

**DEVELOPMENT STANDARDS**

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Shinville Ridge Partners LLC/ Courtney Sloan (the "Petitioner") to accommodate the development of a single-family attached residential community on that approximately 1.21-acre site located at 5709 Fairview Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 177-053-09.
  - Development 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 UR-2 zoning district shall govern the development and use of the Site.
  - The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the 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 they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Permitted Uses**  
 The Site may be devoted only to a residential community containing a maximum of fourteen (14) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.

- III. Transportation**
- As depicted on the Rezoning Plan, the Site will be served by an internal private street and alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
  - A maximum of one (1) access point shall be provided along Fairview Road, as generally depicted on the Rezoning Plan.
  - Petitioner shall construct a minimum eight (8) foot wide planting strip and twelve (12) foot wide multi-use path along the Site's frontage of Fairview Road.
  - Petitioner shall provide a left turn lane at Closeburn Road and relocate the existing pedestrian refuge across Fairview Road. Petitioner will work with CDOT to determine the location of the pedestrian refuge during permitting.
  - Petitioner shall provide a minimum twenty (20) foot driveway length for each unit.
  - The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
  - The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.
  - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**IV. Architectural Standards**

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- 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.

- Units that have frontage along Fairview Road shall provide a porch/stoop facing Fairview Road.
- Walkways shall be provided to connect all residential entrances to sidewalks along Fairview Road.
- Attached dwelling units shall be limited to a maximum of four (4) units per building or fewer when fronting Fairview Road.
- For units fronting Fairview Road, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.
- To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk must be raised or lowered from the average sidewalk grade a minimum of twelve (12) to twenty-four (24) inches.
- Garage doors will not front Fairview Road.
- All mechanical and utility equipment such as HVAC, meters, and transformers shall be screened from view from public streets. Backflow preventer(s), if provided, shall not be located within the setback and shall be screened from view from public streets.

**V. Open Space, Buffering & Amenities**

- The Petitioner shall provide either a minimum of 400 square feet of open space per unit or ten (10) percent useable common open space onsite, to include benches, enhanced landscaping, or other similar amenities.
- Petitioner shall provide a minimum ten (10) foot wide Class C buffer as generally depicted on the Rezoning Plan along the eastern property line. Buffer shall not be reduced by 25% as otherwise permitted under the ordinance.
- Petitioner shall work with Charlotte Water to partially abandon the existing 15-foot sanitary sewer main line parallel to the Site's northern property line and replace with a minimum ten (10) foot wide Class C buffer as generally depicted on the Rezoning Plan. Buffer shall not be reduced by 25% as otherwise permitted under the Ordinance.

**VI. Environmental Features**

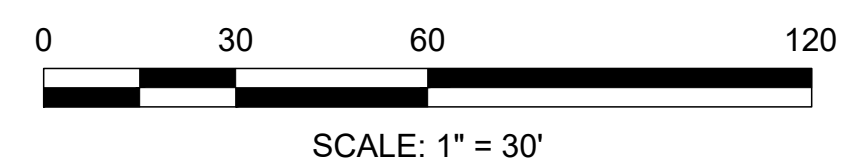
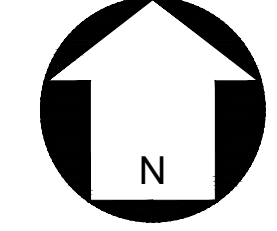
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and 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 Petitioner shall provide peak flow control for the 100-year, six-hour storm runoff from the developed site to the predevelopment peak flow rate. The Petitioner reserves the right to perform a downstream analysis of the Site to demonstrate that the additional peak control for the 100 year storm event is not needed.
- Petitioner shall provide a minimum comply with the Tree Ordinance.

**VII. Lighting**  
 All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) 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.

**VIII. Community Benefit**  
 Petitioner shall contribute a total of five thousand dollars (\$5000) to the SouthPark City Homes Homeowners Association to be used for their on site stormwater mitigation facilities. The contribution shall be made prior to the issuance of the first (1st) building permit on the Site.

**IX. Binding Effect of the Rezoning Documents and Definitions**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 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 the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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



**REVISIONS:**

No.	Date	By	Description
1	8/11/23	LHS	PER STAFF COMMENTS
2	10/16/23	MDL	PER STAFF COMMENTS
3	12/21/23	LHS	PER STAFF COMMENTS
4	1/19/24	LHS	PER STAFF COMMENTS

**5709 FAIRVIEW ROAD**  
 SHINVILLE RIDGE PARTNERS LLC/  
 COURTNEY SLOAN  
 5709 FAIRVIEW ROAD  
 CHARLOTTE, NC 28209

**EXISTING CONDITIONS & TECHNICAL DATA SHEET**

PETITION #:  
 2023-037

CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

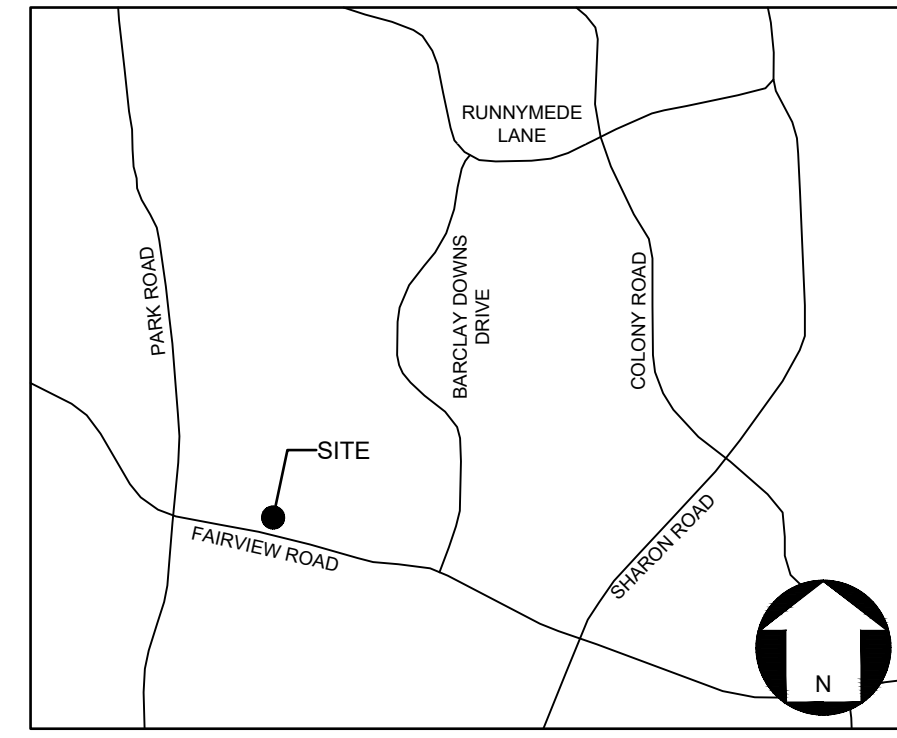
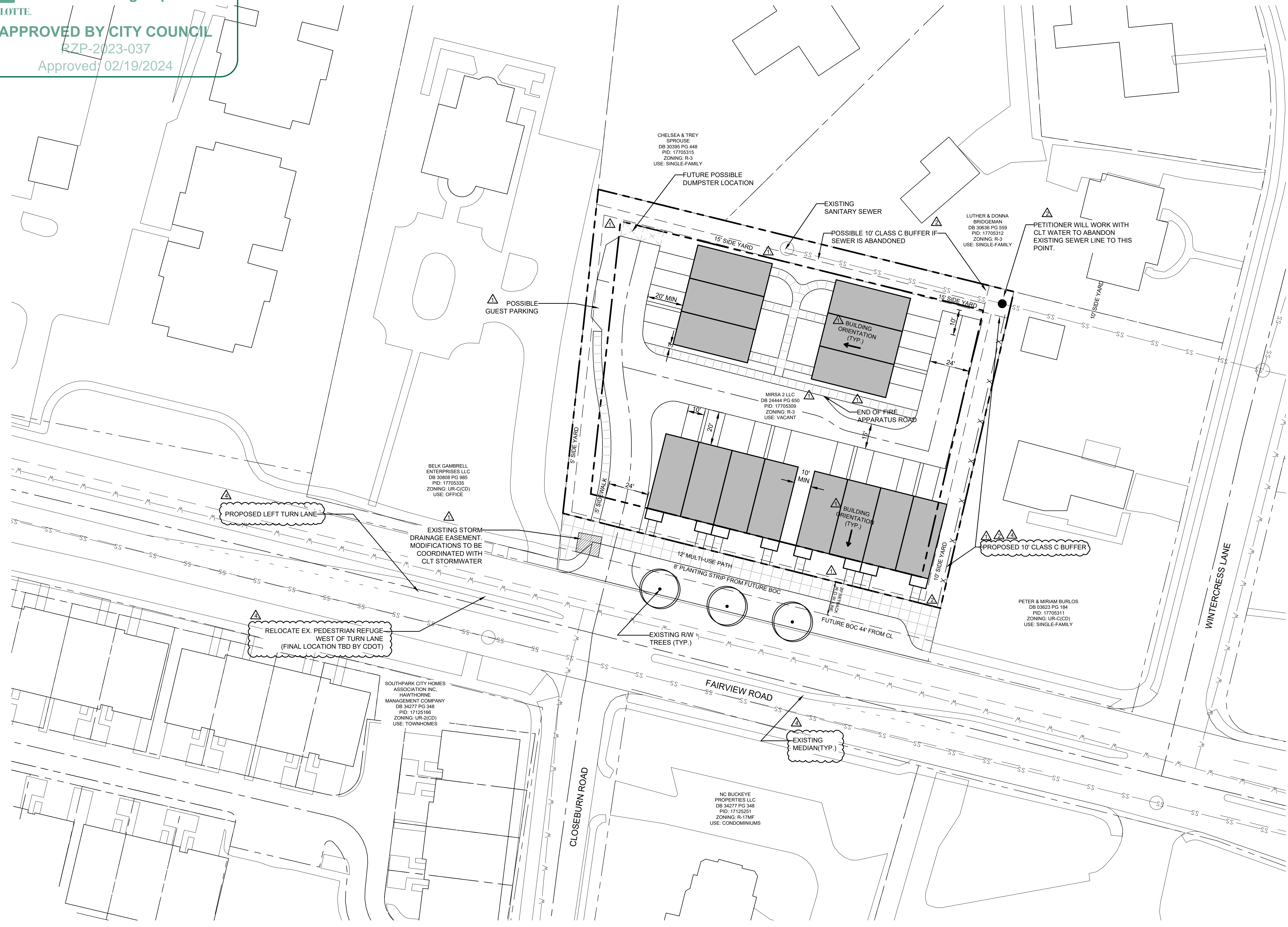
Checked By: MDL

Date: 01/30/2023

Project Number: 23005

Sheet Number:

**RZ-1**



**VICINITY MAP**  
NOT TO SCALE

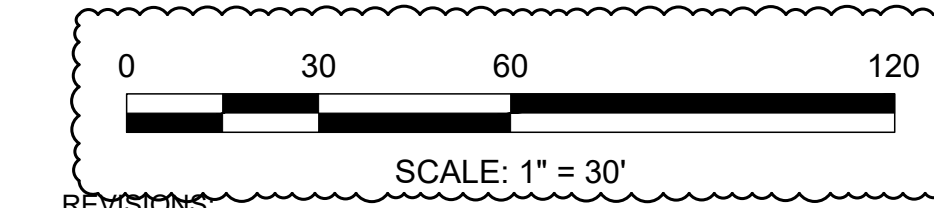
**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SITE ENTRY

**DEVELOPMENT DATA:**

SITE AREA:	±1.21 ACRES
TAX PARCELS:	177-053-09
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOMES)
PROPOSED UNIT COUNT:	14 UNITS
DENSITY PROPOSED:	11.57 DU/A
MAXIMUM F.A.R.:	1.0
MIN. FRONT SETBACK:	20' FROM FUTURE B.O.C.
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	45' AS ALLOWED PER ORDINANCE
TREE SAVE REQUIRED:	7906 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	400 SF/UNIT OR 10% USABLE COS
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING REQUIRED:	PER ORDINANCE
PARKING PROVIDED:	PER ORDINANCE
PCCC:	PER ORDINANCE
SOLID WASTE:	PRIVATE ROLL-OUT CONTAINERS/ FUTURE DUMPSTER

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 SHINNVILLE RIDGE PARTNERS LLC/  
 COURTNEY SLOAN  
 5709 FAIRVIEW ROAD  
 CHARLOTTE, NC 28209

**REZONING**  
**SITE PLAN**  
 PETITION #:  
 2023-037

CORPORATE CERTIFICATIONS  
 NC PE: C-2930    NC LA: C-253  
 SC ENG: NO. 3599    SCL A: NO. 211

Project Manager: MDL  
 Drawn By: ADD  
 Checked By: MDL  
 Date: 01/30/2023  
 Project Number: 23005  
 Sheet Number:

**RZ-2**

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