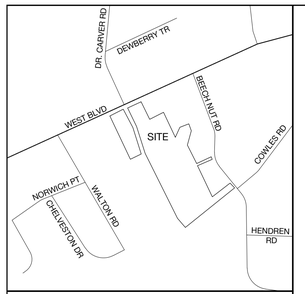


VICINITY MAP

Development Data Table:

Site Area:	+/- 11.835 acres
Tax Parcels:	145-103-17 and 145-103-18
Existing Zoning:	R-22MF and R-4
Proposed Zoning:	UR-2(CD)
Existing Use:	Vacant
Proposed Uses:	Up to 230 Rent/Income Restricted Multi-Family Dwelling Units
Parking:	Shall meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Site Plan Amendment associated with the Rezoning Petition filed by Elmington Capital Group (the "Petitioner") to accommodate the development of a rent/income restricted residential community on that approximately 11.835-acre site located on the south side of West Boulevard, between Walton Road and Beech Nut Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel Numbers 145-103-17 and 145-103-18.
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 UR-2 zoning district shall govern the development and use of the Site.
4. Future amendments or modifications 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 or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
5. 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. 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.
6. The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, ones that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development Site. Conditions outlined in the Petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this Plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions, the stricter condition or existing requirements shall apply.
7. 100% of the total number of multi-family dwelling units actually constructed on the Site shall maintain monthly rents that are income restricted for households earning a range from 30% to 80% of the Area Media Income (AMI) for a period of not less than thirty (30) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

II. Permitted Uses

The Site may be devoted only to a rent/income restricted residential community containing a maximum of two hundred thirty (230) multi-family dwelling units and any incidental and accessory uses relating thereto that are permitted in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as but not limited to a clubhouse, playground, tot-lot, picnic area and/or fitness center.

III. Transportation

1. 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 as required for approval by the Charlotte Department of Transportation (CDOT) and/or the North Carolina Department of Transportation (NCDOT).
2. The Petitioner shall improve the paper right-of-way for Dr Carver Road through the Site as generally depicted on the Rezoning Plan.
3. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed and all rights-of-way dedicated in fee simple conveyance to the City of Charlotte 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 buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding along siding of breezeways, vinyl handrails, windows, soffits, doors, garage doors, railings, or trim, and (ii) concrete masonry units not architecturally finished.
3. Building Placement and Site Design: Building placement and Site design shall focus on and enhance the pedestrian environment through the following standards:
   a. Building Street Frontage: buildings adjacent to West Boulevard shall be arranged and oriented to front along West Boulevard.
   b. Driveways for private residential garages and/or parking shall be prohibited on all network-required streets.
   c. Building entrances shall be at or slightly (1' or more) above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least three (3) of the following features: (i) decorative pedestrian lighting sconces; (ii) architectural details carried above the ground floor; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.
   d. Buildings shall have a minimum ten (10) foot separation from each other.
4. Building Massing and Height: Building massing shall be designed to break up long, monolithic building forms through the following standards:
   a. Building Massing: buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of sixty (60) feet wide and shall extend or recess a minimum of two (2) feet, extending through all floors. Modulations shall occur every sixty (60) feet, if provided.
   b. Building Height: the maximum height in feet of each building shall be three stories or 3/4-split, where generally depicted on the Rezoning Plan. At no point shall the buildings exceed four (4) stories.
5. Architectural Elevation Design: architectural elevations shall be designed to create visual interest through the following standards:
   a. Vertical Modulations and Rhythm: building elevations shall be designed with recognizable vertical bays or articulated architectural façade features. The bays and features may include, but no limited to, a combination of exterior wall offsets, projections, and/or recesses, pilasters, and/or change in materials.
   b. Building Base: buildings shall be designed with a recognizable base. A minimum of three (3) elevations of each building shall be articulated with a wainscot of preferred exterior building materials listed above of a minimum of one (1) foot in height.
   c. Blank Walls: building elevations facing West Boulevard shall not have expanses of blank walls greater than twenty (20) feet.
   d. Architectural features such as, but not limited to, banding, medallions, building articulation, and/or change in materials will be provided to avoid unarticulated blank walls.
6. Roof Form and Articulation: roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
   a. Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g., dormers, gables, etc.).
   b. For pitched roofs, if provided, the allowed minimum pitch shall be 5:12 (five feet in vertical height for every twelve in horizontal length), excluding buildings with a flat roof and parapet walls.
   c. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street and from the nearest single-family structure.
7. Service Area Screening: Site service areas (dumpsters, refuse areas, recycling, storage) shall be screened from view through the following standards:
   a. Service areas will be screened via opaque fences, walls and/or evergreen shrubbery.
   b. Utility structures need to be screened architecturally or with evergreen plant material.
   c. Walls shall be designed to match and complement the building architecture of the residential buildings of the Site.
   d. All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapter 9 and 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
8. Amenities: The Petitioner shall provide a minimum of four (4) of the following amenities on the Site:
   a. Community Room;
   b. Computer/Business Center;
   c. Exercise Room;
   d. Picnic Area;
   e. Outdoor Seating Areas; and/or
   f. Playground/Tot-lot.

V. Environmental Features & Landscaping

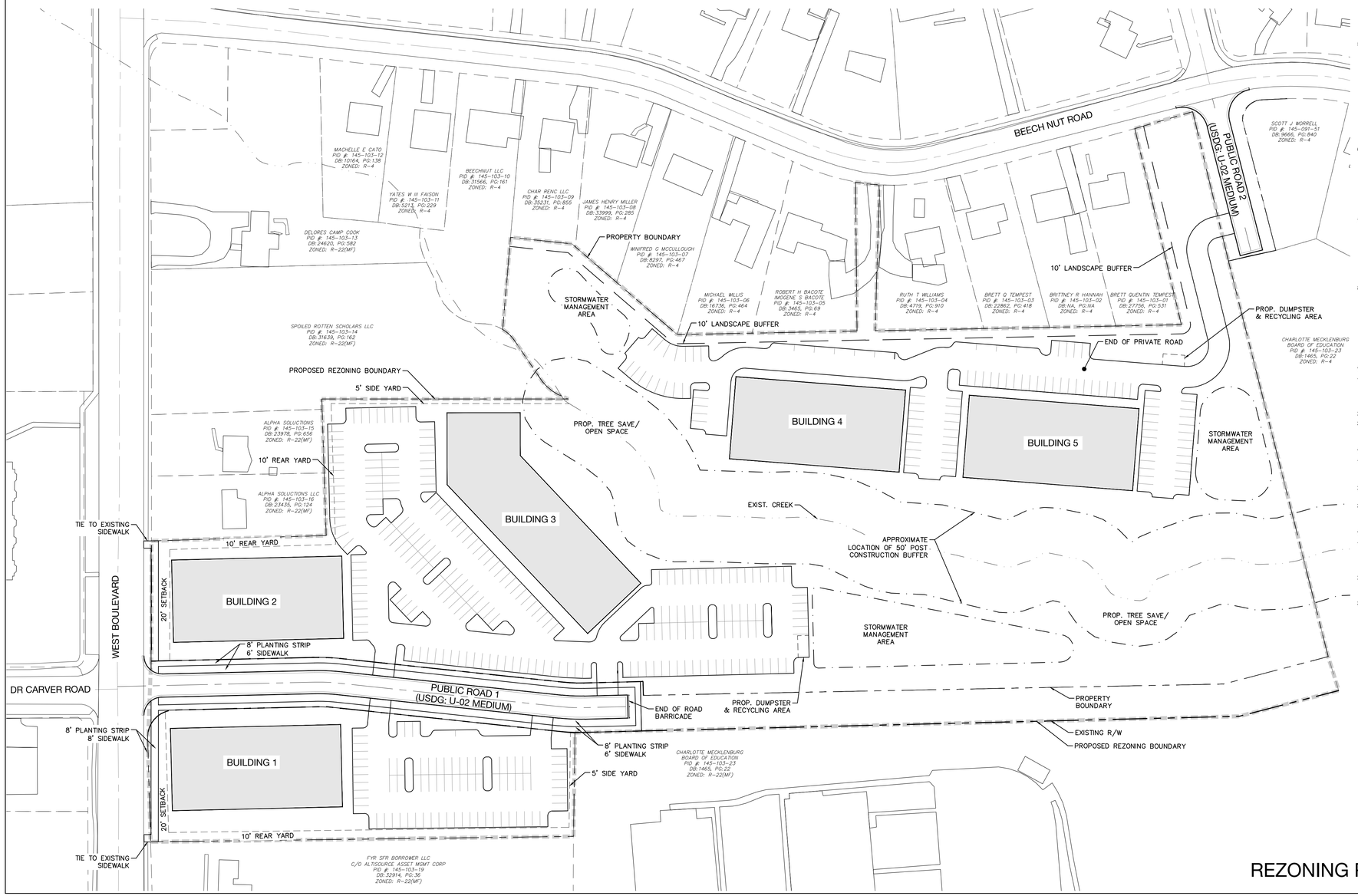
1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and 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 Charlotte Tree Ordinance.
3. The Petitioner shall provide a minimum ten (10) foot wide landscaped buffer along the Site's eastern property line adjacent to the existing single family homes along Beech Nut Road, as generally depicted on the Rezoning Plan.

VI. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not unreasonably extend past any property line of the Site.
2. The maximum height of any pedestrian-scale, freestanding lighting fixture installed on the site, including its base shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

VII. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



REZONING PETITION #2020-???

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

ECG Acquisitions LLC
118 16th Ave South, Suite 200
Nashville, TN 37203

The Flats at West Blvd

Rezoning Site Plan
1901 West Blvd, Charlotte NC 28208

NO. DATE: BY: REVISIONS:

Project No: 20-CLT-126
Date: 11.12.2020
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0