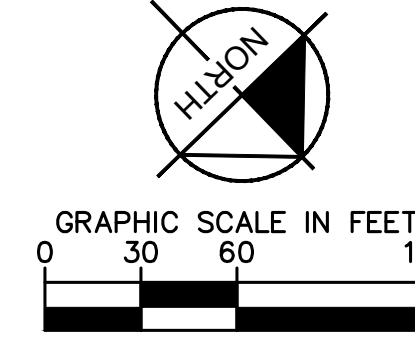
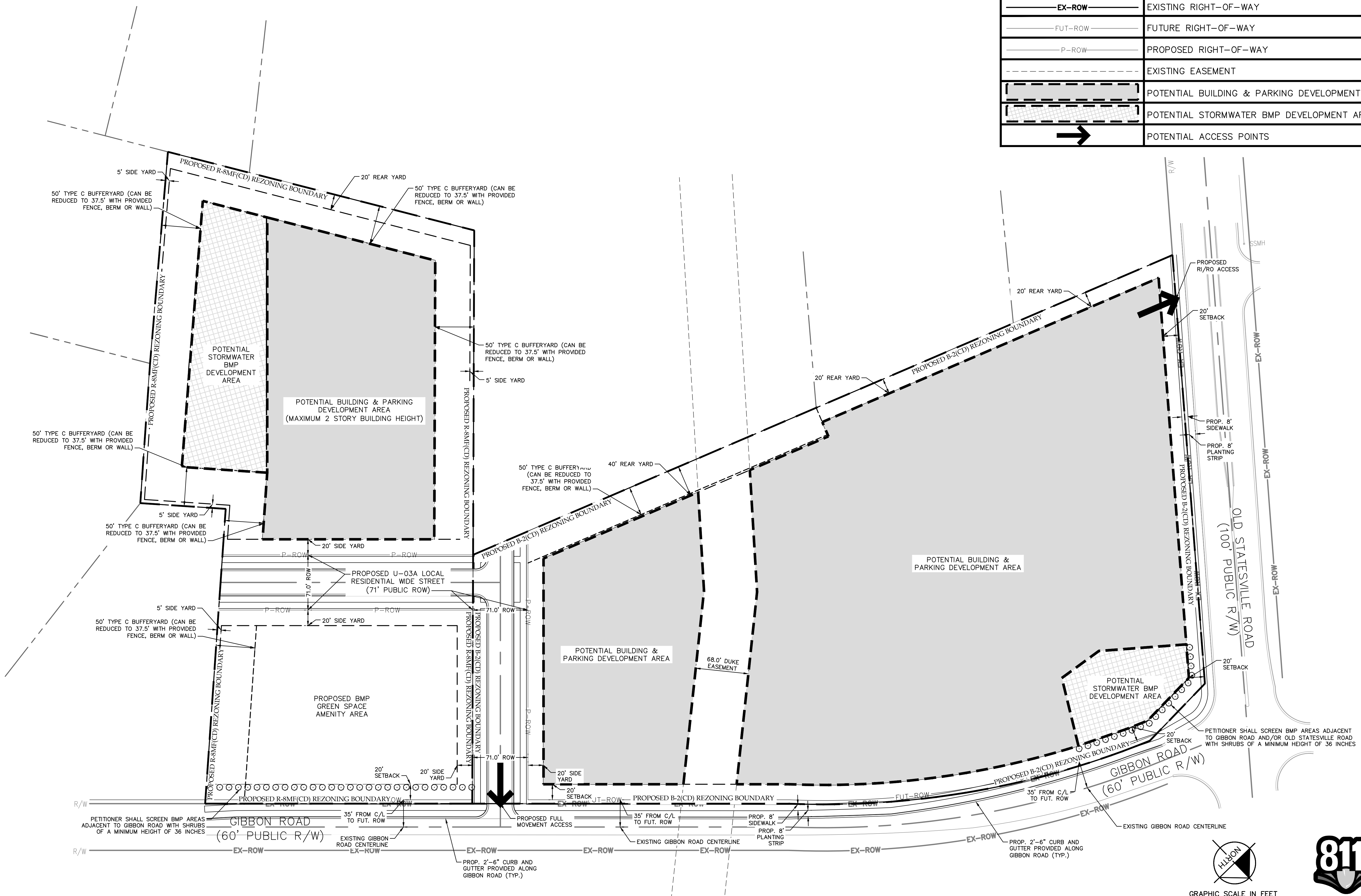


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REZONING LEGEND	
	PROPOSED R-8MF(CD) REZONING BOUNDARY
	PROPOSED B-2(CD) REZONING BOUNDARY
	EXISTING PARCELS
	PROPOSED BUFFERYARD
	PROPOSED SETBACK LINE
	EX-ROW
	FUT-ROW
	P-ROW
	EXISTING EASEMENT
	POTENTIAL BUILDING & PARKING DEVELOPMENT AREA
	POTENTIAL STORMWATER BMP DEVELOPMENT AREA
	POTENTIAL ACCESS POINTS



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 WWW.KIMLEY-HORN.COM

KHA PROJECT	014139000
DATE	8/12/2020
SCALE	AS SHOWN
DESIGNED BY	KLH
DRAWN BY	CRP
CHECKED BY	KLH

REZONING PLAN

OLD STATESVILLE & GIBBON MULTI-FAMILY
 PREPARED FOR
i3 VENTURES, LP
 NORTH CAROLINA
 CHARLOTTE

SHEET NUMBER
RZ-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 17.3 ACRES
TAX PARCELS: 045-451-10 AND 045-451-03
EXISTING ZONING: B-2(CD) AND R-3
PROPOSED ZONING: B-2(CD) (FOR PARCEL 045-451-10) AND R-8MF(CD) (FOR PARCEL 045-451-03)
EXISTING USE: VACANT
PROPOSED USES: MULTI-FAMILY RESIDENTIAL, SUBJECT TO CONVERSION RIGHTS
MAXIMUM BUILDING HEIGHT: THREE (3) STORIES, EXCEPT WHERE ILLUSTRATED AS MAXIMUM TWO (2) STORIES

- I. GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY I3I VENTURES, LP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 17.3-ACRE SITE LOCATED AT THE SOUTHEAST INTERSECTION OF OLD STATESVILLE ROAD AND GIBBON ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 045-451-10 AND 045-451-03.
2. 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").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-2 OR R-8MF ZONING DISTRICTS, RESPECTIVELY, SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT AND LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND 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.
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 ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

- II. PERMITTED USES & MAXIMUM DEVELOPMENT
THE SITE MAY BE DEVOTED TO USES AS PERMITTED IN THE B-2 AND R-8MF ZONING DISTRICTS, RESPECTIVELY, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED BY-RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ASSOCIATED ZONING DISTRICT, SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONVERSION RIGHTS:
1. MAXIMUM DEVELOPMENT: THE SITE MAY BE DEVELOPED WITH A MAXIMUM OF TWO HUNDRED EIGHTY (280) MULTI-FAMILY AND/OR SINGLE FAMILY (ATTACHED OR DETACHED) RESIDENTIAL UNITS.
2. CONVERSION RIGHTS: RESIDENTIAL UNITS WITHIN THE B-2(CD) PORTION OF THE SITE MAY BE CONVERTED TO COMMERCIAL/NON-RESIDENTIAL UNITS AT A RATE OF ONE (1) RESIDENTIAL UNIT TO 500 SQUARE FEET OF COMMERCIAL/NON-RESIDENTIAL UNIT. HOWEVER, AT NO POINT SHALL THE AMOUNT OF RETAIL SQUARE FOOTAGE EXCEED 10,000 SQUARE FEET SO CONVERTED.
3. PROHIBITED USES:
a. FOR THE B-2(CD) PORTION OF THE SITE, THE FOLLOWING USES SHALL NOT BE PERMITTED:
i. ADULT ESTABLISHMENTS;
ii. AUTOMOBILE, TRUCK AND UTILITY TRAILER RENTAL;
iii. AUTOMOTIVE REPAIR GARAGES, SERVICE STATIONS, AND AUTOMOTIVE SALES;
iv. CAR WASHES;
v. CEMETERIES;
vi. CONVENIENCE STORES;
vii. GAS STATIONS;
viii. JAILS OR PRISONS;
ix. LANDFILLS;
x. TATTOO ESTABLISHMENTS;
xi. WAREHOUSING;
b. FOR THE R-8MF(CD) PORTION OF THE SITE, ONLY RESIDENTIAL USES SHALL BE PERMITTED.

- III. TRANSPORTATION
1. SITE ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, AND MINOR ADJUSTMENTS TO THE LOCATION OF THE ACCESS POINT(S) SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
2. 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.
3. THE PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF OLD STATESVILLE ROAD AND GIBBON ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. WHEN THE PETITIONER FILES FOR PERMITTING, IF THE PROPOSED DEVELOPMENT ON THE SITE IS ESTIMATED BY CDOT CALCULATIONS TO EXCEED 2,500 VEHICULAR TRIPS PER DAY (BASED ON THE TRANSPORTATION ENGINEER'S TRIP GENERATION HANDBOOK OR OTHER COMMONLY ACCEPTED METHODOLOGY AT THE TIME OF PERMITTING), THE PETITIONER WILL CONDUCT A TRAFFIC IMPACT STUDY IN COORDINATION WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT, TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY.
5. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

- IV. ARCHITECTURAL STANDARDS
1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY STRUCTURES SHALL BE COMPRISED OF EITHER OR A COMBINATION OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR SUCH AS WOOD SHUTTERS AND ARCHITECTURAL BRACKETS.
2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING (EXCLUDING: (A) VINYL HAND RAILS, (B) VINYL WINDOWS, (C) VINYL SOFFITS, DOORS OR DOOR TRIM), AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: (A) A COMBINATION OF EXTERIOR WALL MATERIALS, (B) EXTERIOR WALL OFFSETS (PROJECTIONS OR RECESSES), (C) DORMERS, (D) BAY WINDOWS, (D) ARCHITECTURAL FEATURES SUCH AS MEDALLIONS, BRACKETS AND SHUTTERS, (E) COLUMNS, (F) PILASTERS, (G) BANDING, OR (H) CHANGE IN COLORS.
4. BUILDING ELEVATIONS FRONTING OLD STATESVILLE ROAD AND GIBBON ROAD SHALL NOT HAVE BLANK WALLS GREATER THAN THIRTY (30) FEET IN ALL DIRECTIONS AND SHALL HAVE ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, BRACKETS, SHUTTERS, OR DESIGN FEATURES OR MATERIALS TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
5. BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING EXCEEDING 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 TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR. BUILDINGS SHALL NOT EXCEED FOUR HUNDRED (400) FEET IN LENGTH.
6. ROOF FORM AND ARTICULATION -ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
a. 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, SHED ROOFS, DORMERS OR PARAPETS.
b. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK-REQUIRED STREET.
7. PETITIONER SHALL SCREEN BMP AREAS ADJACENT TO GIBBON ROAD AND/OR OLD STATESVILLE ROAD WITH SHRUBS OF A MINIMUM HEIGHT OF THIRTY SIX (36) INCHES, IF BMP AREAS ARE PROVIDED IN THE LOCATION(S) AS GENERALLY DEPICTED ON THE REZONING PLAN.

- V. ENVIRONMENTAL FEATURES
1. 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

- VI. 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.

- VII. 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.

Table with 2 columns: REVISIONS, DATE. Includes a 'No.' field.

Kimley >>> Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

Table with 3 columns: KHA PROJECT, DATE, SCALE. Includes fields for AS SHOWN, DESIGNED BY, DRAWN BY, CRP, CHECKED BY, KLH.

REZONING PLAN

OLD STATESVILLE & GIBBON MULTI-FAMILY
PREPARED FOR i3 VENTURES, LP
CHARLOTTE NORTH CAROLINA