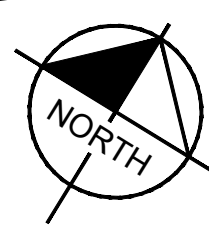
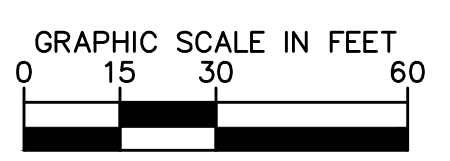


DEVELOPMENT STANDARDS
 MARCH 1, 2021
 REVISED: JUNE 10, 2021

1. DEVELOPMENT DATA TABLE
 - SITE ACREAGE: 3.05 ACRES
 - TAX PARCELS INCLUDED IN REZONING: 02946231 & 02946230
 - EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): R-3
 - PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): UR-2 (CD)
 - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 24 - SINGLE FAMILY ATTACHED UNITS
 - RESIDENTIAL DENSITY: 8 UNITS PER ACRE
 - FLOOR AREA RATIO: 1.0
 - MAXIMUM BUILDING HEIGHT: MAXIMUM GOVERNED BY ORDINANCE
 - MAXIMUM NUMBER OF BUILDINGS: N/A
 - MAXIMUM NUMBER OF UNITS: 24 UNITS
 - NUMBER AND/OR RATIO OF PARKING SPACES: 1.5 PARKING SPACES PER UNIT
 - MINIMUM BUILDING SPACING: 10'
2. GENERAL PROVISIONS
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF THE TECHNICAL DATA SHEET AND ILLUSTRATIVE SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SUNNY INVESTMENTS LLC (HEREINAFTER REFERRED TO AS THE 'PETITIONER') TO ACCOMMODATE A SINGLE FAMILY ATTACHED DEVELOPMENT ON AN APPROXIMATELY 3.05 ACRE SITE LOCATED ON PROSPERITY CHURCH ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE 'SITE'). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 02946231 & 02946230.
 - B. THE DEVELOPMENT AND USE 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 URBAN RESIDENTIAL-2 (UR-2) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT.
 - C. THE DEVELOPMENT AND USES DEPICTED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE ILLUSTRATIVE SITE PLAN AS WELL AS THE INTERNAL STREETS, DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE 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.
 - D. 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.
3. PERMITTED USES/DEVELOPMENT LIMITATIONS
 - A. DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 24 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE
4. 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 BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ('CDOT') AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ('NCDOT').
 - B. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PRIVATE STREETS, DRIVES AND ALLEYS AND PARKING AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - C. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON PROSPERITY CHURCH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A 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) THE RIGHT OF WAY NECESSARY.
 - E. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO PROSPERITY CHURCH ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY FROM THE EXISTING CENTERLINE OF PROSPERITY CHURCH ROAD TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
5. ARCHITECTURAL AND DESIGN STANDARDS
 - (1) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO THE SITE
 - (a) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE DEVELOPED WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
 - (b) VINYL, EPS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON SINGLE FAMILY ATTACHED DWELLING UNITS. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
 - (c) THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE DEVELOPED MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
 - (d) 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - (e) EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
 - (f) ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL 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 EXPANSION TO 10 FEET ON ALL BUILDING LEVELS.
 - (g) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK LOCATED ALONG THE FRONTAGE ON PROSPERITY RIDGE ROAD EXTENSION OR PROSPERITY CHURCH ROAD MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.
 - (h) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - (i) THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT FRONT PROSPERITY RIDGE ROAD EXTENSION OR PROSPERITY CHURCH ROAD SHALL BE REAR LOADED. THIS REQUIREMENT SHALL NOT APPLY TO A SINGLE FAMILY ATTACHED DWELLING UNIT THAT HAS A SIDE FACADE THAT IS ADJACENT TO PROSPERITY RIDGE ROAD EXTENSION OR PROSPERITY CHURCH ROAD.
 - (j) BUILDINGS THAT ARE ADJACENT TO AND FRONT A PUBLIC STREET SHALL NOT CONTAIN MORE THAN 6 INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT ARE ADJACENT TO AND FRONT A PRIVATE ALLEY, PRIVATE STREET OR PRIVATE DRIVE OR BUILDINGS THAT ARE ADJACENT AND PERPENDICULAR TO A PUBLIC STREET.
 - (2) DESIGN STANDARDS
 - (1) THE MINIMUM BUILDING AND PARKING SETBACK SHALL BE 14 FEET FROM THE BACK OF CURB (EXISTING OR PROPOSED). IF THE RIGHT OF WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF CURB, THE RIGHT OF WAY LINE WILL BECOME THE MINIMUM SETBACK.
 - (2) NO SURFACE PARKING OR MANEUVERING SPACE SHALL BE LOCATED BETWEEN ANY BUILDING LINE AND THE STREET, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE PARKING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS BE AS NEARLY PERPENDICULAR TO THE STREET RIGHT OF WAY AS POSSIBLE.
 - (3) PARKING AREAS MUST REMAIN BEHIND THE ESTABLISHED BUILDING SETBACK.
 - (4) NO SERVICE OR LOADING AREAS MAY BE ORIENTED TOWARDS THE STREET OR WITHIN THE AREA BETWEEN ANY BUILDING LINE AND THE STREET.
 - (5) MINIMUM BUILDING SEPARATION SHALL BE 10'.
6. STREETScape/BUFFERS
 - A. A 10' LANDSCAPE BUFFER SHALL BE ESTABLISHED ON THE SITE AS DEPICTED ON THE REZONING PLAN.
 - B. 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, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - C. A WALL OR FENCE OF CONTINUOUS LANDSCAPE SCREEN SHALL BE PROVIDED ALONG ALL STREET FRONTAGE TO SCREEN THE REAR OF ALL UNITS FROM VIEW.
7. ENVIRONMENTAL FEATURES
 - A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE (THE 'TREE ORDINANCE').
 - B. THE TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL AND THE ACTUAL TREE SAVE AREAS PROVIDED ON THE SITE MAY DIFFER FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE SITE COMPLIES WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
 - C. THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.
 - D. 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.
 - E. AT TIME OF DEVELOPMENT PLAN SUBMITTAL, A TREE SURVEY OF TREES WITHIN EXISTING ROW SHALL BE REQUIRED.
8. LIGHTING
 - A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) 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.
 - B. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - C. 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.
 - D. 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.
 - E. 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.
9. STORMWATER
 - A. STORM WATER QUALITY TREATMENT FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
 - B. VOLUME AND PEAK CONTROL FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.



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	KHA PROJECT 013802000	DATE 6/21/2021
SCALE AS SHOWN	DESIGNED BY	DRAWN BY
CHECKED BY	REVISIONS	NO.
ILLUSTRATIVE SITE PLAN	REZONING PETITION NO. 2021-061	DATE
PCR TOWNHOMES PREPARED FOR SUNNY INVESTMENTS LLC	CITY OF CHARLOTTE, NC	SHEET NUMBER RZ-1

Plotted By: Holcomb, John, Sheet Set: WSE Retail, Layout: RZ-2 ILLUSTRATIVE SITE PLAN, June 21, 2021, 09:37:06pm, K:\Chil_Plan\0138020000 Sunny Townhomes\02 - DWG\Concept\2021-0621 - Rezoning Plans.dwg