

DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DHC, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 41.36 ACRE SITE LOCATED ON OLD HOLLAND ROAD NEAR THE MECKLENBURG COUNTY - CABARRUS COUNTY LINE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF ALL OF TAX PARCEL NOS. 029-561-07, 029-561-08 AND 029-091-23 AND PORTIONS OF TAX PARCEL NOS. 029-561-09 AND 029-091-20.
- THE DEVELOPMENT AND USE 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").
- 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.
- 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, THE INTERNAL PRIVATE STREETS, THE INTERNAL DRIVES AND THE PARKING AREAS 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.
- 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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING THE USES SET OUT BELOW:
 - A MAXIMUM OF 50 DUPLEX-STYLE ATTACHED DWELLING UNITS LOCATED IN 25 DUPLEX-STYLE BUILDINGS.
 - A MAXIMUM OF 198 MULTI-FAMILY DWELLING UNITS.
 - INCIDENTAL AND ACCESSORY USES RELATIVE TO THE ABOVE RESIDENTIAL USES THAT ARE ALLOWED IN THE R-8 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, SWIMMING POOL, DOG PARK, PLAYGROUND AND GATHERING AREAS.
- ACCESSORY BUILDINGS AND STRUCTURES MAY INCLUDE, WITHOUT LIMITATION, GARAGES.

C. TRANSPORTATION

- 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") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY TWO INTERNAL PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS AND INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS AND THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- 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.
- PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED OVER AND ACROSS THE TWO PRIVATE STREETS TO BE LOCATED WITHIN THE SITE.
- SUBJECT TO THE APPROVAL OF NCDOT AND/OR CDOT, PETITIONER SHALL INSTALL A NORTHBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE ON OLD HOLLAND ROAD AT THE SOUTHERNMOST VEHICULAR ACCESS POINT INTO THE SITE.
- ADA RAMPS SHALL BE INSTALLED AT INTERSECTIONS AS REQUIRED BY THE ORDINANCE.
- ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION C OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

D. ARCHITECTURAL STANDARDS

- THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE DUPLEX-STYLE DWELLING UNITS CONSTRUCTED ON THE SITE.
 - THE MAXIMUM HEIGHT IN FEET OF THE DUPLEX-STYLE DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE 35 FEET AS MEASURED UNDER THE ORDINANCE.
 - THE ACTUAL WIDTHS AND DEPTHS OF THE DUPLEX-STYLE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS AND DEPTHS DEPICTED ON THE REZONING PLAN.
- THE PRIMARY EXTERIOR BUILDING MATERIAL(S) FOR THE DUPLEX-STYLE DWELLING UNITS SHALL BE ONE OF THE FOLLOWING MATERIALS OR A COMBINATION OF PORTIONS OF THE FOLLOWING MATERIALS: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EPS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY DUPLEX-STYLE DWELLING UNITS CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- WALKWAYS SHALL BE PROVIDED TO CONNECT ALL PRIMARY RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE BUILDINGS CONSTRUCTED ON THE SITE CONTAINING MULTI-FAMILY DWELLING UNITS (NOT TO BUILDINGS CONTAINING DUPLEX-STYLE DWELLING UNITS).
 - THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE CONTAINING MULTI-FAMILY DWELLING UNITS SHALL BE DETERMINED BY THE ORDINANCE BUT IN NO EVENT SHALL EXCEED 50 FEET.
 - VINYL, EPS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS. ADDITIONALLY, CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED SHALL NOT BE A PERMITTED EXTERIOR BUILDING MATERIAL.

(C) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

- BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS.
- DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 - BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
 - ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGES IN MATERIALS OR COLORS.
 - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
 - BUILDING ELEVATIONS FACING NETWORK REQUIRED STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS 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.

(F) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

- 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.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS.

E. STREETScape AND LANDSCAPING

- SUBJECT TO THE APPROVAL OF NCDOT, A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED BY PETITIONER ALONG THE SITE'S FRONTAGE ON OLD HOLLAND ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE 12 FOOT WIDE MULTI-USE PATH MAY MEANDER TO SAVE EXISTING TREES AND TO ACCOMMODATE UTILITIES AND THE TOPOGRAPHY/GRADE OF THE SITE. THE 12 FOOT WIDE MULTI-USE PATH SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT OF WAY AND WITHIN A PERMANENT PUBLIC ACCESS EASEMENT, AND PETITIONER SHALL MAINTAIN THE 12 FOOT WIDE MULTI-USE PATH.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE TWO PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS LOCATED WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. ENVIRONMENTAL FEATURES

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- 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.

G. AMENITIES/PUBLIC POCKET PARK

- AN AMENITY AREA SHALL BE PROVIDED ON THE SITE AND AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A SWIMMING POOL AND A CLUBHOUSE.
- PETITIONER SHALL INSTALL AND MAINTAIN A PUBLIC POCKET PARK AT THE INTERSECTION OF THE TWO PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS LOCATED WITHIN THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. A PUBLIC ACCESS EASEMENT SHALL BE PROVIDED ON THE PUBLIC POCKET PARK TO ALLOW THE PUBLIC TO UTILIZE THE POCKET PARK.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.
- 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.
- 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.

SITE DEVELOPMENT DATA:

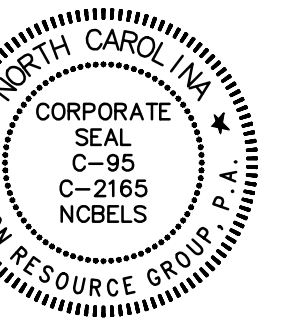
MECKLENBURG	
SITE AREA:	± 41.36 ACRES
TAX PARCEL #S:	029-561-07, 029-561-08 AND 029-091-23 AND PORTIONS OF TAX PARCEL NOS. 029-561-09 AND 029-091-20.
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-8MF(CD)
MAX DENSITY:	6 DUA - 248 UNITS
UNITS PROPOSED:	198 APARTMENTS 50 CASITAS 248 UNITS
EXISTING USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	MULTI-FAMILY DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

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2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
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REZONING PETITION
FOR PUBLIC HEARING
2021-XXX

REZONING

OLD HOLLAND ROAD
CABARRUS & MECKLENBURG COUNTIES, NORTH CAROLINA

DHI COMMUNITIES
2000 AERIAL CENTER PKWY SUITE 110
MORRISVILLE, NORTH CAROLINA, 27560
704.516.1177

DEVELOPMENT STANDARDS

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SCALE: NOT TO SCALE

PROJECT #: 854-018
DRAWN BY: JLO
CHECKED BY: SVK

FEBRUARY 14, 2022

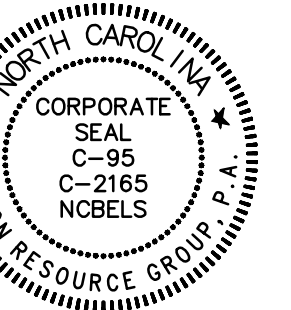
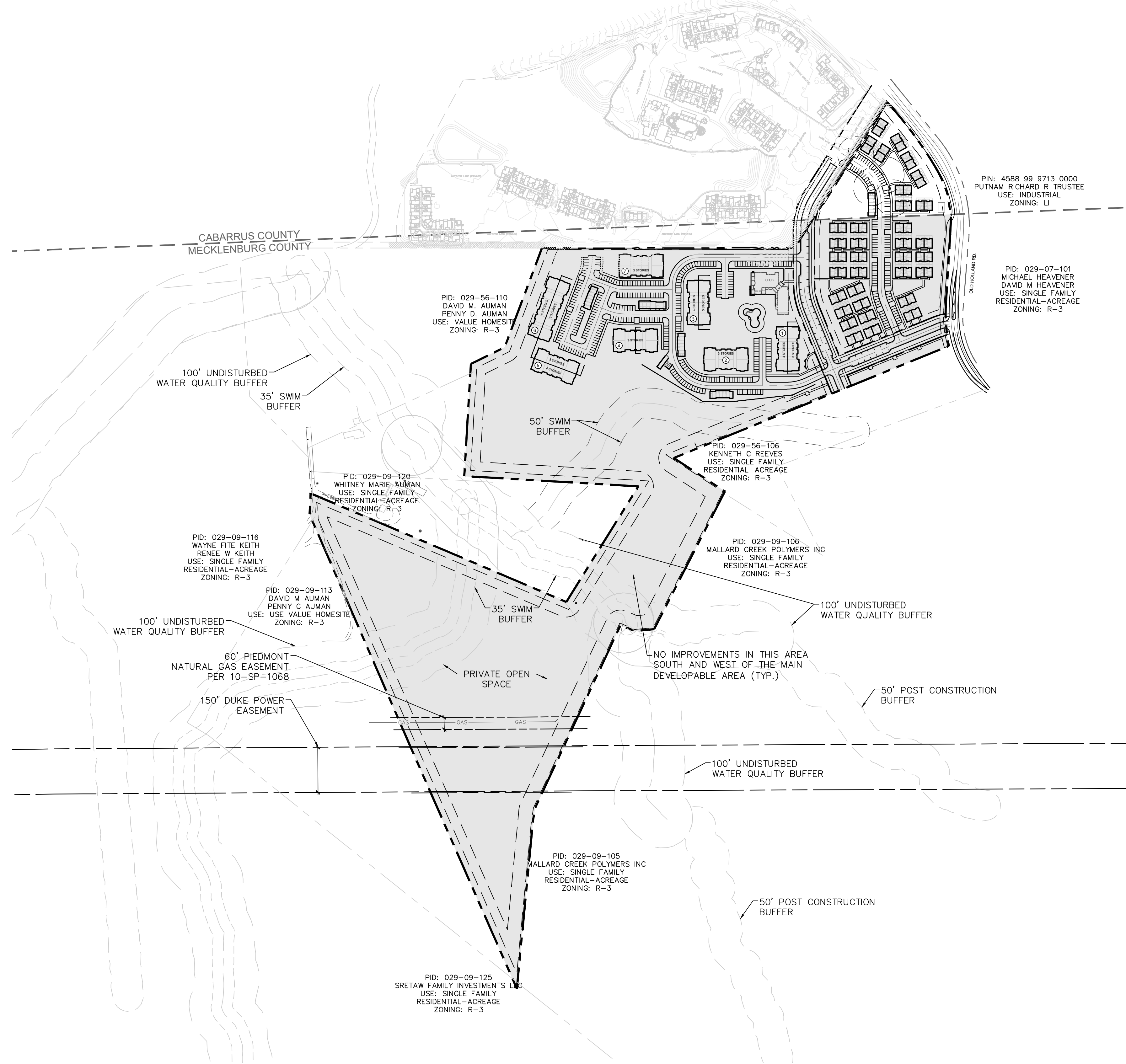
REVISIONS:

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DEVELOPMENT WITHIN ANY SWM/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.

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ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED.



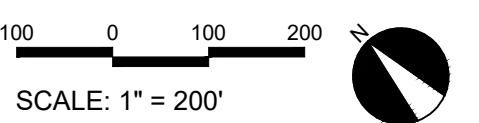
REZONING PETITION
FOR PUBLIC HEARING
2021-XXX

REZONING

OLD HOLLAND ROAD
CABARRUS & MECKLENBURG COUNTIES, NORTH CAROLINA

DHI COMMUNITIES
2000 AERIAL CENTER PKWY SUITE 110
MORRISVILLE, NORTH CAROLINA, 27560
704.516.1177

OVERALL SITE
PLAN



PROJECT #: 854-018
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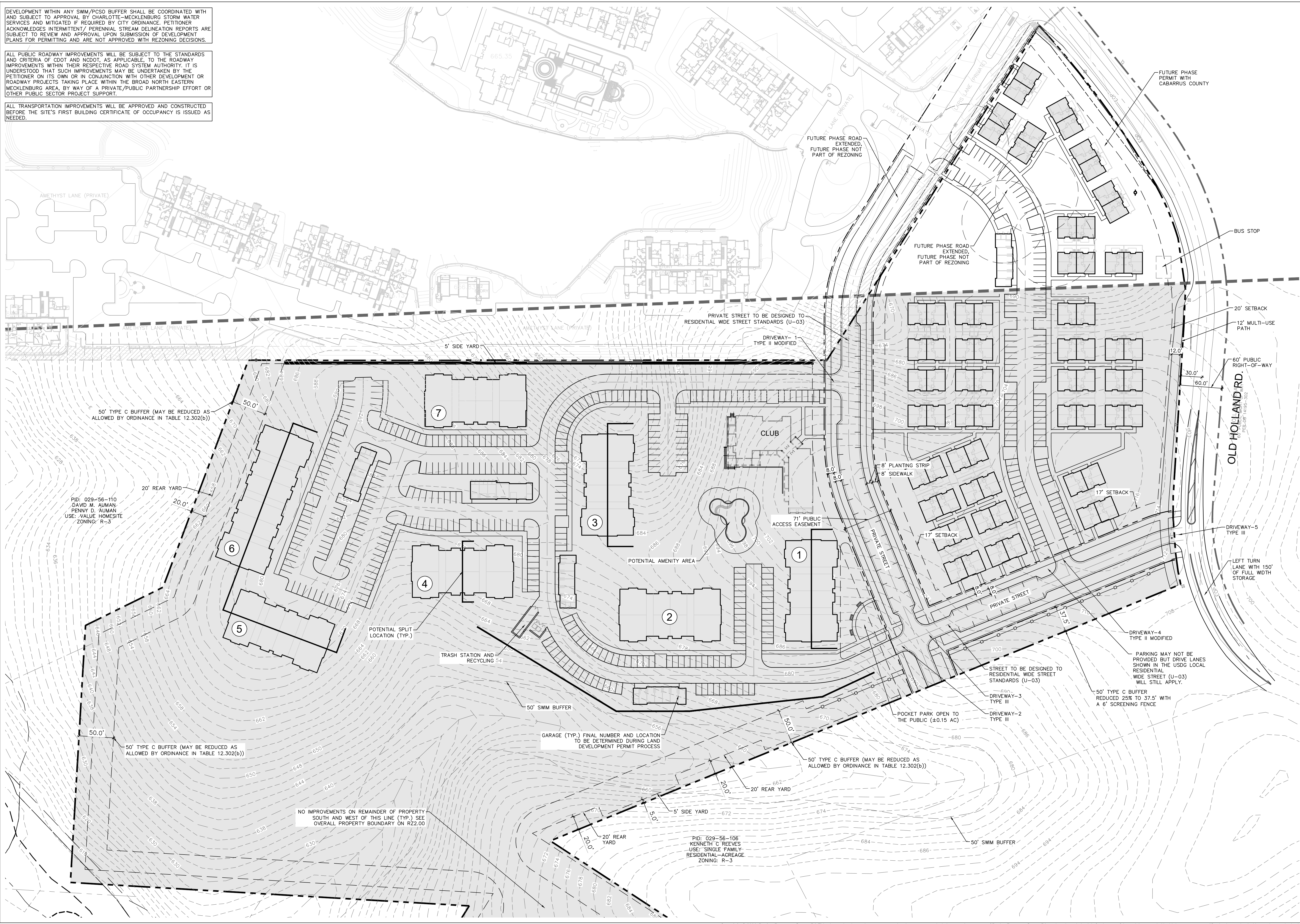
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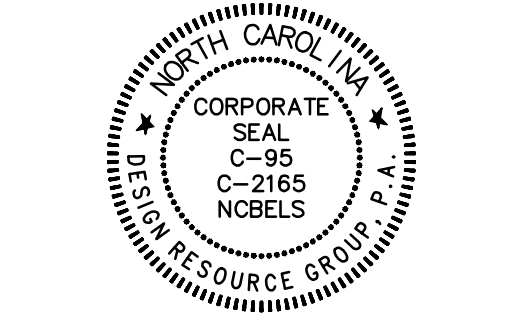
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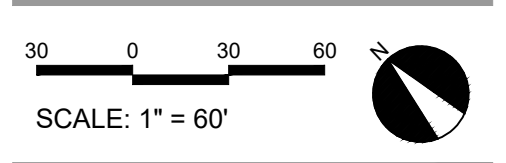


REZONING PETITION
FOR PUBLIC HEARING
2021-XXX

REZONING

OLD HOLLAND ROAD
CABARRUS & MECKLENBURG COUNTIES, NORTH CAROLINA
DHI COMMUNITIES
2000 AERIAL CENTER PKWY SUITE 110
MORRISVILLE, NORTH CAROLINA, 27560
704.516.1177

SCHEMATIC SITE PLAN



PROJECT #: 854-018
DRAWN BY: JLO
CHECKED BY: SVK

FEBRUARY 14, 2022

REVISIONS:

RZ2.01