

NEO Galleria, Inc.
 D.B. 34739 Pg. 303
 Tract 10, M.B. 29 Pg. 487
 Tax I.D. 19310308
 Zoning: I-1

Galleria Village Baseline, LLC
 D.B. 32103 Pg. 829
 Tract 1C, M.B. 29 Pg. 487
 Tax I.D. 19310301
 Zoning: I-1

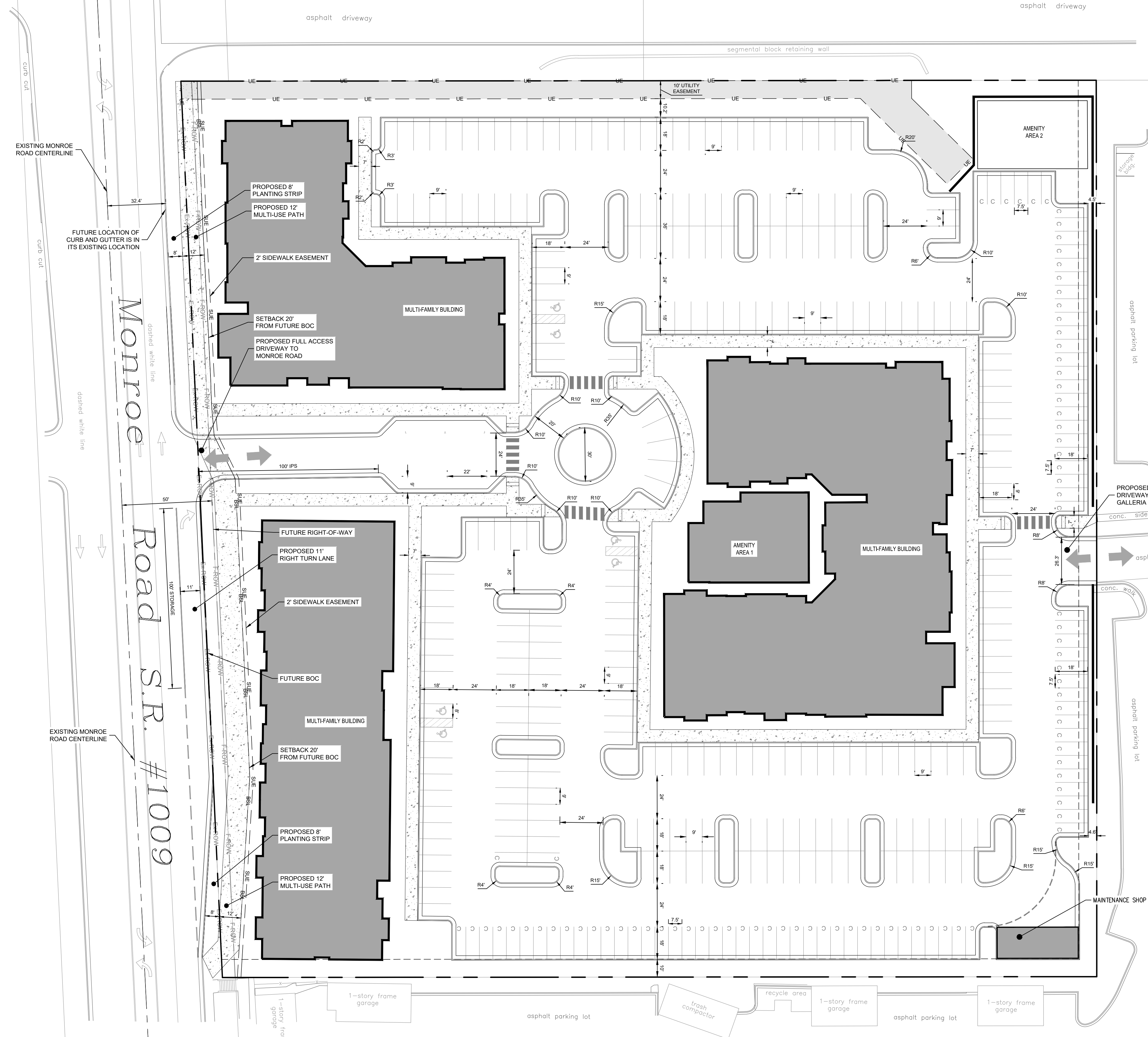


SITE LOCATION MAP
 1"=1000'

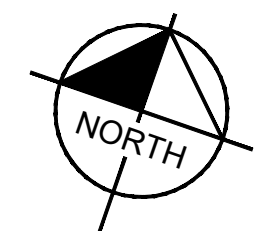
BR Galleria Club, DST
 D.B. 36047 Pg. 873
 Tract 4B, M.B. 29 Pg. 487
 Tax I.D. 19310314
 Zoning: UR-2 (CD)

BR Galleria Club, DST
 D.B. 35358 Pg. 764
 Tract 4, M.B. 42 Pg. 581
 Tax I.D. 19310303
 Zoning: MUDD-0

BR Galleria Club, DST
 D.B. 35358 Pg. 764
 Tract 4, M.B. 42 Pg. 581
 Tax I.D. 19310303
 Zoning: MUDD-0



Galleria Club Lane
 private R/W per GIS



REZONING LEGEND	
EXISTING ROW	--- Ex-ROW ---
PROPOSED ROW	--- Pr-ROW ---
PROPERTY LINE	-----
BUILDING SETBACK	BSL
BUILDING FOOTPRINT	[Solid Grey Box]
PROPOSED ACCESS LOCATION	[Double Arrow]
PROPOSED STUB LOCATION	[Single Arrow]
UTILITY EASEMENT	--- UE ---
SIDEWALK UTILITY EASEMENT	--- SUE ---
PROPOSED SIDEWALK	[Stippled Box]

No.	REVISIONS	DATE

Kimley»Horn
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REZONING PETITION
#2022-031

DESIGNED BY EGD	DRAWN BY EGD	CHECKED BY JHR
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REZONING SITE PLAN

KAIRO MONROE
 10005 MONROE ROAD
 CHARLOTTE, NC 28270
 MECKLENBURG COUNTY
 KAIRO RESIDENTIAL
 711 NAVARRO STREET, SUITE 400
 SAN ANTONIO, TEXAS 78205

DATE 09-20-2022
PROJECT NO. 017524002
SHEET NUMBER

RZ-1

August 11, 2022 - 2:58pm By: hseabing@kimley-horn.com
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SITE DEVELOPMENT DATA

- ACREAGE: ±5.69
- TAX PARCEL NO.: 193-103-02
- EXISTING ZONING: R-1
- PROPOSED ZONING: MUDD (CO)
- EXISTING USE: OFFICE
- PROPOSED USE: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

GENERAL PROVISIONS

a. SITE LOCATION. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kairoi Residential (the "Petitioner") to accommodate the development of a multi-family residential community on an approximately 5.69 acre site located at 10005 Monroe Road on the east side of Monroe Road between Galleria Boulevard and Sardis Road North, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 193-103-02.

b. ZONING DISTRICTS/ORDINANCE. 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 Ordinance (the "Ordinance"). The regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.

c. GRAPHICS AND ALTERATIONS. The schematic depictions of the uses, parking areas, sidewalks, buildings, internal drives 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. 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.
- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** The total number of principal residential buildings to be developed on the Site shall not exceed four (4). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal residential buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal residential buildings located on the Site. Accessory buildings and structures may include, without limitation, a clubhouse, cabana, maintenance shop, trash enclosures and compactors, dog wash areas, bike storage rooms, pool equipment rooms and similar structures typically found in multi-family communities.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

a. The Site may only be devoted to a residential community containing a maximum of 275 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, co-working areas, swimming pool, dog park, playground and other gathering areas typically found in multi-family communities.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS

- a.** Vehicular access 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 development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
- b.** The alignments of the internal private drives and internal vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns and parking layouts and to accommodate any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c.** A minimum 100 foot protected internal driveway stem shall be provided at the Site access point on Monroe Road as generally depicted on the Rezoning Plan.
- d.** Subject to the approval of CDOT and NCDOT, Petitioner shall install a northbound right turn lane on Monroe Road at the vehicular access point into the Site from Monroe Road as generally depicted on the Rezoning Plan. This right turn lane shall have a minimum of 100 feet of storage and an appropriate taper.
- e.** Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. 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. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- f.** The minimum 12 foot wide multi-use path to be installed along the Site's frontage on Monroe Road (or portions thereof) shall be located within a sidewalk utility easement as depicted on the Rezoning plan.
- g.** All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- h.** All transportation improvements required to be constructed by Petitioner under this Section 3 of the Development Standards will be approved and constructed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site.

Public Vehicular and pedestrian access through the Site from Monroe Road to Galleria Club Lane and from Galleria Club Lane to Monroe Road shall be allowed and the access points into the Site shall not be gated.

4. ARCHITECTURAL STANDARDS

- a.** The maximum height of any building located on the Site shall be 65 feet.
- b.** The architectural and design standards set out below shall apply to all principal residential buildings constructed on the Site.
 - (1) Required Exterior Building Materials: for principal and accessory buildings that abut a network required public or private street, a minimum of 30% of the facades of such buildings that face a network required public or private street shall be comprised of brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director. A facade is defined as the entire exterior surface area of the facade excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of required exterior building materials.
 - (2) Prohibited Exterior Building Materials:
 - (aa) Vinyl siding (but not vinyl hand rails, windows, eaves, trim, doors, garage doors or door trim).
 - (bb) Concrete Masonry Units not architecturally finished.
 - (3) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - (aa) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
 - (bb) Buildings shall front a minimum of 60% of the total network required street frontage on the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - (cc) Driveways intended to serve single units shall be prohibited on all network required streets
 - (4) Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - (aa) Buildings exceeding 120 feet in length shall include one or more 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 2 feet extending through the building.
 - (5) Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - (aa) 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 change in materials or colors.
 - (bb) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such bases may be executed through the use of the required exterior building materials, changes in materials, articulated architectural facade features and/or color changes.
 - (cc) Building elevations facing network required public or private 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.
 - (6) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - (aa) 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.
 - (bb) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - (cc) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - (7) 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 masonry veneer or a Class B buffer not less than 10' in depth at all above grade perimeters not paved for access.

5. STREETScape

a. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Monroe Road as generally depicted on the Rezoning Plan. The Petitioner will provide a permanent sidewalk easement for any portion of the multi-use path located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the multi-use path where feasible.

6. ENVIRONMENTAL FEATURES

a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

b. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

7. AMENITY AREAS

- a.** Amenity areas shall be provided on the Site. At a minimum, Amenity Area 1 shall contain a swimming pool, hardscape, landscaping and seating areas. The minimum size of Amenity Area 1 shall be 2,200 square feet.
- b.** The minimum size of Amenity Area 2 shall be 1,600 square feet.


8. 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 Site in accordance with the provisions of Chapter 6 of the Ordinance.

9. AMENDMENTS TO THE REZONING PLAN

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 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.

September 20, 2022 - 2:44pm By: Ighuen Obasi
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DEVELOPMENT STANDARDS	DESIGNED BY: EGD DRAWN BY: EGD CHECKED BY: JHR
KAIROI MONROE 10005 MONROE ROAD CHARLOTTE, NC 28270 MECKLENBURG COUNTY	KAIROI RESIDENTIAL 711 NAVARRO STREET, SUITE 400 SAN ANTONIO, TEXAS 78205
DATE: 09-20-2022 PROJECT NO.: 017524002	
SHEET NUMBER: RZ-2	