



Associates, Inc.	<u>DEVELOPMENT STANDARDS</u> <u>BAINBRIDGE DEVELOPMENT CORPORATION</u> <u>REZONING PETITION NO. 2020-159</u> (3/8/2021	
Horn and	SITE DEVELOPMENT DATA: ACREAGE: ± 14.83 ACRES TAX PARCELS: 029-201-10 AND 029-201-09	
shall be without liability to Kimley-	 EXISTING ZONING: R-3 PROPOSED ZONING: R-22MF (CD) EXISTING USES: SINGLE-FAMILY DETACHED RESIDENTIAL PROPOSED USES: RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-22MF (CD) ZONING DISTRICT. MAXIMUM DEVELOPMENT: UP TO 325 MULTI-FAMILY RESIDENTIAL UNIT MAXIMUM HEIGHT: AS ALLOWED PER CITY OF CHARLOTTE ORDINANCE FOR R-22MF. ADJACENT PARCEL 0290121 IS ZONED R-3 AND VACANT BUT TO BE VIEWED AS 'NON-RESIDENTIAL USE' AS IT IS OWNED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. PARKING: AS REQUIRED BY THE ORDINANCE FOR THE R-MF (CD) ZONING DISTRICT. 	
lnc.	I. GENERAL PROVISIONS:	
Kimley-Horn and Associates,	a. SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY BAINBRIDGE DEVELOPMENT CORPORATION ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 14.6-ACRE SITE LOCATED AT THE EASTERN CORNER OF THE INTERSECTION OF RIDGE ROAD AND BEARD ROAD, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 029-201-10 AND 029-201-09 (THE "SITE").	
adaptation by	b. INTENT. THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF A RESIDENTIAL COMMUNITY AND INTERNAL PRIVATE STREET NETWORK THROUGH THE SITE THAT WILL ALLOW PEDESTRIAN, BICYCLE AND AUTOMOBILE TRAFFIC TO TRAVEL THROUGH THE SITE AND TO EVENTUAL FUTURE DEVELOPMENT OF SURROUNDED PARCELS AS PART OF A MIXED-USE DESTINATION.	
orization and	c. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE").	
written auth	 UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22MF (CD) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. d. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED 	
and improper reliance on this document without written authorization and	DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SETBACKS, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND TREATED AS THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.	
oper	II. <u>PERMITTED USES</u>	
Reuse of and impr	SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION III BELOW, THE SITE MAY BE DEVOTED TO ANY RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE R-22MF (CD) ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.	
	III. <u>DEVELOPMENT AREA LIMITATIONS, TRANSFER AND CONVERSION RIGHTS</u> a. THE REZONING PLAN CONTEMPLATES THE FLEXIBILITY FOR CREATION OF VARIOUS PROJECTS WITHIN	
was prepared.	 a. THE REZONING PLAN CONTEMPLATES THE PLEXIBILITY FOR CREATION OF VARIOUS PROJECTS WITHIN THE SITE TO BE INTEGRATED WITH A BROADER MIXED-USE DEVELOPMENT (INDIVIDUALLY, "LOTS"). b. THE PRINCIPAL BUILDINGS CONSTRUCTED MAY BE DEVELOPED WITH UP TO 325 MULTI-FAMILY RESIDENTIAL UNITS, ALONG WITH ANY ACCESSORY USES ALLOWED IN THE R-22MF (CD) ZONING 	
which it	DISTRICT.	
for wh	IV. <u>TRANSPORTATION</u> a. PETITIONER SHALL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY	
specific purpose and client f	a. PETITIONER SHALL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN, INCLUDING THE AREA 36' FROM THE CENTERLINE OF BEARD ROAD ALONG THE PARCEL BOUNDARY, AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING. THE PETITIONER WILL PROVIDED A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.	
for the	b. ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE OR NCDOT, WHICHEVER IS APPLICABLE AT THE TIME OF DEDICATION, IN FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.	
service, is intended only	 c. THE SITE DOES NOT REQUIRE A TRAFFIC IMPACT ANALYSIS (TIA) FROM NCDOT OR CDOT POLICY. THEREFORE, ACCESS TO THE PUBLIC FACILITIES WILL BE ESTABLISHED VIA THE "NCDOT STREET AND DRIVEWAY ACCESS" GUIDELINES. ACCESS TYPE, LOCATION AND REQUIRED MITIGATION MEASURES FOR SAID ACCESS WILL BE MUTUALLY AGREED UPON BY NCDOT, CDOT AND THE PETITIONER AS PART OF THE NCDOT DRIVEWAY PERMIT AND PLANS FOR ANY ROAD IMPROVEMENTS OR SIGNAL WORK WILL BE APPROVED WITH THE PERMIT APPLICATION. d. THE PETITIONER SHALL SUBSTANTIALLY COMPLETE ALL TRANSPORTATION IMPROVEMENTS PRIOR 	
instrument of	TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE STATED HEREIN. e. IN COORDINATION WITH NCDOT AND CDOT, PETITIONER TO PROVIDE 1-INGRESS AND 2-EGRESS LANES	
as an	AT THE INTERSECTION OF RESADA PLACE AND BEARD ROAD. PETITIONER TO ALSO CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON BEARD ROAD, DESIGNED TO NCDOT STANDARDS, WITH 100-FOOT STORAGE AND 100-FT TAPER, UNLESS OTHERWISE REQUIRED BY NCDOT. f. ACCESS TO THE PARCEL TO THE EAST VIA RESADA PLACE PROVIDED ON ACCESS EASEMENT SHOWN	
presented hereir	ON DEED BOOK 63 PAGE 907-908. PETITIONER TO CONSTRUCT THE CONTINUATION OF RESADA PLACE THROUGH THE PROPOSED SITE AND PROVIDE AN ACCESS EASEMENT FOR THE USE OF THE PRIVATE STREET.	
designs	g. PETITIONER TO COORDINATE WITH NCDOT TO IMPROVE THE INTERSECTION OF BEARD ROAD AND RIDGE ROAD BY CONVERTING THE INTERSECTION TO AN ALL-WAY STOP CONTROLLED INTERSECTION. PETITIONER TO PROVIDE RESTRIPING AND IMPLEMENT NEW SIGNAGE FOR THE PROPOSED CONDITION.	
nent, together with the concepts and		

h. ACCESS AND INTERNAL STREETS:

- 1. ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
- 2. THE NUMBER AND LOCATION OF INTERNAL STREETS NOT DEPICTED ON THE REZONING PLAN WILL BE DETERMINED DURING THE DESIGN PROCESS AND THEREAFTER WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES, SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS SUCH AS SUBDIVISION AND DRIVEWAY REGULATIONS.
- 3. THE PETITIONER RESERVES THE RIGHT TO REQUEST THE INSTALLATION OF PAVERS AND/OR STAMPED OR COLORED ASPHALT WITHIN THE SITE'S PROPOSED PUBLIC OR PRIVATE STREETS IN ORDER TO DESIGNATE AND DEFINE PEDESTRIAN CROSSWALKS. THE PETITIONER WILL COORDINATE THE DESIGN OF ANY DECORATIVE PAVEMENT ELEMENTS PROPOSED WITHIN ANY PUBLIC RIGHT-OF-WAY WITH CDOT/NCDOT DURING THE DRIVEWAY PERMIT PROCESS. FURTHERMORE, THE PETITIONER UNDERSTANDS THAT AN ENCROACHMENT AND MAINTENANCE AGREEMENT MUST BE OBTAINED FROM CDOT/NCDOT BEFORE ANY DECORATIVE PAVERS AND/OR STAMPED PAVEMENT PROPOSED IN THE PUBLIC RIGHT-OF-WAY MAY BE INSTALLED.
- 4. THE ALIGNMENT OF THE INTERNAL PUBLIC AND PRIVATE STREETS, VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER, SUBJECT TO CDOT/NCDOT'S FINAL APPROVAL, TO ACCOMMODATE MINOR CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT/NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS AND INDUSTRY BEST PRACTICES SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.
- i. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIALLY COMPLETE" FOR CERTAIN IMPROVEMENTS AS SET FORTH HEREIN SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT/NCDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT/NCDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- j. **ALTERNATIVE IMPROVEMENTS**. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, PLANNING DIRECTOR, AND AS APPLICABLE, NCDOT, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS MUST PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.
- k. ALTERNATIVE COMPLIANCE. WHILE IT IS UNDERSTOOD THAT THE IMPROVEMENTS SET FORTH ABOVE, UNLESS OTHERWISE SPECIFIED, ARE THE RESPONSIBILITY OF THE PETITIONER OR OTHER PRIVATE SECTOR ENTITY, IN EVENT THAT IT IS NECESSARY OR ADVANTAGEOUS, CDOT/NCDOT MAY, AT ITS DISCRETION, ACCEPT A FEE IN LIEU OF CONSTRUCTION OF CERTAIN IMPROVEMENTS, AS LONG AS SUCH FEE IS EQUAL TO THE FULL COST OF SAID IMPROVEMENTS (INCLUDING DESIGN, ACQUISITION AND CONSTRUCTION).

V. <u>DESIGN GUIDELINES:</u>

- a. GENERAL DESIGN GUIDELINES.
- 1. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF ANY OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO/E.I.F.S., CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD/COMPOSITE WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
- 2. STREETSCAPE TREATMENT WILL BE A UNIFYING ELEMENT THROUGH THE USE OF CONSISTENT PAVING, LIGHTING, LANDSCAPING, AND, WHEN PROVIDED, SITE FURNISHINGS, THROUGHOUT THE LOTS.
- 3. METER BANKS SHALL BE LOCATED OUTSIDE OF THE SETBACK.
- 4. ALL DUMPSTER ENCLOSURE AREAS SHALL BE SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE.
- 5. TREES MAY BE PROVIDED IN GRATES OR RAISED PLANTERS RATHER THAN IN PLANTING STRIPS.

b. DESIGN STANDARDS RELATED TO RESIDENTIAL USES

- 1. PROHIBITED EXTERIOR BUILDING MATERIALS:
- 1.1. VINYL SIDING (BUT NOT VINYL HANDRAILS, WINDOWS OR DOOR TRIM); AND
- 1.2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- 2. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
- 2.1. BUILDING SIDES GREATER THAN 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF ONE (1) FOOT EXTENDING THROUGH AT LEAST A FULL FLOOR.
- 3. ARCHITECTURAL ELEVATION DESIGN ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
- 3.1. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- 4. ROOF FORM AND ARTICULATION ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
- 4.1. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS DORMERS OR PARAPETS.

- 5. IF STRUCTURED PROVIDE SCREEN
- NETWORK-REQUIR6. SIDEWALK EXTENS
- PRIVATE STREETS V VI. PEDESTRIAN ACCESS AND
- a. ALONG THE SITE'S IN CROSS-WALK NETWOI PARKING AREAS AND SIDEWALKS ALONG T FEATURES.
- b. DEVIATIONS FROM TYL APPROVAL BY CDOT REQUIREMENTS ARE A
- c. PETITIONER SHALL PR PRINCIPLES TO PROVID
- d. PETITIONER TO CONST THE ORDINANCE REQ THE 12-FOOT SHARED PRIVATE PROPERTY, I NCDOT TO TIE THE PRO STIP #U-6032 AND DET LIMITS. THE PETITIO LOCATIONS BASED ON AND THE EXISTING SEI
- e. PETITIONER TO CONST VII. OPEN SPACE AND AMENIT
 - a. PETITIONER IMPROVEI REZONING PLAN. TI LANDSCAPING, SEATIN AND APPROPRIATE TO
- VIII. ENVIRONMENTAL FEATU
 - a. THE PETITIONER SHAT LOCATION, SIZE, AND THE REZONING PLAN A PLAN SUBMITTAL AND NECESSARY IN ORDER NATURAL SITE DISCHA
 - b. DEVELOPMENT WITHE APPROVAL BY CHARL BY CITY ORDINAN DELINEATION REPOR DEVELOPMENT PLANS
- c. THE PETITIONER SHAL
- IX. <u>SIGNAGE</u>
- a. SHALL COMPLY WITH
- X. <u>LIGHTING:</u>
 - a. ALL NEW LIGHTING DECORATIVE LIGHTIN SIDEWALKS, AND PAR
 - b. DETACHED LIGHTING STREETS, WILL BE LIM
 - c. ATTACHED AND DET. FACING ACCENT/ARCH
- XI. LANDSCAPING, BUFFERS A
- a. THE PETITIONER SHA DEPICTED ON THE RE PARCELS REDEVELOP I
- PARCELS REDEVELOP I ELIMINATED FROM THI XIII. AMENDMENTS TO THE R
- a. FUTURE AMENDMENTS OWNERS OF THE APPL WITH THE PROVISIONS
- **XIV.** <u>BINDING EFFECT OF THE</u> a. IF THIS REZONING PET
 - THE SITE IMPOSED UN HEREIN AND UNDER PETITIONER AND SUE RESPECTIVE HEIRS, DE ASSIGNS.

