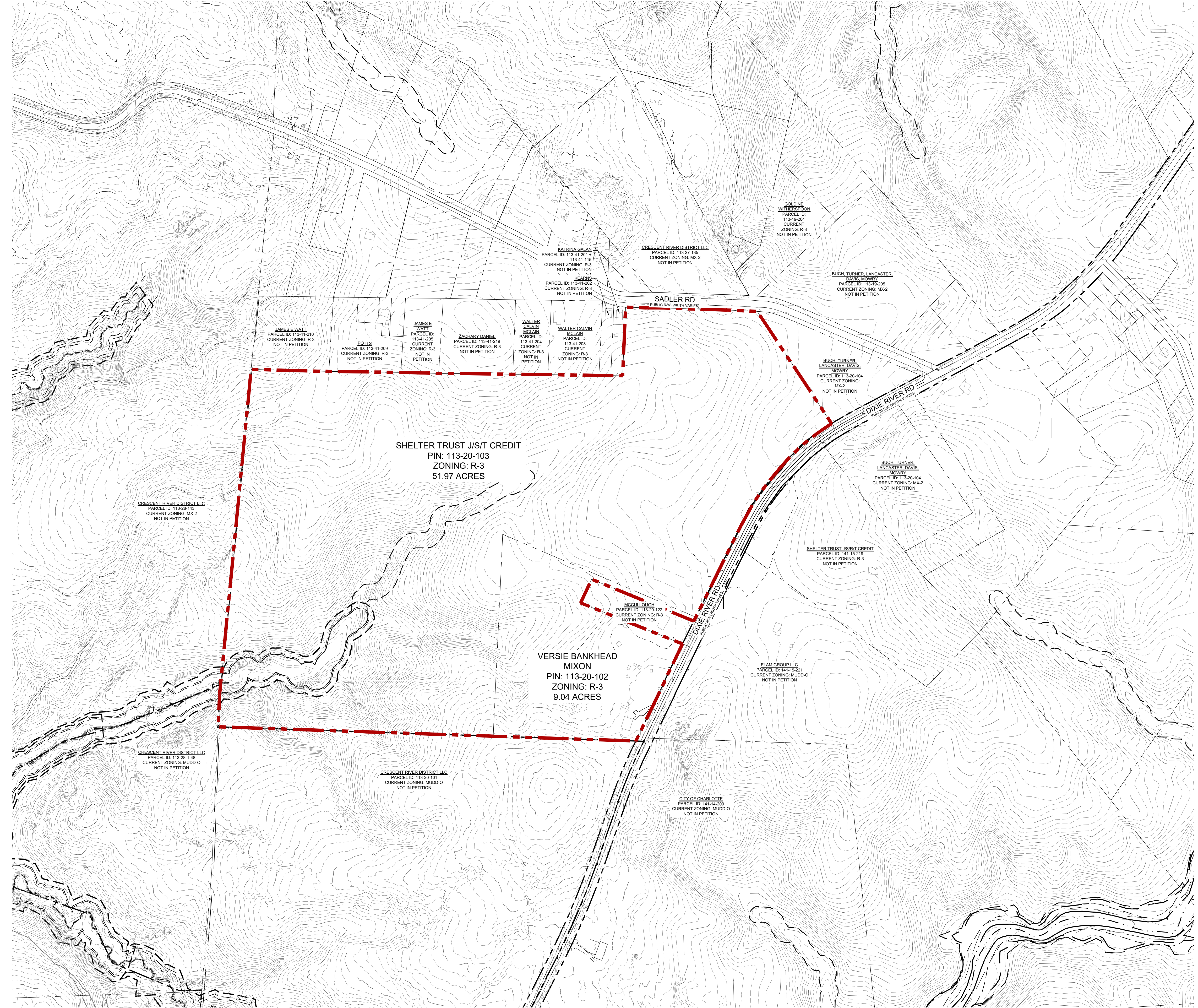


SEAL



NOT FOR CONSTRUCTION

PROJECT

RIVER NORTH

CRESCENT COMMUNITIES
601 SOUTH TRYON ST SUITE 800
CHARLOTTE, NC 28202

LANDESIGN PROJ.# 1018700P

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM

SCALE: NORTH
VERT: N/A
HORZ: 1" = 200'
0 100 200 400

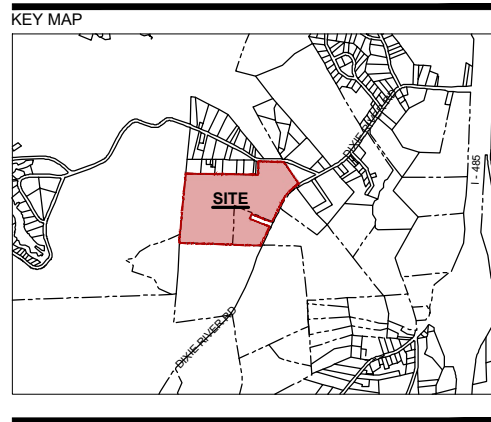
SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER

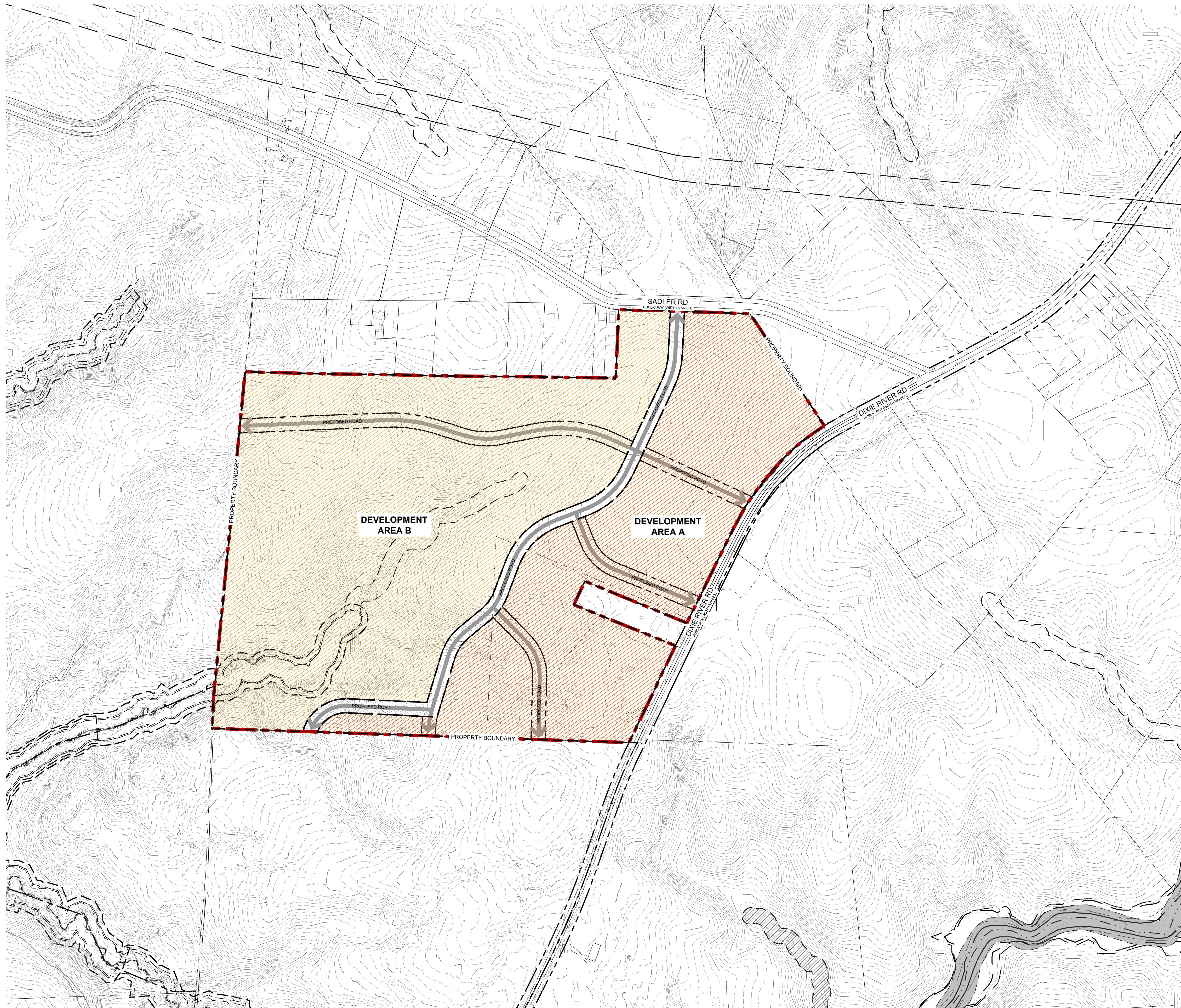
RZ-1.0

SITE DEVELOPMENT DATA:

- ACREAGE: ±61 ACRES
- TAX PARCELS: 113-20-102; 113-20-103
- EXISTING ZONING: R-3
- PROPOSED ZONING: MX-2 (INNOVATIVE)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MX-2 (INNOVATIVE) DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET/UNITS OF DEVELOPMENT: UP TO 488 RESIDENTIAL DWELLING UNITS OF ALL TYPES MAY BE DEVELOPED ON THE SITE, IN ACCORDANCE WITH THE INNOVATIVE PROVISIONS DESCRIBED BELOW, AND PROVIDED, HOWEVER THE TOTAL AGGREGATE NUMBER OF PERMITTED SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 150 SUCH RESIDENTIAL DWELLING UNITS.
- MAXIMUM BUILDING HEIGHT: AS REQUIRED BY THE ORDINANCE
- PARKING: AS REQUIRED BY THE ORDINANCE



SEAL



NOT FOR CONSTRUCTION

PROJECT

RIVER NORTH

CRESCENT COMMUNITIES
601 SOUTH TRYON ST SUITE 800
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1018700P

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM

SCALE: NORTH
VERT: N/A
HORZ: 1" = 200'
0 100 200 400

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2.0

**Crescent Communities
Development Standards
12/14/2021
Rezoning Petition No. 2021-XXX**

Site Development Data:

- Acres:** ± 61 acres
- Tax Parcel #s:** 113-20-102 and 113-20-103
- Existing Zoning:** R-3
- Proposed Zoning:** MX-2 (Innovative)
- Existing Uses:** Vacant
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the MX-2 (Innovative) district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet/ Units of Development:** Up to 488 residential dwelling units of all types may be developed on the Site, in accordance with the Innovative Provisions described below, and provided, however, the total aggregate number of permitted single family detached residential dwelling units shall not exceed 150 such residential dwelling units.
- Maximum Building Height:** Building height as specified by the Ordinance will be allowed. Building height will be measured as defined by the Ordinance.
- Parking:** As required by the Ordinance.

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 Crescent Communities ("Petitioner") to accommodate development of a residential community on the approximately [61] acre site located off of Dixie River Road near its intersection with Sadler Road (the "Site") within the overall area commonly referred to as the River District (but located just outside of the area located within the River District rezoning of Petition # 2016-056, herein the "River District Rezoning Area").
- 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 establishes more stringent standards, the regulations established under the Ordinance for the MX-2 (Innovative) zoning classification shall govern all development taking place on the Site, subject to the Innovative Provisions provided below.
- c. **Development Areas.** For ease of reference and as an organizing principal associated with the master planned community, the Rezoning Plan sets forth two (2) general development areas (and 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

CHAR22496210v6

- iv. For alley loaded single-family attached units, driveway lengths shall be a minimum of 5'-7' or 20' and greater measured from the back of curb to face of garage.
- v. For front loaded single-family attached units, driveway lengths shall be a minimum of 22' measured from the proposed right-of-way to face of garage.
- vi. A minimum rear yard for single-family attached lots of twenty feet (20') unless lot has alley access in which a rear yard of five feet (5') is allowed.
- vii. A minimum side yard of five feet (5') for single family attached lots (including along public streets).
- viii. [Minimum building width of 75' for single family attached lots may be allowed.
- ix. Private alleys may follow CLDSM standards.
- x. Single-family attached lots may front on public or private streets (if private streets are used they will not be gated) or common open space.

b. In addition, the Petitioner reserves the right to modify the Innovative Provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

a. The Site may be developed with up to 488 residential dwelling units of all types, in accordance with the Innovative Provisions described above, provided that the total aggregate number of permitted single family detached residential dwelling units shall not exceed 150 such residential dwelling units; each such use as allowed by right and under prescribed conditions, together with accessory uses as permitted in the MX-2 Innovative 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, and other uses typically associated with residential communities). The permitted uses within Development Areas A and B are set forth below but in no event shall the total number of all types of residential dwelling units exceed 488 units.

b. Development Area A may be developed with single family detached and/or single family attached residential dwelling units together with accessory uses as described above, but no multi-family dwelling units may be developed within Development Area A.

c. Development Area B may be developed with single family detached residential dwelling units, single family attached residential dwelling units and/or multi-family residential dwelling units together with accessory uses as described above.

4. Transportation Improvements and Access:

I. Proposed Improvements:

a. **Improvements Generally.** The Petitioner may provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below in accordance with the following implementation provisions. It is understood the

CHAR22496210v6

"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; or
- iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-2.

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. **Number of Buildings Principal and Accessory; Accessory Building Design.** Notwithstanding the number of buildings or lots shown on the Rezoning Plan, the total number of principal buildings to be developed: (i) on the portion of the Site designated as Development Area A on the Rezoning Plan and to be developed for detached and/or attached single family residential dwellings, shall not exceed 150 principal buildings or residences; and (ii) on the portion of the Site designated as Development Area B on the Rezoning Plan and to be developed for multi-family, single family attached residential dwellings and/or single family detached residential dwellings shall not exceed 150 principal buildings. Accessory buildings and structures located on the Site, including, without limitation, the community clubhouse, picnic/gathering pavilions, recreation and related uses, equipment storage structures and the like shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing generally similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

f. **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, FAR requirements, and other similar zoning/subdivision standards will not be required internally between improvements 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 and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR

CHAR22496210v6

following section and specific improvements may be amended to align with final approved Transportation Impact Study.

b. Phasing [NOTE: TO BE DETERMINED]

Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in Section 4.1a. above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements:

(i) The Petitioner has the right to construct up to the maximum amount of land use densities shown below by constructing the appropriate roadway improvements listed, or by submitting construction plans for the appropriate roadway improvements as indicated in a particular phase, for each level of development without being required to construct the remainder of the required transportation improvements listed above in Section 4.1. until the development density levels shown below are exceeded: **[NOTE TO BE DETERMINED]**

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.1 above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.1.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at 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 CDOT 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.

d. **Right-of-way Availability.** 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 CDOT, the City of Charlotte Engineering Division 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 CDOT 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.

In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with CDOT and/or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection f. below; or (ii) contribute to CDOT and/or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not

CHAR22496210v6

requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions, Development Areas or lots located therein.

g. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), and outdoor dining and gathering areas whether on the roof of the building or at street level.

2. Innovative Provisions for MX-2 (Innovative) Area

a. **Single-Family Detached.** The Petitioner hereby seeks the following Innovative Development Standards in connection with single-family detached development taking place within Development Areas A and B to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly residential community:

- i. A minimum lot size for single-family detached lots of 2,500 square feet.
- ii. A minimum lot width for single-family detached lots of thirty feet (30').
- iii. A minimum front setback for single-family detached lots of ten feet (10') as measured from the proposed public right-of-way; in the event a driveway is provided without a garage, the setback shall be increased to fifteen (15) feet. If a garage is provided, the garage face will comply with the Chapter 12 of the Ordinance.
- iv. A minimum rear yard for single-family detached lots of twenty feet (20') unless lot has alley access in which a rear yard of five feet (5') is allowed;
- v. A minimum side yard of five feet (5') for single family detached lots (including along public streets);
- vi. Single-family detached lots may front on public or private streets (if private streets are used they will not be gated) or common open space;
- vii. Private alleys may follow CLDSM standards; and
- viii. Maximum building coverage for single family detached shall be 70%.

b. **Single-Family Attached.** The Petitioner hereby seeks the following Innovative Development Standards in connection with single-family attached development taking place within Development Areas A and B to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly residential community:

- i. A minimum lot size for single-family attached lots of 1,700 sf.
- ii. A minimum lot width for single-family attached lots of 15'.
- iii. Petitioner shall provide a minimum setback of at least fourteen (14) feet from the proposed right-of-way for both front-loaded units and alley-loaded single-family attached units fronting public streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."

CHAR22496210v6

completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, CDOT and/or NCDOT as applicable.

e. **Right-of-way Conveyance.** 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. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way where ROW dedication is not provided. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

f. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT 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 for other improvements in the overall area of the rezoning may be implemented as described in subsection (d) above.

III. Access and Pedestrian Circulation

a. Access to the Site will be from Dixie River Road and Sadler Road as well as other public street extensions and connections made from the Site and into the Site from adjoining properties as generally depicted on Sheet [RZ1].

b. The number and location of access points to the internal public streets will be determined during the building permit process and thereafter additional or fewer driveways and/or additional private/public streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

c. 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.

5. Design Intent Statement:

a. The Petitioner proposes to develop a walkable residential community where the residents of the community will have convenient and easy access to a series of passive and active open spaces that are interconnected by a network of streets, sidewalks, and trails. The emphasis of the design will be to provide alternative modes of transportation to the residents of the community which will allow them to access the community's amenity areas.

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

CHAR22496210v6

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

RIVER NORTH

CRESCENT COMMUNITIES

601 SOUTH TRYON ST SUITE 800

CHARLOTTE, NC 28202

LANDESIGN PROJ.#

1018700P

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0

stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. The principal entrance to multi-family residential buildings in Development Area B, both functionally and architecturally, shall front on the primary streets or a public open space such as a square, plaza, or courtyard.

c. The service areas of the multi-family residential buildings constructed within Development Area B will be screened from the adjoining streets with walls designed to complement the building architecture of the adjacent buildings. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls and to encourage pedestrian activity.

7. Streetscape, Landscaping and Buffer:

a. Setbacks and yards as required by the MX-2 (Innovative) zoning district and as allowed by the Innovative Provisions above will be provided.

b. Along the Site's internal 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 and private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be a minimum of five (5) feet.

c. **Dixie River Road.** The Petitioner shall dedicate [121] feet of right-of-way from the existing centerline of Dixie River Road and shall provide for the cross-section improvements as generally depicted on the Rezoning Plan.

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 engineering perspective with this 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.

9. Plazas and Open Space:

a. The Petitioner will provide a series of passive and active open space areas throughout the Site with an emphasis on Development Area A (the exact location and configuration of these open space areas may vary; the final locations and configuration of the open space areas will be determined/finalized during each phase of the subdivision approval process). A minimum of 15% of the Site will be provided as passive open space areas and a minimum of 5% of the Site area will be provided and improved as active open space areas. Active open space areas will be areas improved with seating areas, trails, recreation fields, tennis courts, play grounds, swimming pools, amenitized ponds (i.e. water quality ponds/areas improved with trails, seating areas and other amenities), a club house or other amenity areas designed to be used and enjoyed by the residents and guests of the community. Passive open space areas will be environmental areas such as tree save areas, water quality buffers, slopes, tree save areas, water quality areas or other open space areas of the community.

11. Signage:

CHAR22496210v6

7

CHAR22496210v6

8

a. Signage as allowed by the Ordinance may be provided.

12. Lighting:

a. All new lighting shall be decorative, capped, and downwardly directed.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 25 feet in height.

13. 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.

14. 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.

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

RIVER NORTH

CRESCENT COMMUNITIES
601 SOUTH TRYON ST SUITE 800
CHARLOTTE, NC 28202

LANDDESIGN PROJ.#
1018700P

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.1