior to the issuance of the first certificate of occupancy for principal buildings within the Site.
4. Architectural Standards
  - a. The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-panels), vinyl, EIFS or wood.
  - b. All residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
  - c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
  - d. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
  - e. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.
  - f. Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).
  - g. All cornered units that face a public or private street shall have an architectural detail that limit the maximum blank wall expanse to 10 feet on all building levels.
  - h. Garage doors shall not be visible from Sharon Amity Road.
  - i. Garage setbacks along proposed alleyways shall be either a minimum of five (5) to seven (7) feet or greater than twenty (20) feet in length.
5. Open Space, Streetscape and Landscaping
  - a. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
  - b. Petitioner shall provide either a minimum of 400 square feet of private open space per sublot or 10% of the Site shall be useable common open space, as applicable under Ordinance standards.
  - c. The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.
  - d. The Petitioner shall provide a minimum 30-foot Class C buffer including site fencing adjacent to the existing single-family properties to the west of the Site, in the location as generally depicted on the Rezoning Plan.
    - a. If tree save area is not provided in the southern portion of the Site as generally depicted on the Rezoning Plan, in the area adjacent to existing single-family residential zoned property, the Petitioner shall provide a minimum thirty (30) foot Class C buffer in that area in addition to the properties to the west of the Site. For the sake of clarity, this confirms that the southern boundary of the Site shall either be undisturbed area or planted buffer area.
  - e. The Petitioner shall provide a minimum 5,000 square feet of common open space, as generally depicted on the Rezoning Plan, which shall be improved with elements such as, but not limited to, landscaping, benches or seating areas, gardens, pet areas, tables, passive or active recreation uses, and/or other similar amenities.
6. Lighting
  - a. Proposed pedestrian scale lighting will be provided within the Site along public and private streets <15' in height.
7. Amendments to Rezoning Plan
  - a. Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
  - b. Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.
8. Binding Effect of the Rezoning Documents and Definitions
  - a. If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - b. Throughout these Development Standards, the terms "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

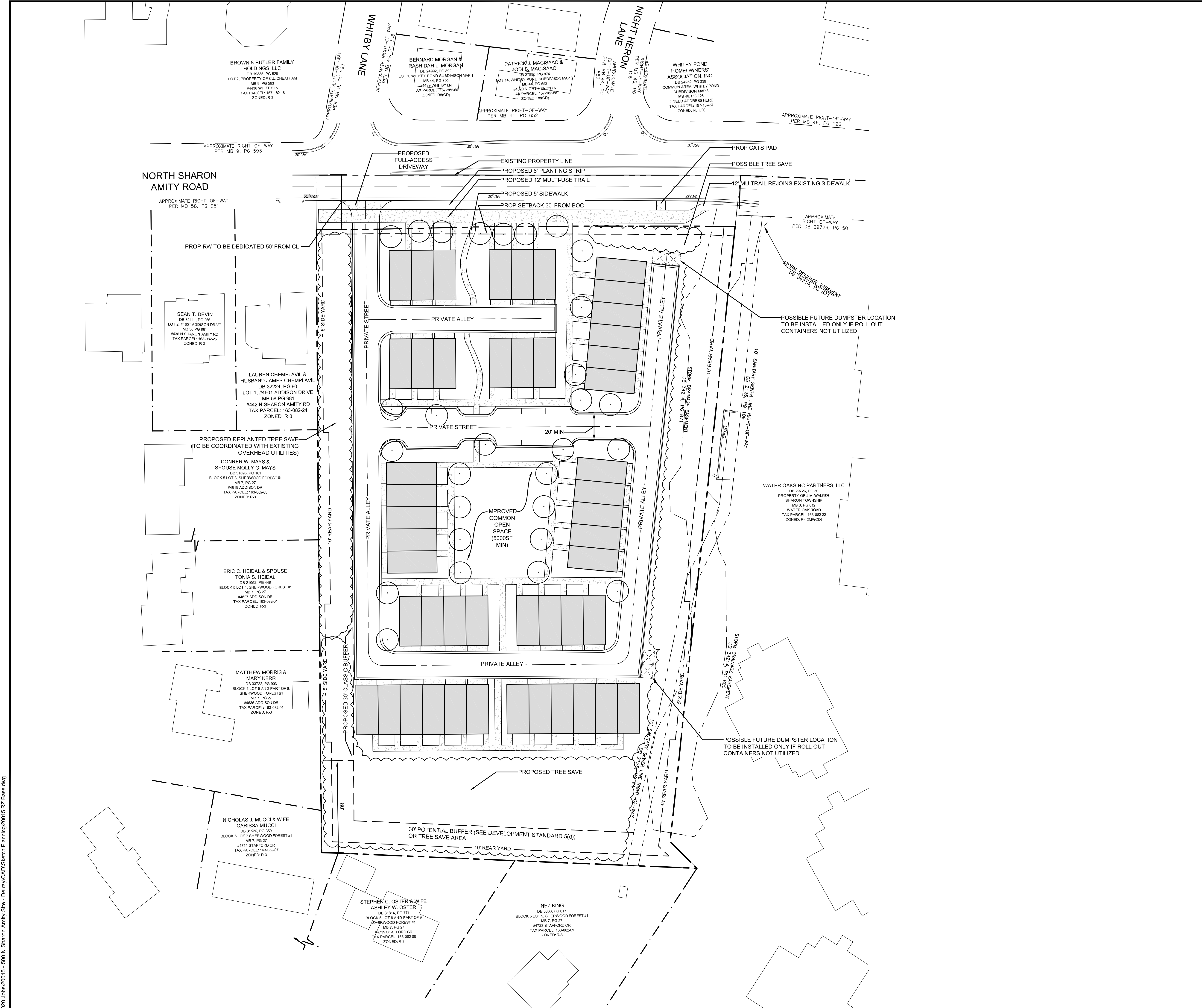


| REVISIONS: |          |     |                                 |
|------------|----------|-----|---------------------------------|
| No.        | Date     | By  | Description                     |
| 1          | 9/14/20  | KJL | REVISIONS DUE TO STAFF COMMENTS |
| 2          | 10/26/20 | MMS | REVISIONS DUE TO STAFF COMMENTS |
| 3          | 11/3/20  | MMS | REVISIONS DUE TO STAFF COMMENTS |

This Plan Is A Preliminary Design. NOT Released For Construction.



P:\2020 Jobs\20015 - 500 N Sharon Amity Site - Delray\CAD\Sheet\Planning\20015 RZ Base.dwg



**LEGEND:**

ROAD CENTERLINE: \_\_\_\_\_

EXISTING PAVEMENT: \_\_\_\_\_

EXISTING BUILDINGS: \_\_\_\_\_

PROPERTY BOUNDARY: \_\_\_\_\_

PROPOSED RW: \_\_\_\_\_

EXISTING LOT LINE: \_\_\_\_\_

CONTOUR LINE: \_\_\_\_\_

**DEVELOPMENT DATA:**

Site Area: 4.96 acres

Tax Parcels: 16308223

Existing Zoning: R-3

Proposed Zoning: UR-2 (CD)

Existing Use: Civic/Institutional

Proposed Uses: Up to 48 Single-Family Townhomes

Density Proposed: 9.68 Units/AC

Min. Setback: 30' from BOC, along N. Sharon Amity Road

Min. Side Yard: 5'

Min. Rear Yard: 10'

Maximum Building Height: 45' measured per the Ordinance

Parking Required: 1 Space per unit minimum / 2 Spaces per unit maximum

Parking Provided: 1 Sp min/2 max per unit (min. 6 visitor spaces)

PCCO: Per Ordinance

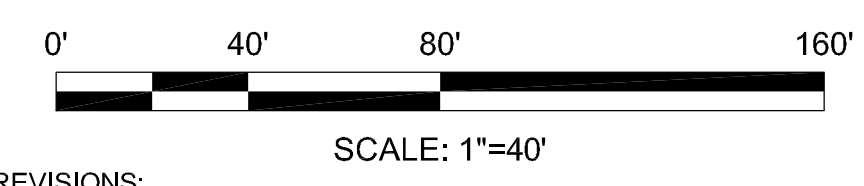
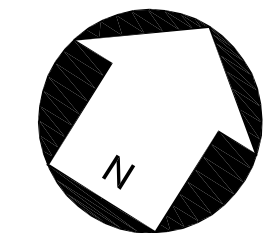
Open Space: Units will either have 400 sqft Private Open Space or site will provide minimum 10% Usable Open Space per Ordinance

**500 N. SHARON AMITY  
TOWNHOMES  
DELRAY VENTURES  
CHARLOTTE, NC**

**REZONING  
SITE PLAN**

PETITION #:  
RZP - 2020 - 100

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



**REVISIONS:**

| No. | Date     | By  | Description                     |
|-----|----------|-----|---------------------------------|
| 1   | 9/14/20  | KJJ | REVISIONS DUE TO STAFF COMMENTS |
| 2   | 10/26/20 | MMS | REVISIONS DUE TO STAFF COMMENTS |
| 3   | 11/3/20  | MMS | REVISIONS DUE TO STAFF COMMENTS |

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NC LA - C-253  
SC ENG - HD-3399 SC LA - HD-211

Project Manager: MDL

Drawn By: ENL

Checked By: MDL

Date: 9/10/20

Project Number: 20015

Sheet Number:

**RZ-2**