

DEVELOPMENT STANDARDS

September 23, 2021

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by M/I Homes to accommodate the development of a residential community on that approximately 14.62 acre site located on the south side of Ridge Road between Shelley Avenue and Cooper's Ridge Lane and across from Street Avenue, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 029-621-26, 029-621-27 and 029-621-28.
2. The 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 R-8 MF zoning district shall govern the development and use of the Site.
4. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal public streets and the internal private streets, alleys or drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
5. Future amendments 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 Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- 1. The Site may be devoted only to a residential community containing a maximum of 73 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-8 MF zoning district.

C. 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 to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
2. The Site will be served by internal public streets and internal private streets, alleys or drives. Minor adjustments to the locations of the internal public streets and the internal private streets, alleys or drives shall be allowed during the construction permitting process.
3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

4. Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Ridge Road as required to provide right of way measuring 52 feet from the centerline of existing Ridge Road, to the extent that such right of way does not already exist

5. Petitioner shall coordinate with CDOT during the permitting process to determine the appropriate striping on Ridge Road.

6. Petitioner shall connect the Site's internal public streets to the three existing adjacent public stub streets (Bernbrooke Shadow Lane, Amber Meadows Drive and Green Pasture Road) as generally depicted on the Rezoning Plan.

7. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

8. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide 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.

D. Architectural Standards

- 1. The maximum height in feet of the single family attached dwelling units to be constructed on the Site shall be 48 feet at the front building line pursuant to Table 9.305(1)(j)(a) of the Ordinance.
2. The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
3. Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
4. The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
5. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
6. Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
7. All corner or end single family attached dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
8. The entrance into each single family attached dwelling unit shall be located more than 15 feet from the sidewalk located along the relevant lot's frontage on a public or private street.
9. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
10. Each single family attached dwelling unit shall have a garage.

11. Garage doors shall contain translucent windows and carriage style hardware. An example of carriage style hardware is set out on Sheet RZ.02 of the Rezoning Plan.

12. Buildings containing single family attached dwelling units shall not contain more than 5 individual single family attached dwelling units. Notwithstanding the foregoing, those buildings designated as Building 8 and Building 15 on the Rezoning Plan may contain up to 6 individual single family attached dwelling units.

E. Streetscape and Buffers

- 1. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along the Site's frontage on Ridge Road as depicted on the Rezoning Plan.
2. Petitioner shall install planting strips and sidewalks along the Site's internal streets as depicted on the Rezoning Plan.
3. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Notwithstanding the foregoing, pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a fence that meets the standards of Section 12.302(8) of the Ordinance.
4. 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 Rezoning Plan accordingly.

F. 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 extend past any property line of the Site.
2. The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

G. Environmental/Greenway

- 1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. 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.
3. Development of the Site shall comply with the Tree Ordinance.

4. Prior to the issuance of the first certificate of occupancy for a new single family attached dwelling unit constructed on the Site, Petitioner shall dedicate and convey the SWIM Buffer of Stoney Creek located on the Site (the "Greenway Area") to Mecklenburg County for future greenway purposes. Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County and subject to any restrictions imposed by stream buffer regulations, Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements 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 as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior to the dedication of the Greenway Area to Mecklenburg County.

5. The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.

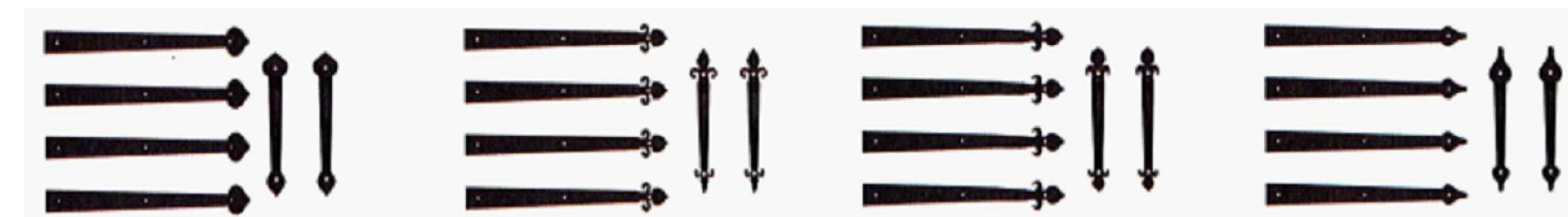
6. The Greenway Area shall count towards the Site's required open space.

H. Amenity

- 1. Residents of this proposed residential community shall utilize the amenity located on the site subject to Rezoning Petition No. 2020-120, which site is being developed by the Petitioner.

I. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners 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.



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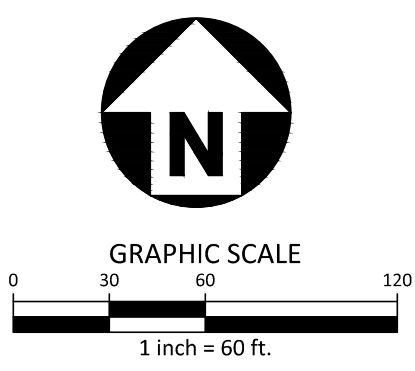


ABERDEEN III REZONING PLAN RIDGE ROAD CHARLOTTE, NORTH CAROLINA

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 08. 13. 2021, PER CITY AND CDOT COMMENTS. Row 2: 2, 09. 23. 2021, PER CITY AND CDOT COMMENTS.

PLAN INFORMATION PROJECT NO. 2021210048 FILENAME 2021210048-RZ1 CHECKED BY EM DRAWN BY JDS/KML SCALE 1"=60' DATE 07. 15. 2021 SHEET

REZONING NOTES RZ.02



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