



LAND DEVELOPMENT DESIGN SERVICES

CHARTER PROPERTIES DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Conditional Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-12MF zoning district shall be followed in connection with development taking place on that portion of the Site designated as Tract "A", and all development standards established under the Ordinance for the Institutional zoning district shall be followed in connection with development taking place on that portion of the Site designated as Tract "B". Street layouts may be modified to accommodate final building locations. Building locations may be modified subject to final engineering plans.

PERMITTED USES

1. That portion of the Site designated as Tract "A" on the Conditional Rezoning Plan may be developed to a maximum of 588 multi-family dwelling units together with any accessory uses permitted in the R-12MF zoning district under the Ordinance.
2. That portion of the Site designated as Tract "B" on the Conditional Rezoning Plan may be developed to a large childcare center as defined in Section 12.302 of the Ordinance and to any accessory uses in connection therewith permitted in the Institutional zoning district under the Ordinance. Such large childcare center shall comply with the requirements of Section 12.502(4) of the Ordinance.

BUFFERS

1. A Class C buffer shall be provided on the Site as depicted on the Conditional Rezoning Plan, and the Class C buffer shall conform to the standards for a Class C buffer set out in Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. Pursuant to Section 12.302(b) of the Ordinance, Petitioner may reduce the width of the required buffer by 25% by providing a wall, fence or berm that meets or exceeds the standards of Section 12.302(b) of the Ordinance.
2. 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 set out on the Conditional Rezoning Plan accordingly.
3. The buffer area shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence, berm, landscaping and/or utility and drainage facilities and any grading associated therewith.
4. Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation of a wall, fence, berm, landscaping and/or utility and drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
5. No buildings, parking spaces or maneuvering areas may be located within the buffer areas.

COMMON OPEN SPACE/TREE SAVE AREAS

1. Common open space shall be provided in various locations on Tract "A" as depicted on the Conditional Rezoning Plan. At a minimum, 50 percent of Tract "A" shall be devoted to common open space.
2. For purposes of calculating the amount of required common open space on Tract "A", the Greenway Area (which shall be conveyed to Mecklenburg County as provided below), any tree save areas, any water quality ponds and the recreational amenity areas will be considered to be common open space.
3. Each phase of the residential community to be located on Tract "A" will contain a recreational amenity area, and each amenity area shall contain a swimming pool.
4. A minimum of 17.5 percent of Tract "A" will be devoted to tree save areas, which tree save areas are more particularly depicted on the Conditional Rezoning Plan.
5. For purposes of calculating the required amount of tree save areas on Tract "A", the size of Tract "A" shall be reduced by the area of Tract "A" located within and subject to the Plantation Pipeline and Level 3 Communications easements.

SETBACKS AND YARDS

1. A 30 foot setback shall be established along the Site's frontage on Reames Road.
2. Side and rear yards shall be provided on Tract "A" and on Tract "B" in accordance with the Ordinance.

SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and techniques specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an adjoining property will be screened from view by a solid enclosure with gates.
3. Development of the Site shall conform to the requirements of the City of Charlotte Tree Ordinance.

PARKING

1. Off street vehicular parking for Tract "A" and Tract "B" shall be provided in accordance with the requirements of the Ordinance.
2. Parking may be provided along one or both sides of the internal streets located on Tract "A".
3. Bicycle parking for Tract "A" and Tract "B" shall be provided in accordance with the requirements of the Ordinance.

LIGHTING

1. Petitioner shall install pedestrian scale light fixtures not exceeding 15 feet in height along the main internal spine road located on Tract "A", and such light fixtures shall be capped and fully shielded such that illumination is directed downward. The final spacing of such light fixtures shall be determined by Petitioner.
2. Petitioner may install decorative freestanding light fixtures at the entrances into the Site or at other locations as determined by Petitioner.
3. The maximum height of any freestanding light fixture (other than the pedestrian scale light fixtures referenced above in Note 1), including its base, shall not exceed 20 feet.
4. All exterior light fixtures (except street lights along Reames Road) shall be capped and the illumination downwardly directed so that direct illumination does not exceed 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 public streets and adjacent properties.
5. The use of up-walk light fixtures shall not be permitted on the Site, however, architectural light fixtures may be installed on building facades.

ARCHITECTURAL COMMITMENTS

The multi-family residential community to be located on Tract "A" shall be built in two separate phases. The buildings constructed in the first phase will be architecturally distinct from the buildings constructed in the second phase in terms of architectural style and character and the use of exterior building materials.

GREENWAY

1. Petitioner agrees to dedicate and convey those areas depicted on the Conditional Rezoning Plan as the "Greenway Area" to Mecklenburg County for greenway purposes. Petitioner shall dedicate and convey the Greenway Area to Mecklenburg County prior to the issuance of a Certificate of Occupancy for the last multi-family building constructed in phase one of the residential community to be located on Tract "A". Prior to the conveyance of the Greenway Area to Mecklenburg County, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easement over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site.
2. Petitioner shall provide at least one pedestrian connection from each phase of the residential community to be located on Tract "A" to the Greenway Area. The precise locations of these pedestrian connections will be determined in conjunction with the Mecklenburg County Park and Recreation Department.
3. Petitioner shall pay the sum of \$140,000 to Partners for Parks, Inc., which payment shall be applied to the cost of constructing that portion of the Long Creek Greenway located immediately adjacent to Tract "A". This \$140,000 payment shall be paid to Partners for Parks, Inc. prior to the issuance of a Certificate of Occupancy for the last multi-family building constructed in phase one of the residential community to be located on Tract "A", or upon the commencement of the construction of that portion of the Long Creek Greenway located immediately adjacent to Tract "A", whichever is first to occur.
4. The Mecklenburg County Park and Recreation Department will be responsible for the design and construction of that portion of the Long Creek Greenway located immediately adjacent to Tract "A", and Petitioner's only obligation and commitment with respect thereto shall be the \$140,000 payment to Partners for Parks, Inc. described above.

BUS STOP PAD

Petitioner shall install a concrete bus stop pad on the Site adjacent to Reames Road in a location to be determined by CATS and the Petitioner. Petitioner will grant an appropriate easement to the City of Charlotte to facilitate its use and maintenance of the concrete bus stop pad.

SOLID WASTE

The multi-family community to be located on Tract "A" will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpsters, compactor and recycling areas.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS (DRIVEWAYS)/STREETS/INTERNAL SIDEWALKS

1. The number of vehicular access points to Tract "A" and Tract "B" shall be limited to the number depicted on the Conditional Rezoning Plan.
2. The placement and configuration of such access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
3. A multi-lane street shall be provided to the parcel of land located to the south of Tract "A" as depicted on the Conditional Rezoning Plan. This multi-lane street shall be a part of the private street system on Tract "A". Petitioner shall open this multi-lane street to vehicular traffic from the adjoining parcel of land provided that an appropriate easement agreement be negotiated with the owner(s) of the adjoining parcel of land.
4. An internal sidewalk system will be provided as generally depicted on the Conditional Rezoning Plan.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

STORM WATER MANAGEMENT

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
2. Petitioner shall abide by the S.W.I.M. Stream Buffer regulations, where applicable.
3. Petitioner will tie-in to the existing storm water system(s) if any exist in the area. Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, Petitioner shall provide alternate methods to prevent this from occurring. If the receiving drainage system(s) is already out of standard, Petitioner's proposed development will be designed so as not to place the downstream system(s) further out of standard.
4. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) will be incorporated into the Site to ensure that all detained water will have an 80% average annual removal for Total Suspended Solids generated from the development according to specifications in N.C. Department of Environmental and Natural Resources Best Management Practices Manual, April 1999.
5. The S.W.I.M. Stream Buffer requirements described in the City of Charlotte Zoning Ordinance, Chapter 12 apply to the Site. In addition, interments and potential streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water quality methodology and shall be shown on the site plan submitted along with all buffer areas. All potential and interment streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the bank is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual. All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland. Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland. All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. Ordinance shall apply (except buffer widths).

CURB/ GUTTER/EXTERNAL SIDEWALKS/PLANTING STRIPS

1. Petitioner shall install curb and gutter, a 6 foot sidewalk and an 8 foot planting strip along the Site's frontage on Reames Road.
2. Petitioner shall install a 6 foot sidewalk from the Site's northern property line to the southern edge of the Petitioner Woods development (Tax Parcel No. 025-113-16). That portion of this 6 foot sidewalk to be located on the bridge over Long Creek shall be located behind the guardrail, and Petitioner shall provide adequate provisions for pedestrian safety (i.e., a handrail). The design of this sidewalk shall be subject to the review and approval of CDOT and/or NCDOT.
3. Petitioner shall install curb and gutter, a 6 foot sidewalk and an 8 foot planting strip along the frontage of that parcel of land designated as Tax Parcel No. 025-113-04 on the Mecklenburg County Tax Maps provided that the necessary right of way for such improvements exist, or provided that the owner of that parcel of land donates the necessary right of way or the City of Charlotte acquires the same.
4. Petitioner shall install planting strips adjacent to the internal sidewalks located on Tract "A".

TRANSPORTATION COMMITMENTS

1. Subject to the approval of NCDOT and CDOT, Petitioner shall construct southbound left turn lanes on Reames Road at each access point into Tract "A". These left turn lanes shall each have 150 feet of storage and a 15:1 bay taper with a 45:1 through lane taper(s). Petitioner shall be responsible for all costs and expenses relating to the design and construction of these left turn lanes.
2. Subject to the approval of NCDOT and CDOT, Petitioner shall construct a northbound left turn lane on Reames Road at Presbury Boulevard. This left turn lane shall have 150 feet of storage and a 15:1 bay taper with a 45:1 through lane taper(s). Petitioner shall be responsible for all costs and expenses relating to the design and construction of this left turn lane.
3. Petitioner shall dedicate and convey right of way as follows:  
Along Fred D. Alexander Boulevard:  
: 55 feet from the centerline for the first 500 feet north of Bayview Parkway  
: 45:1 taper down to existing right of way thereafter  
Along Reames Road:  
: 55 feet from the centerline for the first 300 feet east of Fred D. Alexander Boulevard (as measured along a realigned centerline of Reames Road)  
: 20:1 taper down to 35 feet from the centerline over the next 400 feet
4. The streets located within the Site shall not be gated.

AMENDMENTS TO REZONING PLAN

Future amendments to this Conditional 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.

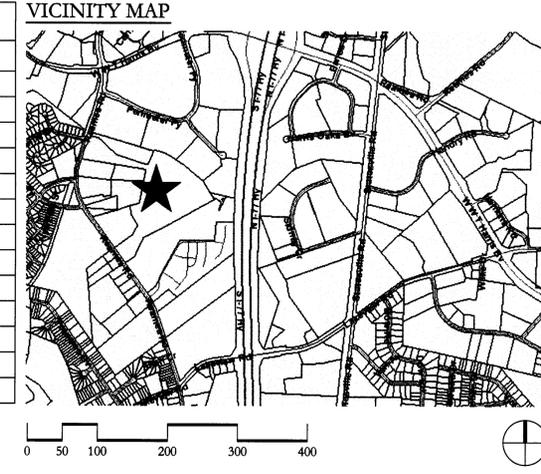
BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Conditional Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

TABULATION

TAX PARCEL ID #	025-113-05 025-113-02 025-113-06 025-113-07 025-113-08 025-113-09 025-113-17 025-113-03
SITE AREA:	55.03 ACRES
EXISTING ZONING:	R-3, R-5(CD), R-8 MF (CD)
TRACT A:	
SITE AREA:	51.52 ACRES
PROPOSED ZONING:	R-12 MF (CD)
DWELLING UNITS:	588
DENSITY:	10.68 DUA
TRACT B:	
SITE AREA:	3.51 ACRES
PROPOSED ZONING:	INSTITUTIONAL

VICINITY MAP



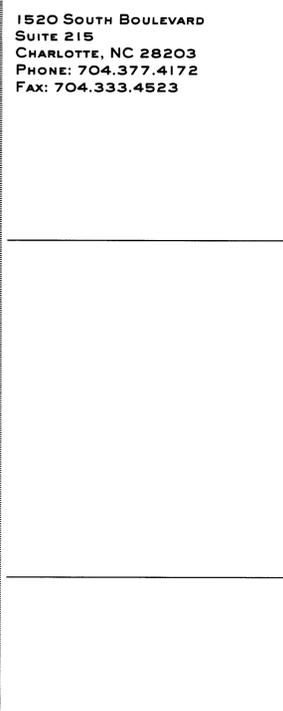
LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°47'48"W	133.13
L2	N17°25'06"E	149.96
L3	N17°25'06"E	330.83
L4	N18°09'56"E	85.11
L5	N35°47'48"W	84.43
L6	N88°58'44"W	38.09
L7	N05°32'21"W	110.93
L8	N05°32'21"W	121.19
L9	N06°42'44"W	286.93
L10	N07°01'00"W	117.09
L11	N07°01'00"W	192.97
L12	S80°58'40"E	45.26
L13	S80°58'40"E	30.97



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Charter Properties

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Charter Property Reames Road



CHARLOTTE, NC

**Rezoning Petition**  
Petition # 2005-167

PROJECT NUMBER: 05098

DRAWN BY: JAW  
DESIGNED BY: BCS  
ISSUE DATE: 09/23/05

4. 02/16/06 JAW Revised per Comments.  
3. 12/14/05 JAW Revised per Comments.  
2. 11/28/05 JAW Revised Development Standards.  
1. 11/21/05 JAW Revised per Comments.

NO. DATE: BY: REVISIONS: