

REZONING PETITION  
FOR PUBLIC HEARING  
2021-XXX

REZONING PETITION

**MT HOLLY RD - RIVERSIDE**  
CHARLOTTE, NORTH CAROLINA (ETJ)

DHI COMMUNITIES  
8001 ARROWBRIDGE BOULEVARD  
CHARLOTTE, NC 28273  
704.377.2006

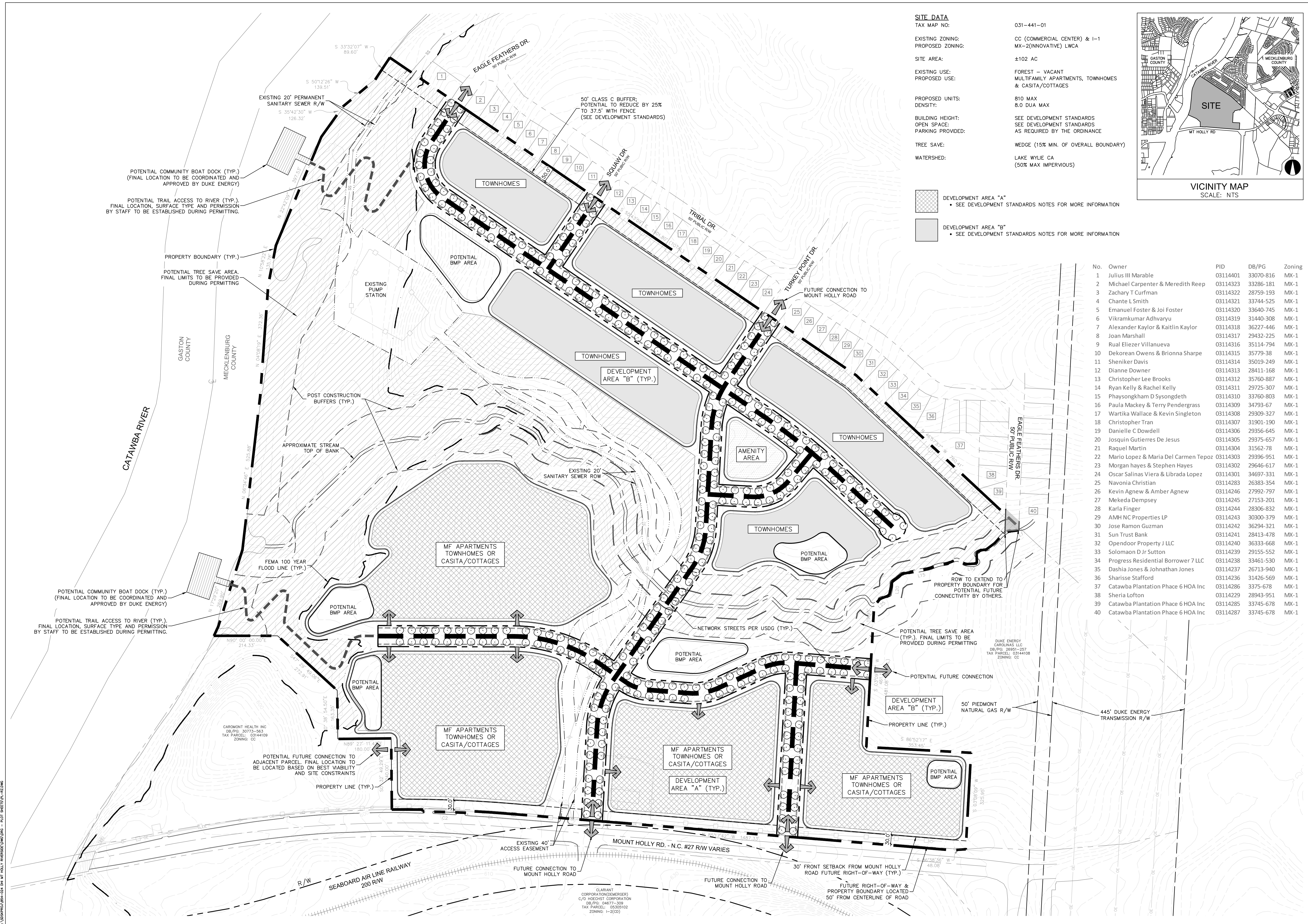
SCHEMATIC  
SITE PLAN

SCALE: 1" = 140'

PROJECT #: 854-024  
DRAWN BY: JO  
CHECKED BY: NB

AUGUST 27, 2021

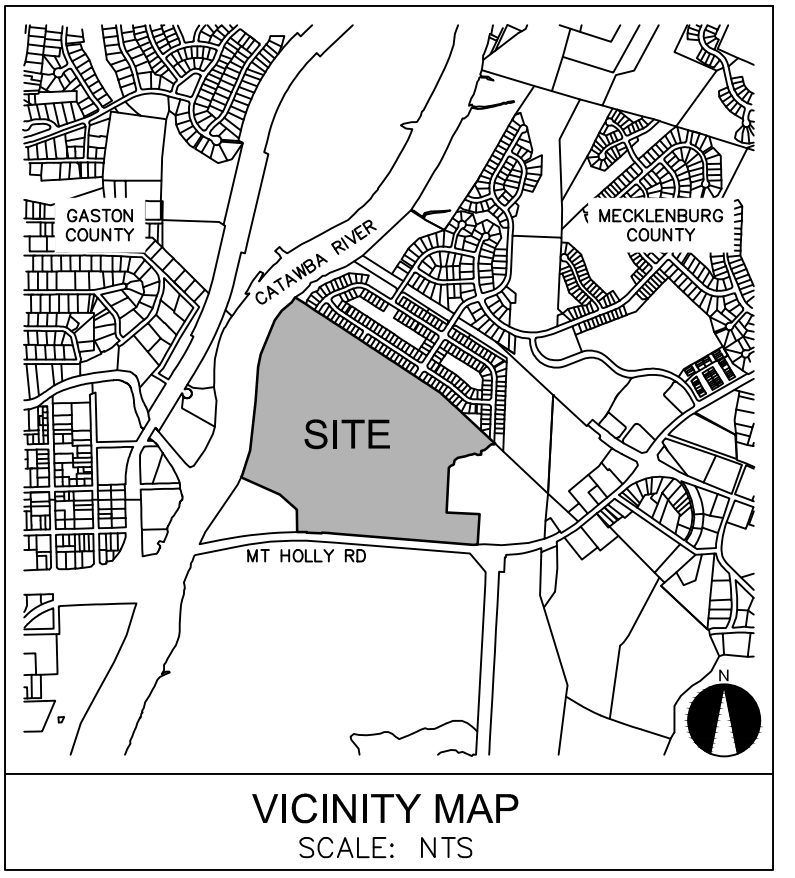
REVISIONS:



**SITE DATA**

TAX MAP NO:	031-441-01
EXISTING ZONING:	CC (COMMERCIAL CENTER) & I-1
PROPOSED ZONING:	MX-2 (INNOVATIVE) LWCA
SITE AREA:	±102 AC
EXISTING USE:	FOREST - VACANT
PROPOSED USE:	MULTIFAMILY APARTMENTS, TOWNHOMES & CASITA/COTTAGES
PROPOSED UNITS:	810 MAX
DENSITY:	8.0 DUA MAX
BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
OPEN SPACE:	SEE DEVELOPMENT STANDARDS
PARKING PROVIDED:	AS REQUIRED BY THE ORDINANCE
TREE SAVE:	WEDGE (15% MIN. OF OVERALL BOUNDARY)
WATERSHED:	LAKE WYLIE CA (50% MAX IMPERVIOUS)

- DEVELOPMENT AREA "A"  
• SEE DEVELOPMENT STANDARDS NOTES FOR MORE INFORMATION
- DEVELOPMENT AREA "B"  
• SEE DEVELOPMENT STANDARDS NOTES FOR MORE INFORMATION



No.	Owner	PID	DB/PG	Zoning
1	Julius III Marable	03114401	33070-816	MX-1
2	Michael Carpenter & Meredith Reep	03114323	33286-181	MX-1
3	Zachary T Curfman	03114322	28759-193	MX-1
4	Chante L Smith	03114321	33744-525	MX-1
5	Emanuel Foster & Joi Foster	03114320	33640-745	MX-1
6	Vikramkumar Advharyu	03114319	31440-308	MX-1
7	Alexander Kaylor & Kaitlin Kaylor	03114318	36227-446	MX-1
8	Joan Marshall	03114317	29432-225	MX-1
9	Rual Eliezer Villanueva	03114316	35114-794	MX-1
10	Dekorean Owens & Brianna Sharpe	03114315	35779-38	MX-1
11	Sheniker Davis	03114314	35019-249	MX-1
12	Dianne Downer	03114313	28411-168	MX-1
13	Christopher Lee Brooks	03114312	35760-887	MX-1
14	Ryan Kelly & Rachel Kelly	03114311	29725-307	MX-1
15	Phaysongkham D Sysongdeth	03114310	33760-803	MX-1
16	Paula Mackey & Terry Pendergrass	03114309	34793-67	MX-1
17	Wartika Wallace & Kevin Singleton	03114308	29309-327	MX-1
18	Christopher Tran	03114307	31901-190	MX-1
19	Danielle C Dowdell	03114306	29356-645	MX-1
20	Josquin Gutierrez De Jesus	03114305	29375-657	MX-1
21	Raquel Martin	03114304	31562-78	MX-1
22	Mario Lopez & Maria Del Carmen Tepoz	03114303	29396-951	MX-1
23	Morgan Hayes & Stephen Hayes	03114302	29646-617	MX-1
24	Oscar Salinas Viera & Librada Lopez	03114301	34697-331	MX-1
25	Navonia Christian	03114283	26383-354	MX-1
26	Kevin Agnew & Amber Agnew	03114246	27992-797	MX-1
27	Mekeda Dempsey	03114245	27153-201	MX-1
28	Karla Finger	03114244	28306-832	MX-1
29	AMH NC Properties LP	03114243	30300-379	MX-1
30	Jose Ramon Guzman	03114242	36294-321	MX-1
31	Sun Trust Bank	03114241	28413-478	MX-1
32	Opendoor Property J LLC	03114240	36333-668	MX-1
33	Solomao D Jr Sutton	03114239	29155-552	MX-1
34	Progress Residential Borrower 7 LLC	03114238	33461-530	MX-1
35	Dashia Jones & Johnathan Jones	03114237	26713-940	MX-1
36	Sharisse Stafford	03114236	31426-569	MX-1
37	Catawba Plantation Phase 6 HOA Inc	03114286	3375-678	MX-1
38	Sheria Lofton	03114229	28943-951	MX-1
39	Catawba Plantation Phase 6 HOA Inc	03114285	33745-678	MX-1
40	Catawba Plantation Phase 6 HOA Inc	03114287	33745-678	MX-1



**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 102 ACRES
--TAX PARCEL #: 031-441-01
--EXISTING ZONING: CC AND I-1
--PROPOSED ZONING: MX-2(INNOVATIVE) LWCA
--EXISTING USES: VACANT
--PROPOSED USES: RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-2 ZONING DISTRICT AND AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: A MAXIMUM OF 810 RESIDENTIAL DWELLING UNITS COMPOSED OF ATTACHED DWELLINGS, MULTI-FAMILY DWELLINGS UNITS, DUPLEXES, TRIPLEXES, QUADRAPLEXES, AND SINGLE-FAMILY DETACHED DWELLING UNITS AS ALLOWED BY THE MX-2 ZONING DISTRICT AND THE INNOVATIVE PROVISIONS BELOW; (I) WITHIN DEVELOPMENT AREA A, ANY OF THE ALLOWED RESIDENTIAL DWELLING UNIT TYPES MAY BE CONSTRUCTED; AND (II) WITHIN DEVELOPMENT AREA B, ONLY ATTACHED DWELLING UNITS MAY BE CONSTRUCTED.
--MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF [62] FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF [48] FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
--PARKING: AS REQUIRED BY THE ORDINANCE.
--SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

**1. GENERAL PROVISIONS:**

- a. SITE LOCATION, THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DHC, LLC & REVENTURE PARK INVESTMENTS NORTH, LLC (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 102 ACRE SITE LOCATED ON THE NORTHERN SIDE OF MT. HOLLY RD AND ADJACENT TO LAKE WYLLIE/CATAWBA RIVER (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 CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN MODIFIES THE STANDARDS UNDER THE INNOVATIVE PROVISIONS OR MORE STRINGENT STANDARDS AS PART OF THE CONDITIONAL SITE PLAN, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
c. DEVELOPMENT AREAS, FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED UNIFIED DEVELOPMENT, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS (AND AS APPLICABLE OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A AND B. (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.
d. GRAPHICS AND ALTERATIONS, THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED, CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS, THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- e. PLANNED/UNIFIED DEVELOPMENT, THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE, INCLUDING WITHOUT LIMITATION THE DEVELOPMENT AREAS, 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, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL DENSITY/JUNIT NUMBER REQUIREMENTS/LIMITS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.

**2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:**

- a. A MAXIMUM OF 810 RESIDENTIAL DWELLING UNITS COMPOSED OF ATTACHED DWELLINGS, MULTI-FAMILY DWELLINGS UNITS, DUPLEXES, TRIPLEXES, QUADRAPLEXES AND SINGLE-FAMILY DETACHED DWELLING UNITS AS ALLOWED BY THE MX-2 ZONING DISTRICT AND THE INNOVATIVE PROVISIONS BELOW ARE ALLOWED ON THE SITE.
b. WITHIN DEVELOPMENT AREA A, ANY OF THE ALLOWED RESIDENTIAL DWELLING UNIT TYPES MAY BE CONSTRUCTED, AND WITHIN DEVELOPMENT AREA B, ONLY ATTACHED DWELLING UNITS WILL BE CONSTRUCTED AS ALLOWED BY RIGHT UNDER PRESCRIBED CONDITIONS, AND BY THE INNOVATIVE PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MX-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, GATHERING SHELTERS, GAZEBOS, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, COMMUNITY BOAT DOCKS, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).

**3. INNOVATIVE PROVISIONS:**

AS PART OF THE APPROVAL OF THIS PETITION THE PETITIONER SEEKS THE FOLLOWING INNOVATIVE PROVISIONS:

- TO ALLOW SINGLE-FAMILY DETACHED DWELLING UNITS (A.K.A. CASITA/COTTAGE UNITS):
• TO BE PART OF A PLANNED MULTI-FAMILY DEVELOPMENT WITH:
• NO MINIMUM LOT SIZE.
• NO MINIMUM REQUIRED FRONTAGE ON A PUBLIC OR PRIVATE STREET (THE OVERALL PARCEL ON WHICH THE UNITS ARE LOCATED MUST HAVE FRONTAGE ON A PUBLIC STREET).
• NO MINIMUM SIDE OR REAR YARDS.
• A MINIMUM BUILDING SEPARATION OF [16] FEET MUST BE MAINTAINED.

**4. TRANSPORTATION IMPROVEMENTS & ACCESS:**

**ON-SITE IMPROVEMENTS:**

**I. PROPOSED IMPROVEMENTS [TO BE DETERMINED AFTER THE COMPLETION OF THE TIS]**

- a.
b.
c.

**II. STANDARDS, PHASING AND OTHER PROVISIONS:**

- a. CDOT AND NCDOT STANDARDS, ALL THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE CITY OF CHARLOTTE OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY).

- b. SUBSTANTIAL COMPLETION, REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.I ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 3.II.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE CDOT AND/OR NCDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT OR NCDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- c. RIGHT-OF-WAY AVAILABILITY, IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN THE CITY OF CHARLOTTE, OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT, OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE CDOT OR NCDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- d. RIGHT-OF-WAY CONVEYANCE, IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, 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, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS/MULTI-USE PATH LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK UTILITY EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE. A MINIMUM OF 50 FEET OF RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED TO CDOT/NCDOT ALONG THE SITE'S FRONTAGE ON MT. HOLLY RD. THE PETITIONER WILL ALSO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE EXTENSION OF EAGLE FEATHERS DR. BY OTHERS AS GENERALLY DEPICTED ON THE REZONING PLAN.

- e. ALTERNATIVE IMPROVEMENTS, IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF THE PETITIONER, CDOT, NCDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU OF OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.

- f. TRANSPORTATION IMPROVEMENTS, THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED, SUBJECT TO THE PETITIONER'S ABILITY TO PROVIDE THAT CDOT OR NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

**5. ACCESS AND PEDESTRIAN CIRCULATION:**

- a. ACCESS TO THE SITE WILL BE FROM MT. HOLLY ROAD, AND FROM THE EXTENSION OF EAGLE FEATHERS DRIVE, SQUAW DRIVE, AND TURKEY POINT DRIVE AS GENERALLY DEPICTED ON SHEET RZ1.0
b. THE PETITIONER WILL CONSTRUCT A PUBLIC STREET NETWORK AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED INTERNAL STREETS WILL BE CONSTRUCTED TO MEET USDO STANDARDS. THE INTERNAL STREETS MAY EITHER BE PUBLIC OR PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS WITH PUBLIC ACCESS EASEMENTS.
c. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC/PRIVATE STREET AND DRIVES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

**6. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:**

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE (DEVELOPMENT AREAS A AND B) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, BALCONY RAILINGS, ON TRIM ELEMENTS, AND SOFFITS.

- b. RESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREA A SHALL ADHERE TO THE FOLLOWING STANDARDS:

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

- i. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL NETWORK STREETS.
ii. THE PRINCIPAL ENTRANCE TO THE BUILDINGS, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.
iii. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS, OPERABLE DOORS AND/OR BREEZEWAYS.
iv. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS OR BREEZEWAYS TO SIDEWALKS ON ADJACENT STREETS.
v. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
vi. THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG NETWORK STREETS SHALL INCORPORATE MASONRY MATERIALS SUCH AS BRICK OR STONE.
vii. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, OR OTHER ARCHITECTURAL ELEMENTS.

- c. ATTACHED RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA B AND IF CONSTRUCTED WITHIN DEVELOPMENT AREA A SHALL ADHERE TO THE FOLLOWING STANDARDS:

- i. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 30' ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOOPS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
ii. THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
iii. TOWTOWNHOME UNITS WITH GARAGES WILL NOT BE ALLOWED TO HAVE INDIVIDUAL DRIVEWAYS FROM NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE). TOWNHOME UNITS WITH GARAGES MAY HAVE ACCESS AND FRONT ON AN ALLEY OR NON-NETWORK PUBLIC OR PRIVATE STREET.
iv. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO SIX (6) INDIVIDUAL UNITS OR FEWER.
v. USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING WHEN POSSIBLE. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 5 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE COVERED. STOOPS ARE NOT REQUIRED TO BE 5' MINIMUM DEPTH BUT SHALL HAVE A COVERING OVER THE ENTRY DOOR. PORCHES AND STOOPS FRONTING ON THE INTERIOR PRIVATE STREETS AND PARKING AREAS WILL BE LOCATED BEHIND THE SIDEWALK. UNITS WITH FRONTAGE ONLY ON THE INTERNAL PARKING AREAS OR PRIVATE ALLEYS ARE NOT REQUIRED TO PROVIDE A PORCH OR A STOOP.

**7. STREETScape, LANDSCAPING AND BUFFER:**

- a. SETBACK AND YARDS AS REQUIRED BY THE STANDARDS OF THE MX-2 ZONING DISTRICT, UNLESS MODIFIED BY THE INNOVATIVE PROVISIONS WILL BE PROVIDED. GREATER SETBACKS WHEN REQUIRED SHALL BE PROVIDED AS INDICATED ON THE REZONING PLAN.

- b. ALONG THE SITE'S INTERNAL PUBLIC STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF SIX (6) FEET.

- c. A CLASS C BUFFER AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED BETWEEN THE UNITS IN DEVELOPMENT AREA B AND THE EXISTING SINGLE-FAMILY HOMES ON TRIBAL DRIVE, EITHER A 50-FOOT WIDE CLASS C BUFFER OR A 37.5-FOOT WIDE CLASS C BUFFER WITH A SOLID DECORATIVE FENCE WILL BE PROVIDED ALONG THIS PROPERTY BOUNDARY.

**8. ENVIRONMENTAL FEATURES:**

- a. 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 FROM AN ENVIRONMENTAL PERSPECTIVE WITH THE REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

- b. THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE.

- c. TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY.

**9. OPEN SPACE:**

- a. A MINIMUM OF 10% OF THE SITE WILL BE SET ASIDE AS COMMON OPEN SPACE, AS REQUIRED BY THE MX-2 ZONING DISTRICT. AREAS OF THE REQUIRED COMMON OPEN SPACE WILL BE IMPROVED WITH ACTIVE OR PASSIVE OPEN SPACE AMENITIES, COMMUNITY DOCKS ALONG THE CATAWBA RIVER MAY ALSO BE PART OF THE OPEN SPACE IMPROVEMENTS SUBJECT TO APPROVAL BY THE APPROPRIATE REGULATORY AGENCIES.

**10. SIGNAGE:**

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE; CONSEQUENTLY USES LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SIGNS FOR THE USE IN DEVELOPMENT AREAS A AND B, AND VICE-VERSA.

**11. LIGHTING:**

- a. ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

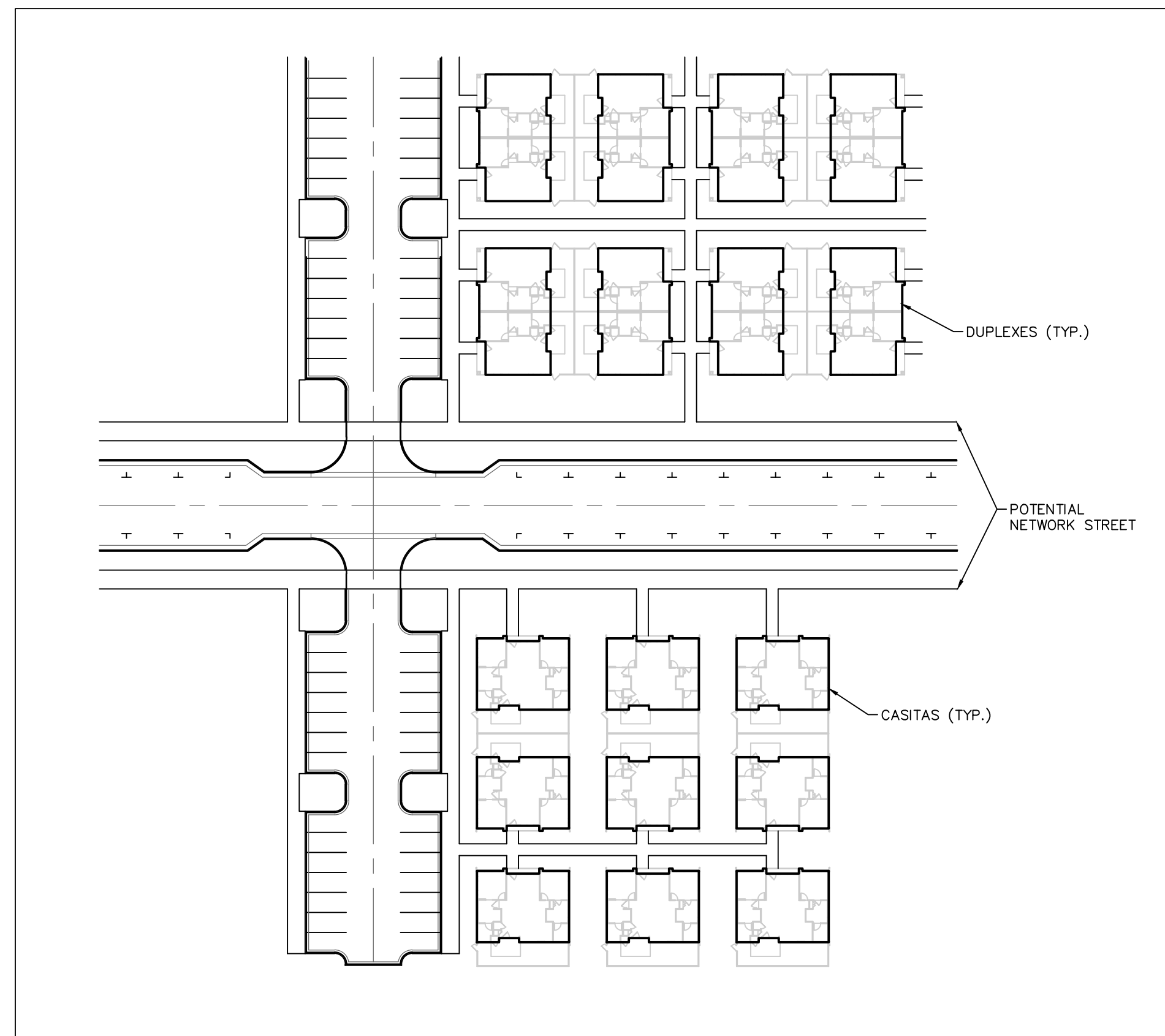
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT.

**12. AMENDMENTS TO THE REZONING PLAN:**

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

**13. BINDING EFFECT OF THE REZONING APPLICATION:**

- a. 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

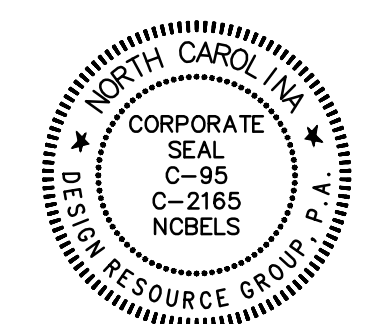


TYPICAL CASITA/COTTAGE LAYOUT SAMPLE (1"=50')



LANDSCAPE ARCHITECTURE
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REZONING PETITION
FOR PUBLIC HEARING
2021-XXX

REZONING PETITION

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DHI COMMUNITIES
8001 ARROWBRIDGE BOULEVARD
CHARLOTTE, NC 28273
704-377-2006

TECHNICAL DATA SHEET



PROJECT #: 854-024
DRAWN BY: JO
CHECKED BY: NB

AUGUST 27, 2021

REVISIONS:

RZ2.0