



Site Development Data:

Acreage: +/- 26.59 AC
Tax Parcel: 055-481-04; 055-481-05 & 055-048-07
Existing Zoning: CC
Proposed Zoning: CC (LVFPA)
Existing Uses: Vacant
Proposed Uses: Up to (336) Multi-Family Residential Units
Proposed FAR: Approximately 0.4 FAR

General Provisions:

- 1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Impact, LLC (the "Petitioner") to accommodate the development of a multi-family residential project on an approximate 26.59 acre site located to the east of Rhyne Road and South of Mount Holly Road, which is more particularly depicted on the Rezoning Plan (the "Site").
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "Commercial Center" Zoning District shall govern all development taking place on the Site.
4. 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.
5. 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 Zoning Ordinance.
6. The Site shall be viewed as a planned/unified development plan as to the elements and portion of the Site generally depicted on the Rezoning plan.

Permitted Uses:

- 1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the CC zoning district containing a maximum of (336) Multi-Family Apartment units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- 1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of a public and private roads as depicted on the Rezoning Plan. Final locations of these roads and associated access driveways are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final plan approval.
3. The petitioner agrees to provide accessible sidewalk ramps at each corner of Public Road 1 and Rhyne Road as generally depicted on the Rezoning Plan. The petitioner shall also provide 12' sidewalk and 8' planting strip along Rhyne Road adjacent the Site.
4. The petitioner shall commit to the following off-site road improvements, including a 3-lane cross section along Rhyne Road adjacent the parcel's frontage between the existing railroad right of way and parcel 055-081-13 to the south of the site as generally illustrated on the Site plan, in coordination with NCDOT and CDOT:
a) Southbound left turn lane along Rhyne Road to proposed public road. Stacking and taper length to be coordinated with NCDOT during permitting process.
b) Northbound right turn lane at Rhyne Road to proposed Public Road 1. Stacking and taper length to be coordinated with NCDOT during permitting process.
c) The Petitioner agrees to a \$200,000 contribution towards the construction of intersection improvements associated with the planned intersection improvement project at Mount Holly Road, Sonoma Valley Drive and Rhyne Road.
5. The intersection location of Public Road 1 and Rhyne Road is generally located on the Site plan. The final location of the intersection may be modified during the permit review process to accommodate off-site improvements and road geometry requirements as necessary to obtain final permit approvals.
6. The Petitioner agrees to install Public Road 1 and improvements indicated within Transportation note #3 & #4 above prior to the sites first certificate of occupancy being issued.
7. All public transportation improvements shall be approved and constructed prior to the site's first certificate of occupancy being issued. However, installation of the road wearing/surface course for Public Road 1 must be installed prior to the final certificate of occupancy being issued on site.
8. The petitioner agrees to install an 8' sidewalk and minimum 8' wide landscape strip adjacent Public Road 1. The 8' sidewalk shall be permitted to be located back of curb adjacent proposed on street parking as generally depicted on the Rezoning Plan and within illustrated Street Section 1.
9. The petitioner agrees to construct an 8' landscape strip and 12' multiuse path adjacent Rhyne Road as generally depicted on the site plan. The multi-use path shall not encroach into the existing railroad right of way crossing Rhyne Road.
10. The petitioner agrees to dedicate right of way measured 40' from the existing Rhyne Road centerline.
11. The petitioner agrees to dedicate right of way measured 55' from the existing Mount Holly Road centerline or up to the edge of existing rail right of way, whichever is greater.
12. The petitioner shall convey rights of way to NCDOT fee simple prior to the sites first certificate of occupancy being issues.

Architectural and Design Standards:

- 1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the CC district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. The petitioner shall limit the base maximum average height of each residential structure on site to 45' and three (3) stories as further described in the Ordinance.
3. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
4. Building placement and site design related to the commercial/retail buildings on site shall focus on enhancing the pedestrian environment adjacent Rhyne Road with the design follow guidelines:
a) Buildings shall be placed so as to present a front of side facade to all public streets.
b) Primary common entrances for residents shall be permissible on the end/narrow elevations of buildings. Architectural elements such as canopies, awnings, facade articulation, changes in materials and color variations shall may be utilized to elevate the significance of proposed common entrances.
c) Direct pedestrian connections should be provided between common building entrances and adjacent public streets.
d) Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
e) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

Amenities, Streetscape and Landscaping:

- 1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
2. The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which shall include, but shall not be limited to, community clubhouse, community pool, a pocket park, open air pavilion, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.

Environmental Features:

- 1. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Site plan adjustments may be necessary and shall be permissible in order to accommodate actual storm water detention and treatment requirements.
2. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

- 1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

- 1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21) feet in height.

Amendments to Rezoning Plan:

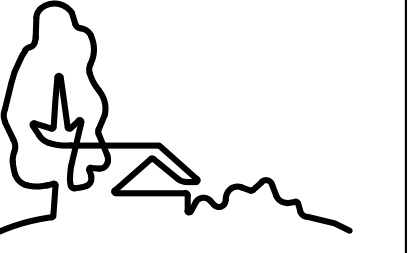
Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved 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.

Binding Effect of the Rezoning Documents and Definitions:

- 1. If this Site Plan Amendment 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.
2. 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.

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Development Notes & Standards
Charlotte, NC 28214

Table with 2 columns: NO., DATE, BY, REVISIONS. Contains revision history for staff and owner comments.

Project No: 20-CLT-066
Date: 08.10.2020
Designed By: MSW
Checked By: GPP
Sheet No: