

**GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY RJS PROPERTIES INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THAT APPROXIMATELY .53 ACRE SITE LOCATED BETWEEN WEST TRADE STREET AND ROZZELLES FERRY ROAD AND GENERALLY AT THE INTERSECTION OF ZEBULON AVENUE AND ROZZELLES FERRY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THIS SITE IS COMPRISED OF TAX PARCELS NO. 069-041-42.
- THE DEVELOPMENT AND USE OF THE SITE WILL BE COVERED 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 DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING AND PARKING ENVELOPES AS WELL AS THE INTERNAL PRIVATE STREETS/DRIVES/ALLEYS DEPICTED ON THE REZONING PLAN 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.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**PERMITTED USES/DEVELOPMENT LIMITATIONS**

- THE DEVELOPMENT AREA MAY BE DEVOTED ONLY TO A MAXIMUM OF 8 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

**TRANSPORTATION**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR 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 CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY EXISTING PUBLIC STREETS AND INTERNAL PRIVATE STREETS/DRIVES/ALLEYS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS/DRIVES AND PARKING AREA/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- THE EXISTING PUBLIC STREETS SHALL BE UTILIZED WITHOUT WIDENING THE SAME.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE(WIDTH OF THE DRIVEWAY) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

**ARCHITECTURAL STANDARDS**

- THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 60 FEET AS MEASURED UNDER THE ORDINANCE.
- ROOFTOP TERRACES MAY BE INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE AT THE OPTION OF THE PETITIONER.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EPIS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFIT, TRIM AND RAILINGS. ADDITIONALLY, ALUMINUM MAY BE USED ON TRIM AND GARAGE DOORS.
- THE ACTUAL SIZES OF THE SINGLE FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
- THE FRONT ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE LESS THAN 2:12, UNLESS FLAT.
- 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, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES SHOULD NOT BE COVERED BUT SHOULD NOT BE ENCLOSED. FRONT STOOPS IN FRONT SETBACK SHALL NOT BE COVERED.
- PORCHES MUST BE LOCATED AND OPEN TO BOTH STREETS AT THE CORNER WHERE END UNITS FACE A PUBLIC STREET TO THE SIDE.
- GARAGE DOORS MUST HAVE TRANSLUCENT WINDOWS AND 1/2 DEEP RELIEF OR BE RECESSED AT LEAST 12 INCHES OR HAVE ARCHITECTURAL FEATURE (SUCH AS A TRELIS). EACH SINGLE FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE WILL BE ALLEY/REAR LOADED.
- WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- TOTAL WIDTH OF ATTACHED DWELLINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO 100' OR LESS IN ONE SEGMENT WITHOUT 6' DEEP RECESS TO DIVIDE INTO SEPARATE MASS.
- YARD FRONTING THE GREENWAY SHALL BE A 6'-5" SIDE YARD.

**STREETSCAPE AND LANDSCAPING**

- EXISTING SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITE'S FRONTAGES ON EXISTING PUBLIC STREETS MAY REMAIN IN PLACE.
- THE SITE SHALL COMPLY WITH CHAPTER 21 OF CITY CODE (TREE ORDINANCE).
- TREES IN RIGHT OF WAY SHALL BE PRESERVED AND PROTECTED UNLESS APPROVED BY LANDSCAPE MANAGEMENT FOR REMOVAL AND/OR MITIGATION.

**LIGHTING**

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE BY PETITIONER (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, PRIVATE ALLEYS, SIDEWALKS AND WALKWAYS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPTED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE BY PETITIONER, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET. THIS REQUIREMENT SHALL NOT APPLY TO EXISTING FREESTANDING LIGHTING FIXTURES ON THE SITE.

**ENVIRONMENTAL FEATURES**

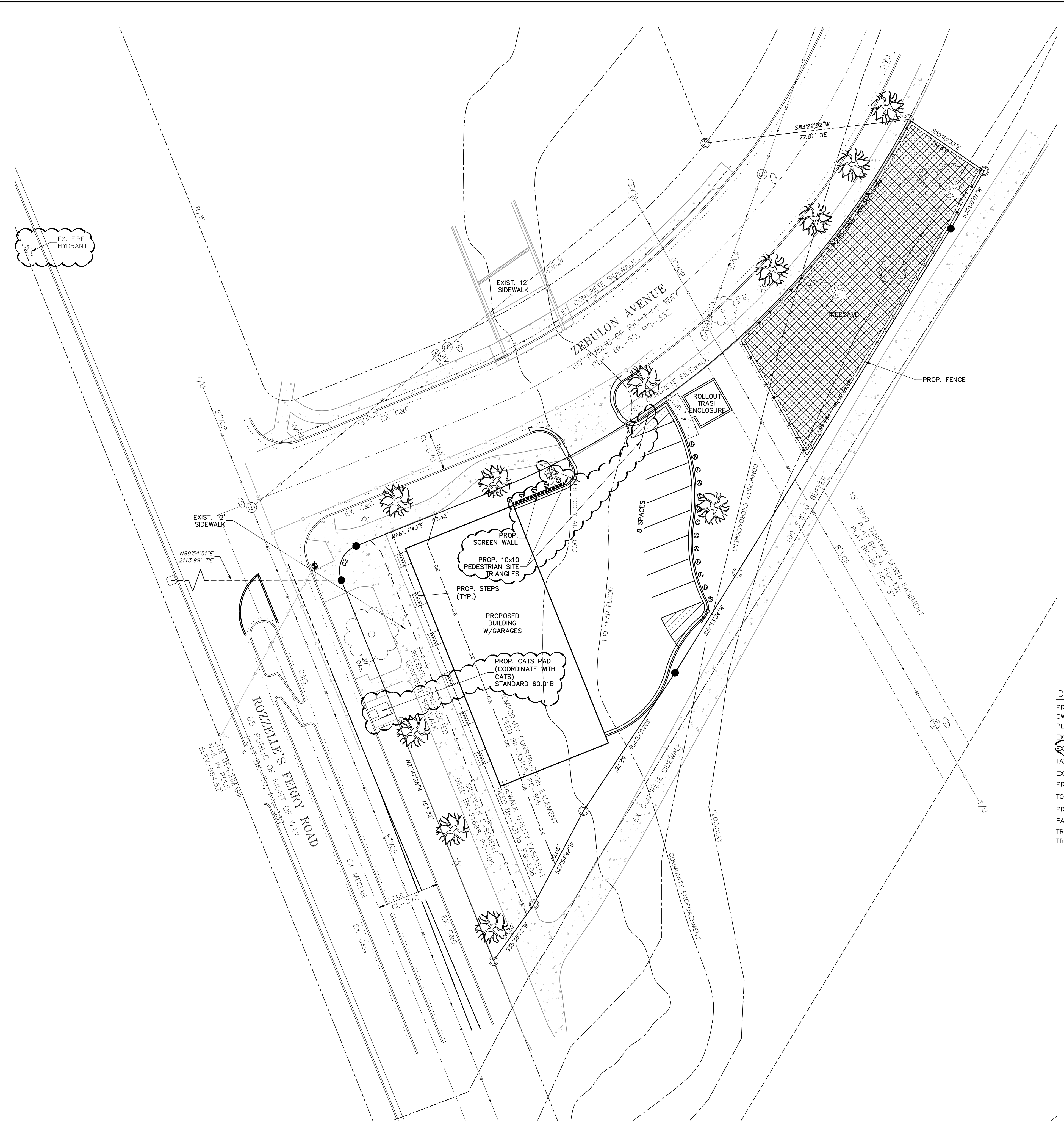
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- DEVELOPMENT WITHIN AN ENVIRONMENTAL SENSITIVE AREA SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERMANENT STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

**BINDING EFFECTS OF THE REZONING DOCUMENTS AND DEFINITIONS**

- 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, SHALL 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 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.

**WASH-COURT**

- RESIDENTS WILL BE RESPONSIBLE FOR ROLLING GARBAGE/RECYCLE CARTS OUT TO ZEBULON AVE. FOR SERVICE.



**DEVELOPMENT DATA:**

PROJECT NAME: GREENWAY BUSINESS CENTER TOWNHOMES  
 OWNER/AGENT: CRESCENT COMMUNITIES  
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440  
 EXIST. ZONING: UR-2(CD) JURISDICTION: CITY OF CHARLOTTE  
 EXIST. ZONING: UR-2(CD)  
 TAX PARCEL #: 06904142  
 EXISTING USE: VACANT  
 PROPOSED USE: RESIDENTIAL  
 TOTAL SITE AREA: 23,090/0.53 SQ. FEET/ACRES  
 PROPOSED TOWNHOMES: 8 UNITS  
 PARKING REQUIRED: AS REQUIRED BY ORDINANCE  
 TREE SAVE REQUIRED: 15% (3,464 S.F.)  
 TREE SAVE PROVIDED: 3,932 S.F.

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

**REZONING PETITION #: 2020-140**

**Project: GREENWAY BUSINESS CENTER TOWNHOMES**  
 ROZZELLES FERRY RD AND ZEBULON AVE., CHARLOTTE, NC

**REZONING PLAN**

File #: 2016-RZ.DWG Date: 09/28/2020 Project Egr: BTU  
 LL Design By: BTU  
 H Drawn By: CBH  
 ISAACS CIVIL ENGINEERING DESIGN AND SURVEYING Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ1.0**

NO.	BY	DATE	REVISION
1	CBH	11/12/20	PER REVIEW COMMENTS

