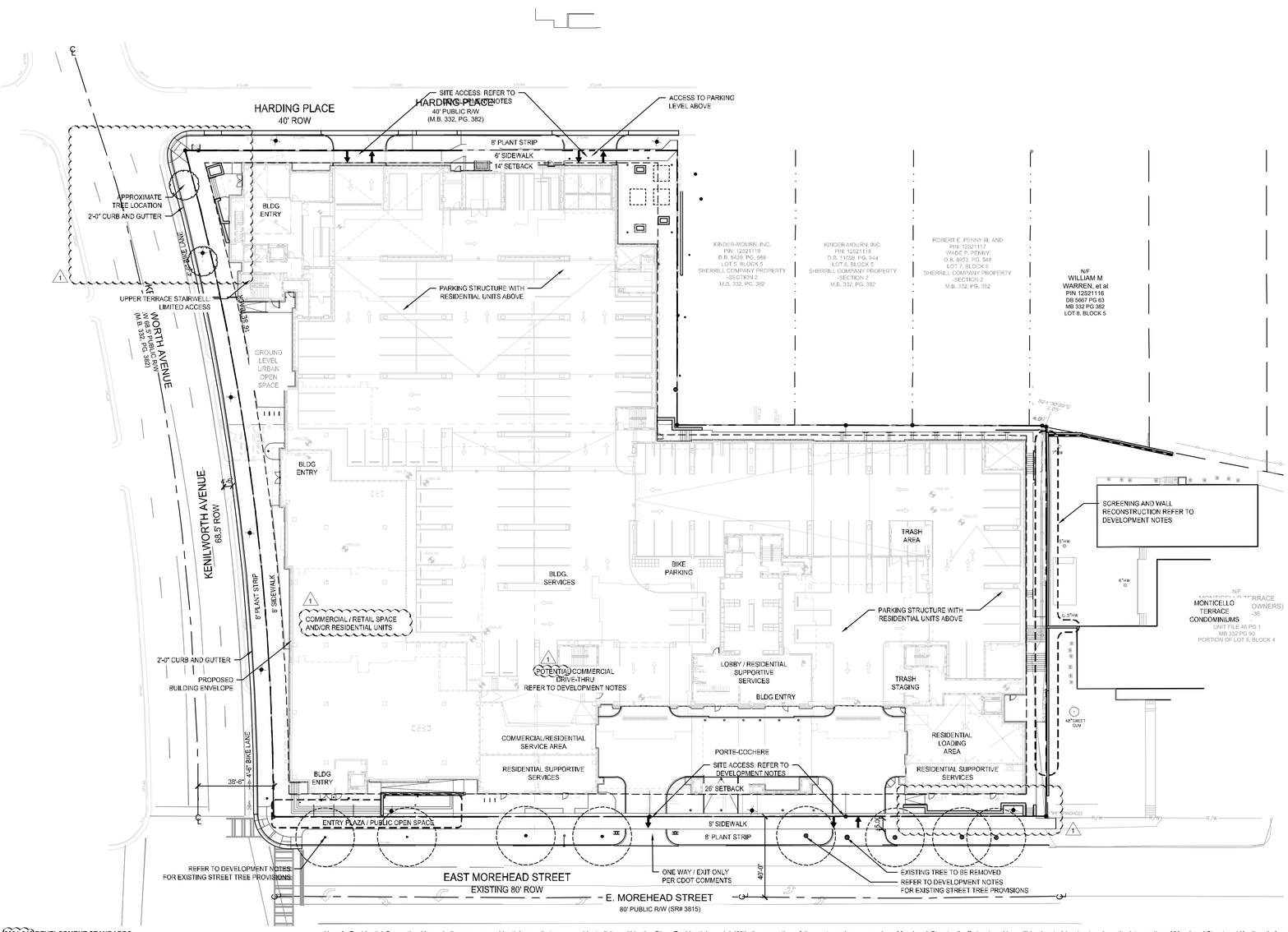

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MAXIMUM BUILDING HEIGHT	100 FT MAXIMUM / 7 STORIES. (AS MEASURED FROM THE AVERAGE FINAL GRADE)
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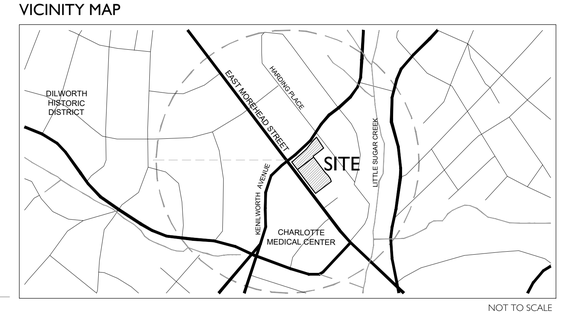
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

VICINITY MAP



NOT TO SCALE

REZONING PETITION NO. 2021-219 DEVELOPMENT STANDARDS

1. General Provisions

The purpose of this rezoning request is to replace the various existing entitlements affecting the Site in order to allow the development of an integrated mixed use development that will provide connectivity between Morehead Street and Harding Place.

These Development Standards, Sheet RZ-1, and RZ-2 form the "Rezoning Plan" associated with a Rezoning Application filed by Lincoln Property Company seeking rezoning for property located at the southeastern quadrant of the intersection of Morehead Street and Kenilworth Avenue (the "Site").

Development of the Site will be governed by Sheet RZ-1, Sheet RZ-2, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless Sheet RZ-1, Sheet RZ-2 or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

If approved, modifications to this Rezoning Plan may be allowed subject to the provisions of Section 6.207 of the Ordinance.

2. MUDD-O Optional Provisions

The Petitioner proposes to utilize the MUDD-O provisions of the Ordinance in order to accommodate the following:

(a) Water quality and stormwater detention facilities located within setback areas and beneath sidewalks. However, such facilities may not be located with the right-of-way.

(b) Parking and maneuvering within the porte-cochere area along Morehead Street as generally depicted on Sheet RZ-1.

(c) A 16 foot minimum setback from the back of the new curb line along Kenilworth Avenue as generally depicted on RZ-1. A 14 foot minimum setback from the existing back of curb along Harding Place as generally depicted on Sheet RZ-1.

(d) Up to 220 square feet of attached signage along each of the Morehead Street and Kenilworth Avenue frontages.

(e) One drive-through service window.

(f) Building access features, extending into setback areas as generally depicted on Sheet RZ-1. Building access features shall include, but not be limited to: area drains, guard rails, hand rails, steps, ramps, landings, small retaining/cheek walls, and footings as necessary to accommodate entry features.

(g) Reduced planting strip dimension along a portion of Morehead Street in order to accommodate tree preservation goals as depicted on RZ-1.

3. Permitted Uses and Maximum Development

The Site may be developed with up to 380 residential dwelling units and up to 10,000 square feet of "Residential Supportive Uses." Residential Supportive Uses shall mean non-residential uses that serve residents living within the Site. Residential supportive uses may include, but shall not be limited to laundry rooms, fitness facilities, coffee bars, and pet grooming areas.

The Site may also be developed with up to 25,000 square feet of "Commercial" uses that may serve the general public. Commercial uses shall include retail, general office, medical office, grocery store, financial institution, pharmacy, and restaurant uses. All principal and accessory uses allowed in the MUDD zoning district shall be permitted. However, no more than 15,000 square feet of the allowable Commercial square footage may be devoted to retail uses, except in the case of a grocery store, up to 25,000 square feet of grocery store uses shall be allowed. (The petitioner has requested a conversion of the retail space to 8 additional residential units for a maximum of 388 residential units if commercial space is unused.)

As noted above, the Petitioner has requested an optional provision to accommodate an internal drive-through service window. If a drive-through service window is used, Commercial square footage shall be limited to 15,000 square feet. No more than one drive-through service window or pneumatic tube system shall be permitted. Drive -through service windows shall be allowed for pharmacy, financial service uses only

Hours of operation (i.e. open to the public) for retail uses shall be limited to 6:00 a.m. to 12:00 a.m. Hours of operation for restaurant uses shall be limited to 6:00 a.m. to 2:00 a.m.

4. Transportation

(a) Petitioner shall relocate the existing curb line along Kenilworth Avenue to accommodate at least a four (4) foot wide bicycle lane. Where possible, Petitioner shall provide a five (5) foot wide bicycle lane. Petitioner shall be permitted to provide a four and one half (4 1/2) foot bike lane and a two (2) foot curb and gutter in order to accommodate a bike lane along Kenilworth Avenue. The contemplated location of the proposed new curb line is generally depicted on RZ-1.

(b) Petitioner shall dedicate and convey by plat or quitclaim deed to CDOT, where owned by the Petitioner and where not already existing, that portion of such additional right-of-way along the Site's frontage on Kenilworth Avenue as generally depicted on RZ-1.

(c) To the extent that sidewalks cannot be installed within the existing right-of-way along Kenilworth Avenue and Harding Place, Petitioner agrees to convey to CDOT, a nonexclusive easement to an area of up to eight (8) feet in width along Kenilworth Avenue for the installation of an eight (8) foot wide sidewalk, and along Harding Place a nonexclusive easement to an area of up to six (6) feet in width for the installation of a six (6) foot sidewalk; it being understood that the width of such easement shall be reduced by the right-of-way area in which the sidewalk can be located. Any such easement instrument shall be in a form mutually acceptable to the Petitioner and CDOT, as applicable, and shall permit the installation of the Petitioner's project signage and lighting and the encroachment of the same within the easement, so long as any encroachment maintains a nine (9) foot height clearance as measured from the sidewalk surface.

(d) Internal connectivity shall be provided in order to provide vehicular access through the Site from Morehead Street to Harding Place.

(e) With the exception of the porte-cochere area along Morehead Street, all off-street parking will be located in structured parking facilities located below the residential portions of the building.

(f) The Morehead Street driveway closest to Kenilworth Avenue shall be limited to one-way exit-only movement.

(g) The number of vehicular access points to the Site shall be limited to the number depicted on RZ-1.

5. Architectural Standards

(a) Exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, metal panel.

(b) The building constructed on the Site shall be substantially similar in all material respects to the elevations shown on RZ-2, provided however, that changes shall be permitted as long as the overall design intent is maintained.

(c) Petitioner shall provide a 26 foot setback along Morehead Street in order to be consistent with provisions of the Midtown Morehead Cherry Area Plan.

(d) Side yards of not less than 10 feet shall be provided for residential levels above parking levels.

(e) A 5 foot rear yard shall be provided for parking levels.

(f) All setback commitments that exceed Ordinance standards shall apply to the ground level of the proposed building, above the ground level, window projections, balconies, architectural elements may encroach a maximum of 8' into said setbacks or yards for up to 25% of the building along that facade. The intent of this provision is to allow some building articulation, in order to avoid a stale or industrial, solid-face appearance.

(g) Along the eastern portion of the building facing the Monticello Terrace Condominiums, a ten foot side-yard shall be provided for residential levels above parking levels. Additionally, in this area: landscaping will be provided; balconies will be inset or 'Juliet' balconies not to extend beyond the primary residential building face; other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to two (2) feet but will not be closer than eight (8) feet to the property line; patios or common spaces will not be permitted at grade the grade level of the building; and, the building will not be uplit along that elevation.

(h) With regard to the eastern portion of the building facing the Monticello Terrace Condominiums, Petitioner shall attempt to ensure that the project's residential windows do not "line up" with adjacent windows of the Monticello Terrace Condominium units. Additionally, venting for non-residential uses shall not be allowed along the portion of the building that faces the Monticello Terrace Condominiums.

(i) Roof top mechanical equipment shall be screened from public view as viewed from grade level.

(j) Active space for Residential Supportive Services shall be provided at street level along the Site's Morehead Street frontage as generally depicted on RZ-1.

(k)Petitioner shall provide at least one pedestrian entrance that is accessible from the street fronting on Morehead Street near the intersection of Morehead Street and Kenilworth Avenue as generally depicted on RZ-1.

(l) Petitioner shall provide at least two pedestrian entrances, fronting on Kenilworth Avenue that are accessible from the street, as generally depicted on RZ-1.

(m) Expanses of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements: awnings, display windows, art, sculptures, mosaics, ornamentation, green walls, molding, string courses, belt courses, fountains, street furniture, landscaping and garden areas, or display areas. Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

6. Streetscape and Landscaping

(a) Petitioner shall provide eight (8) foot planting strips and eight (8) foot sidewalks along Morehead Street and Kenilworth Avenue except in specific areas shown on RZ-1 where deviations are necessary for tree preservation or to allow trees to be placed in tree wells to enhance a sense of entry.

(b) Petitioner shall provide an eight (8) foot planting strip and six (6) foot sidewalk along Harding Place.

(c) Petitioner shall rebuild the existing wall or construct a new wall between the Site and the Monticello Terrace Condominiums as well as the two portions of that wall that run perpendicular to the property line to a height of eight (8) feet minimum. The wall design, and additional landscaping, screening, and lighting will be developed in agreement with the Monticello Terrace Condominiums. Wall materials will be consistent to the existing wall construction (brick, stone, precast concrete, etc.). Landscaping will include tall maturing trees.

(d) Petitioner shall cause the existing overhead power lines at the rear of the Site to be relocated underground. All costs associated with the coordination, design, and relocation of the subject utilities shall be the responsibility of the Petitioner.

7. Environmental Features

(a) Development on the Site shall comply with the Post Construction Controls Ordinance **and Tree Ordinance**.

(b) Petitioner has coordinated with the Urban Forestry Staff to develop a tree protection and preservation plan to ensure that the specified street trees located within the right-of-way of Morehead Street are protected and preserved during all phases on construction. Petitioner shall construct berm features to establish a tree protection area along Morehead Street as generally depicted on RZ-1. Construction of said berm feature requires that the sidewalk in that area be less than eight (8) feet along Morehead Street as shown on RZ-1

8. Parks, Greenways and Open Space

(a) Open Spaces will be provided in areas generally depicted on RZ-1 and RZ-2.

(b) The Open Space area along Kenilworth Avenue shall include features which emphasize a sense of entry and accommodate public use. Such features may include, but shall not be limited to: planting areas, potted planters, steps, ramps, seating, special paving design, accent lighting and/or other focal features (ie. Artwork, sculpture, architectural wall features).

9. Fire Protection

Fire protection shall be provided in conformity with the specifications of the Fire Marshall.

10. Signage

Optional provisions have been requested in order to accommodate signage sufficient to a development of this scale.

11. Lighting

(a) Freestanding lights shall not exceed 20 feet in height.

(b) On that portion of the building facing the Monticello Terrace Condominiums, no seasonal lighting shall be permitted on the exterior portions of individual residential units.

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KEY MAP

SEAL

PETITION NO. 2021-219

PROJECT

LINCOLN AT DILWORTH

LINCOLN PROPERTY COMPANY
TWO FOUNTAIN SQUARE
11921 FREEDOM DR SUITE 1100
RESTON, VA 20190

LANDDESIGN PROJ.#
1021264

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	02-14-2022
2	REVISIONS PER STAFF COMMENTS	04-20-2022

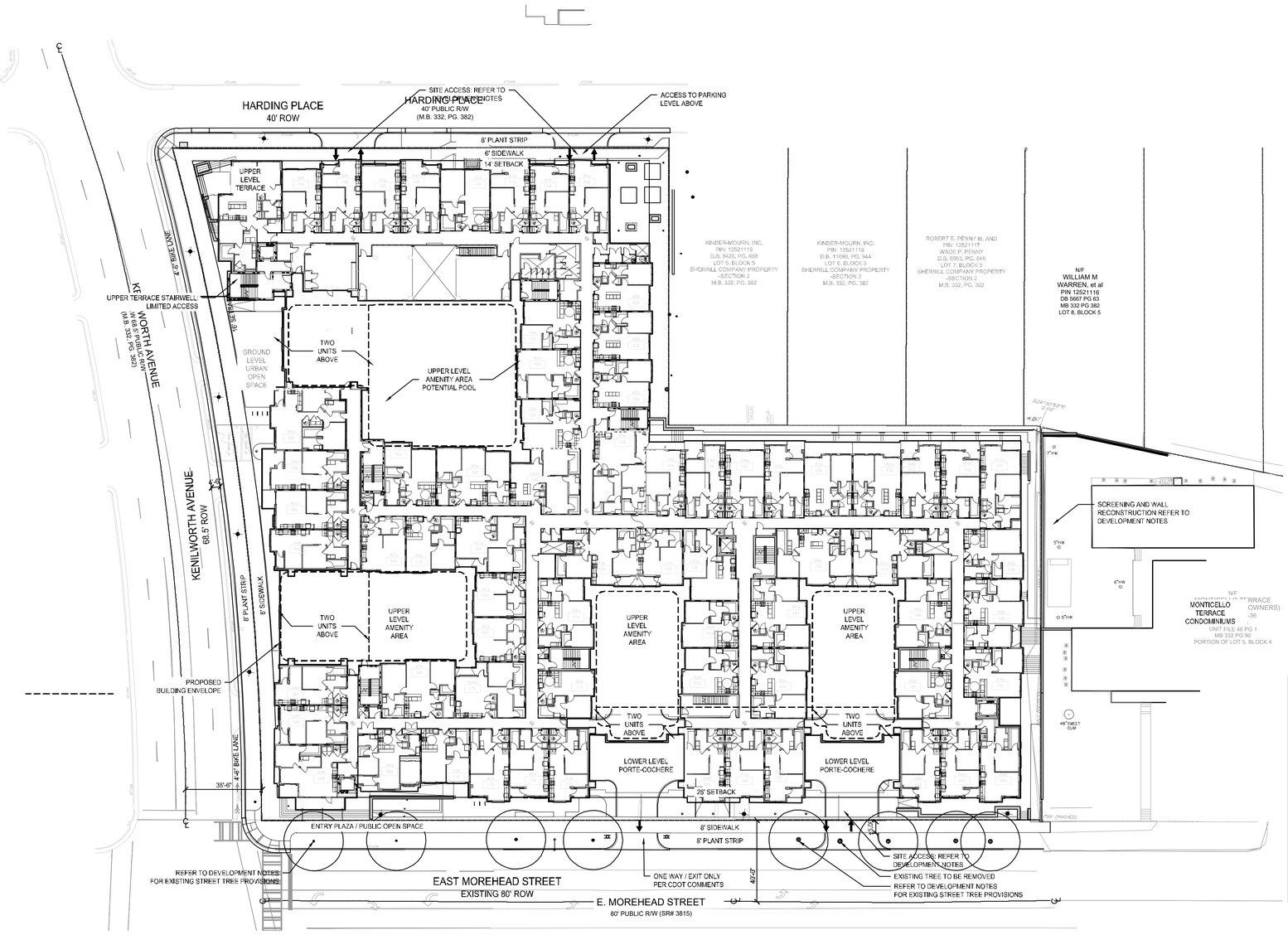
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=30'
0 150 300 600
ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-1.0



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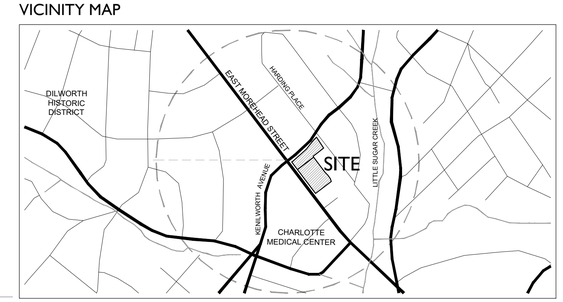

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CHECKED BY: LD

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HORZ: 1"=30'
0 150 300 600
ORIGINAL SHEET SIZE: 24" X 36"

NORTH

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-1.1

NOTE: CLEAR GLASS MAY BE USED FOR DISPLAY WINDOWS/ SHADOW BOX CONDITIONS

A EAST MOREHEAD STREET ELEVATION / SECTION
SCALE: 1"=20' - 0"

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B KENILWORTH AVENUE ELEVATION / SECTION
SCALE: 1"=20' - 0"

E KENILWORTH AVE. / MOREHEAD ST. INTERSECTION PERSPECTIVE - "ENTRY PLAZA / PUBLIC OPEN SPACE"
SCALE: NTS

C HARDING PLACE ELEVATION / SECTION
SCALE: 1"=20' - 0"

D EAST ELEVATION / SECTION (FACING MONTICELLO TERRACE CONDOMINIUMS)
SCALE: 1"=20' - 0"

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HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE
SCHEMATIC SECTIONS + ELEVATIONS

SHEET NUMBER
RZ-2.0