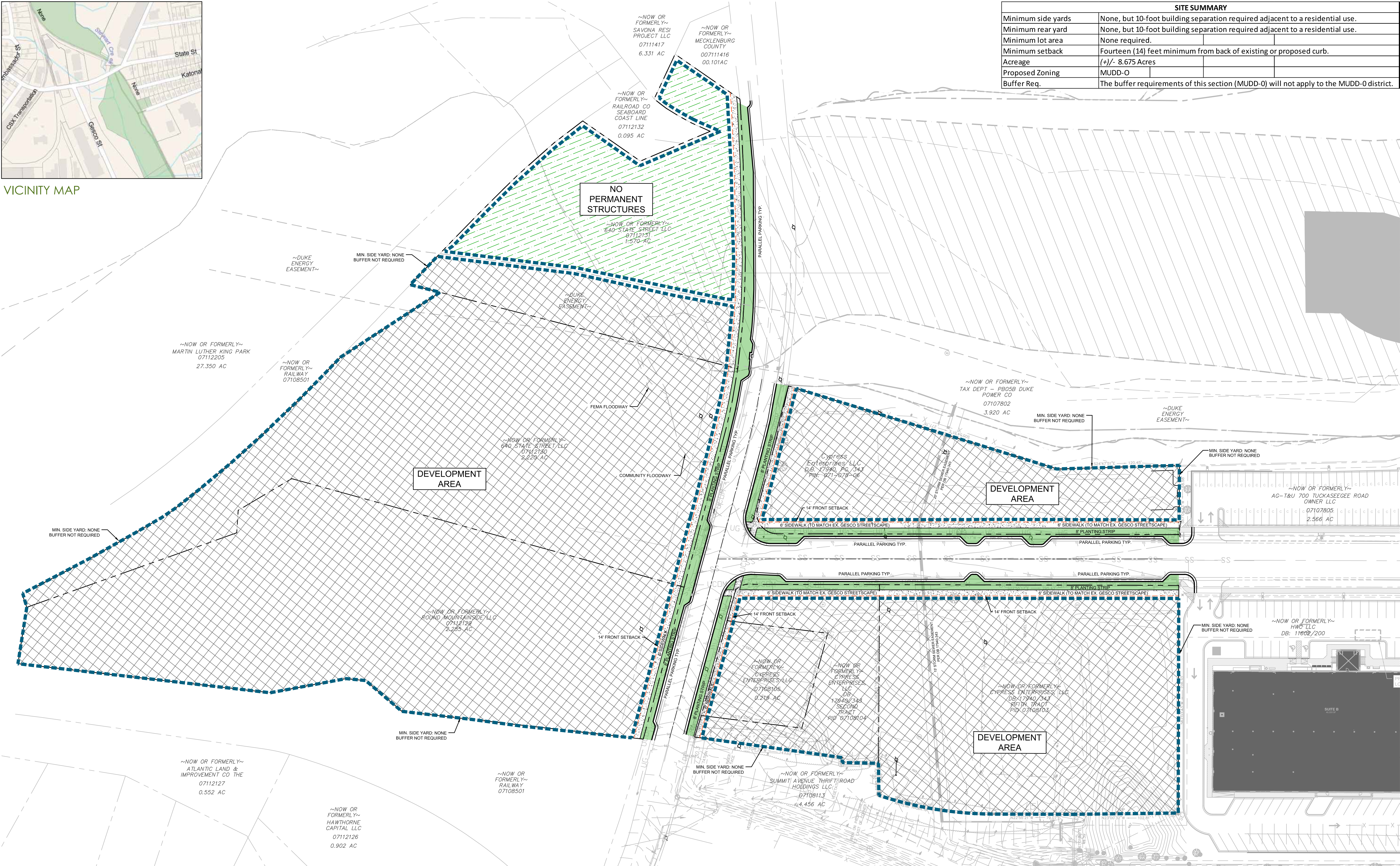
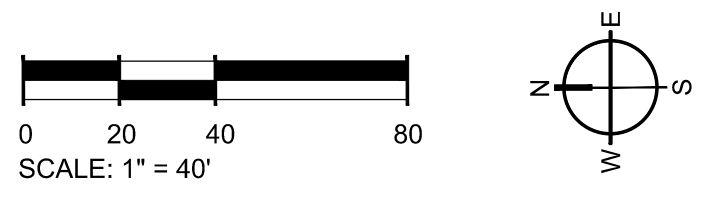


VICINITY MAP

SITE SUMMARY	
Minimum side yards	None, but 10-foot building separation required adjacent to a residential use.
Minimum rear yard	None, but 10-foot building separation required adjacent to a residential use.
Minimum lot area	None required.
Minimum setback	Fourteen (14) feet minimum from back of existing or proposed curb.
Acreage	(+/-) 8.675 Acres
Proposed Zoning	MUDD-O
Buffer Req.	The buffer requirements of this section (MUDD-O) will not apply to the MUDD-O district.



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



RZ-01

TECHNICAL DATA PLAN

RAM  
 CHARLOTTE, NORTH CAROLINA  
 CL1151 | MFA | 08.10.2021

## DEVELOPMENT STANDARDS

Petitioner: Ram Realty Acquisitions V LLC

Rezoning Petition No. 2021-115

8/9/2021

### Site Development Data:

--Acreage: ± 8.675 acres

--Tax Parcels: 071-078-06, 071-081-03, 071-081-04, 071-081-05, 07112129, 07112130, and 07112131

--Existing Zoning: I-1

--Proposed Zoning: MUDD-O

--Existing Uses: Vacant

--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited herein

--Maximum Development: Maximum of four hundred seventy-five (475) multi-family and/or single-family attached residential units and 125,000 square feet of commercial/non-residential uses

--Maximum Building Height: per the MUDD Ordinance

--Parking: As required by the Ordinance for the MUDD zoning district.

### I. General Provisions:

a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Ram Realty Acquisitions V LLC ("Petitioner") to accommodate development of a multi-family residential community on an approximately 8.675-acre site located at the intersection of State Street and Gesco Street, more particularly described as Mecklenburg County Tax Parcel Numbers 071-078-06, 071-081-03, 071-081-04, 071-081-05, 07112129, 07112130, and 07112131 (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").

Unless the Rezoning Plan establishes more stringent standards or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

c. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

### II. Permitted Uses & Maximum Development

a. Permitted Uses. Subject to the Maximum Development set forth below, the Site may be devoted to all uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

b. Maximum Development. The Site may be devoted to a maximum of four hundred and seventy-five (475) multi-family and/or single-family attached residential units and 125,000 square feet of non-residential (i.e., office, EDEE, retail, personal service) uses, subject to the conversion rights listed below.

c. Conversion Rights. Residential units may be converted to commercial/non-residential uses, and vice versa, at a rate of one (1) residential unit to 1,000 square feet of commercial/non-residential uses.

### III. Optional Provisions

The Petitioner requests an Optional Provision to allow for flexibility in the streetscape along Gesco Street, as generally depicted in the Rezoning Plan, to be further coordinated with CDOT during the permitting phase of development.

### IV. Transportation

a. Vehicular access will be from Gesco Street and State Street. The placements and configurations of the vehicular access points will be coordinated with CDOT based on final site and construction plans and designs and to any adjustments required by CDOT for approval. There shall be a maximum of three (3) access points on each street.

b. Petitioner shall provide sidewalks with a minimum width of six (6) feet along all Site frontages along public streets. Sidewalks may meander to avoid existing utilities and Site features.

c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

d. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

### V. Design Guidelines:

a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.

b. Meter banks shall be located outside of the setback.

c. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.

d. Petitioner shall screen all parking areas adjacent to public streets.

e. Building Massing and Height shall be designed to break up long monolithic building forms.

f. Architectural Elevation Design - Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

g. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent. Direct pedestrian connections will be provided on all buildings for all frontages. Sidewalks may meander.

### VI. Open Space and Amenity Areas.

a. The Petitioner shall provide an amenity area(s) which may include amenities such as, but not limited to, a combination of hardscape and softscape, pool, cabana, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.

### VII. Environmental Features:

a. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be 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.

b. The Petitioner shall comply with the Tree Ordinance.

### VIII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

### IX. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.