DEVELOPMENT STANDARDS

ORDINANCE (THE "ORDINANCE").

A. GENERAL PROVISIONS

029-091-20.

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DHIC, 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

2. 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

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 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, THE INTERNAL PUBLIC AND 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.

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 CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- 1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING THE USES SET OUT BELOW.
- (A) A MAXIMUM OF 50 DUPLEX-STYLE ATTACHED DWELLING UNITS LOCATED IN 25 DUPLEX-STYLE BUILDINGS.
- (B) A MAXIMUM OF 198 MULTI-FAMILY DWELLING UNITS.
 (C) INCIDENTAL AND ACCESSORY USES RELATING TO THE ABOVE RESIDENTIAL USES THAT ARE ALLOWED IN THE UR-2 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.
- 2. ACCESSORY BUILDINGS AND STRUCTURES MAY INCLUDE, WITHOUT LIMITATION, GARAGES.
- 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") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- 2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY 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.
- 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.

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.
- (B) 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.
- (C) 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.
- (D) VINYL, EIFS 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.
- (E) 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.
- (F) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL PRIMARY RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- 2. 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).
- (A) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE CONTAINING MULTI-FAMILY DWELLING UNITS SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.
- (B) VINYL, EIFS 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:
- (1) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS.
- (2) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
- (D) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
- (1) 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.

(E) ARCHITECTURAL ELEVATION DESIGN — ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

(1) 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.

(2) 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.

(3) 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:

(1) 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.

(2) 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.

(3) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

- (G) 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
- 1. SUBJECT TO THE APPROVAL OF NCDOT, A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON OLD HOLLAND ROAD. PORTIONS OF THE MINIMUM 6 FOOT WIDE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON OLD HOLLAND ROAD MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

2. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG BOTH SIDES OF THE PRIVATE STREETS WITH PUBLIC ACCESS EASEMENTS LOCATED WITHIN THE SITE.

- F. ENVIRONMENTAL FEATURES
- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

G. AMENITIES

1. AN AMENITY AREA SHALL BE PROVIDED ON THE SITE AND AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A SWIMMING POOL AND A CLUBHOUSE.

- H. 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.

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: UR-2

MAXIMUM BUILDING HEIGHT:

MAX DENSITY:

0 DUA - 248 UNITS

UNITS PROPOSED:

198 APARTMENTS

50 CASITAS

248 UNITS

EXISTING USES: SINGLE FAMILY RESIDENTIAL

BRODOSED USES: MILLE FAMILY DWELLING LINET.

PROPOSED USES: MULTI-FAMILY DWELLING UNITS

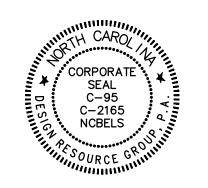
PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 P 704.343.0608 W www.drgrp.com



REZONING PETITION FOR PUBLIC HEARING 2021-XXX

REZONING

JRG COUNTIES, NORTH CAROL

DEVELOPMENT STANDARDS

854-018

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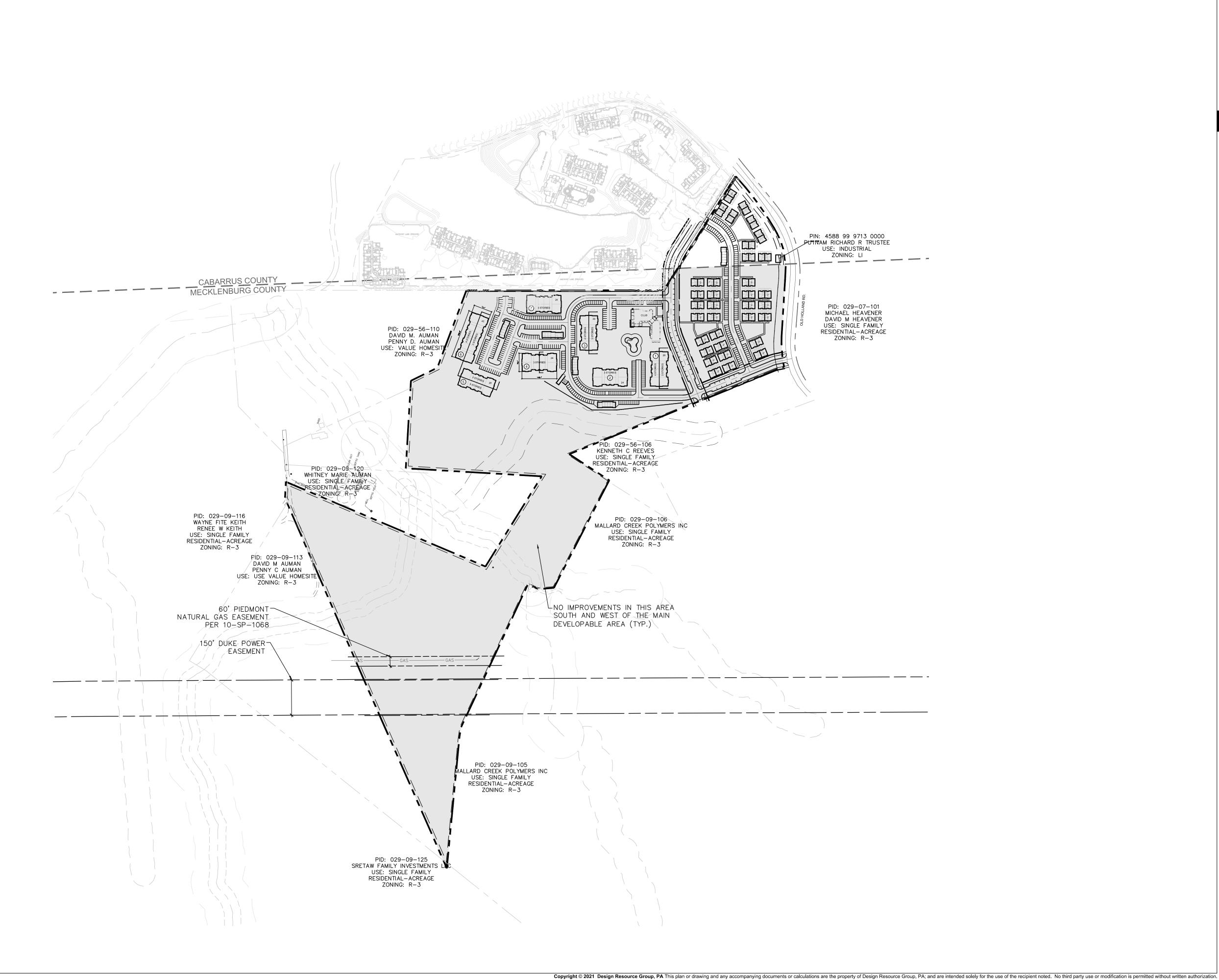
AUGUST 24, 2021

REVISIONS:

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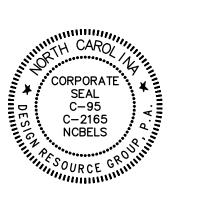
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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

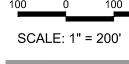
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REZONING PETITION FOR PUBLIC HEARING 2021-XXX

REZONING

OVERALL SITE PLAN



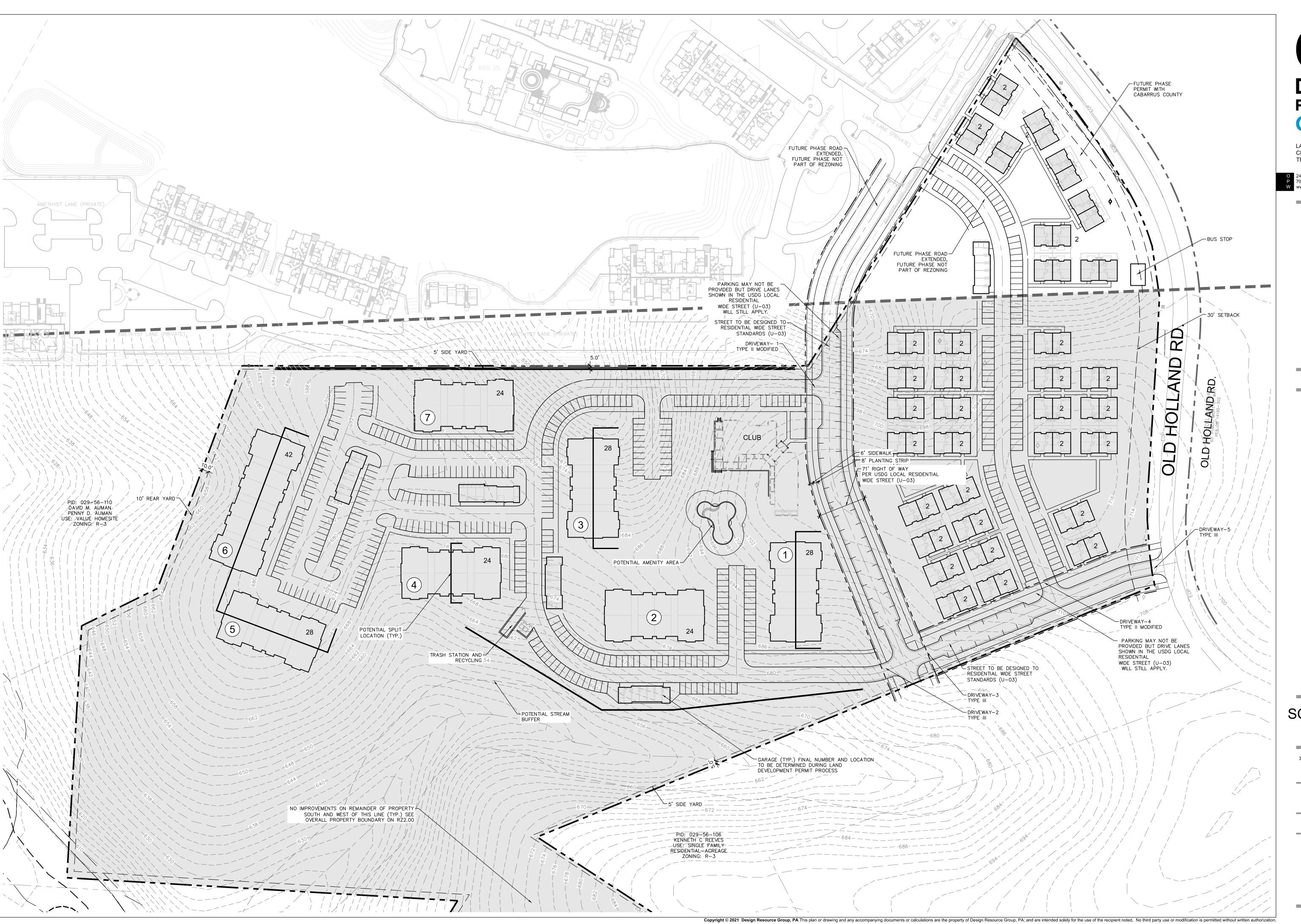
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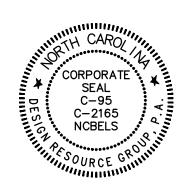
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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

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REZONING

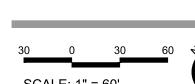
S COUNTIES, NORTH CAROLII

IMUNITIES

TER PKWY SUITE 110

DHI CON 2000 AERIAL CEN MORRESVILLE, NO

SCHEMATIC SITE PLAN



PROJECT #:

IECT#: 854-N BY: JLO

DRAWN BY: CHECKED BY:

AUGUST 24, 2021

REVISIONS:

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