

		EXISTING PAVEMENT EXISTING ASPHALT TO BE R ROAD CENTERLINE EXISTING FENCE FEMA 100-YR FLOODPLAIN FEMA COMMUNITY ENCROA FEMA FLOODWAY POSSIBLE WETLANDS/STRE EXISTING TREELINE	HERLAI 1 ELM LANE 0TTE, NC 2	
	 ADJOINING PROPERTY OWNER M MECKLENBURG COUNTY DB 06098, PG 541 GOD E 4TH ST 11TH FLOOR CHARLOTTE NC 28202 TAX PARCEL ID: 223-322-01 EXISTING USE: 100-YR FLOODPLAIN - AC ZONED: R-15(CD) B MECKLENBURG COUNTY DB 08030, PG 657 GOD E 4TH ST 11TH FLOOR CHARLOTTE NC 28202 TAX PARCEL ID: 225-021-08 EXISTING USE: 100-YR FLOODPLAIN - AC ZONED: R-15(CD) & NS C JACK & BARBARA CLARK DB 32661, PG 195 S640 FAIRWAY VIEW DR CHARLOTTE NC 28277 TAX PARCEL ID: 225-491-27 EXISTING USE: SINGLE FAMILY RESIDENTIA ZONED: R-20MF D MECKLENBURG COUNTY, PARKS AND REC ID DB 07602, PG 130 700 N TRYON ST CHARLOTTE NC 28202 TAX PARCEL ID: 225-491-96 EXISTING USE: 100-YR FLOODPLAIN - AC ZONED: R-15(CD) E CLUBCORP NV VI, LLC DB 29171, PG 179 PO BOX 2359 SAN ANTONIO, TX 78299 TAX PARCEL ID: 225-031-06 EXISTING USE: GOLF COURSE CLASS 1 - CH/2 ZONED: R-15(CD) F PRO REALTY & DEVELOPMENT, LLC DB 06640, 9680 3932 AYRSHIRE PL CHARLOTTE NC, 28210 TAX PARCEL ID: 225-403-32 EXISTING USE: SINGLE FAMILY RESIDENTIA ZONED: R-20MF G 2018-3 IH BORROWER LP DB 32802, PG 114 1717 MAIN ST STE 2000 DALLAS, TX 75201 TAX PARCEL ID: 225-403-08 EXISTING USE: SINGLE FAMILY RESIDENTIA ZONED: R-20MF H RUSSELL G SR ALION DB 28567, PG 578 G906 LINKSIDE CT CHARLOTTE NC, 28277 TAX PARCEL ID: 225-403-06 EXISTING USE: SINGLE FAMILY RESIDENTIA ZONED: R-20MF I HOA & BANG HOANG DB 35696, PG 432 G906 LINKSIDE CT CHARLOTTE NC, 28277 TAX PARCEL ID: 225-403-06 EXISTING USE: SINGLE FAMILY RESIDENTIA ZONED: R-20MF 	L - COMMON L - CO	DENTIAL COMMON RUSTS DENTIAL	NS 121 IS MDL ENL KRT
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200 400 ALE: 1" = 100'			RZ-1 SHEET # 1 OF 4	

VICINITY MAP

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PROPERTY BOUNDARY

EXISTING LOT LINE

RIGHT-OF-WAY LINE

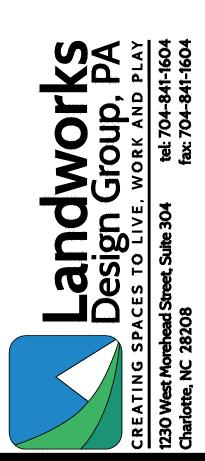
SETBACK LINE

EXISTING CONTOUR LINES

EXISTING STREAM / WATER BODY

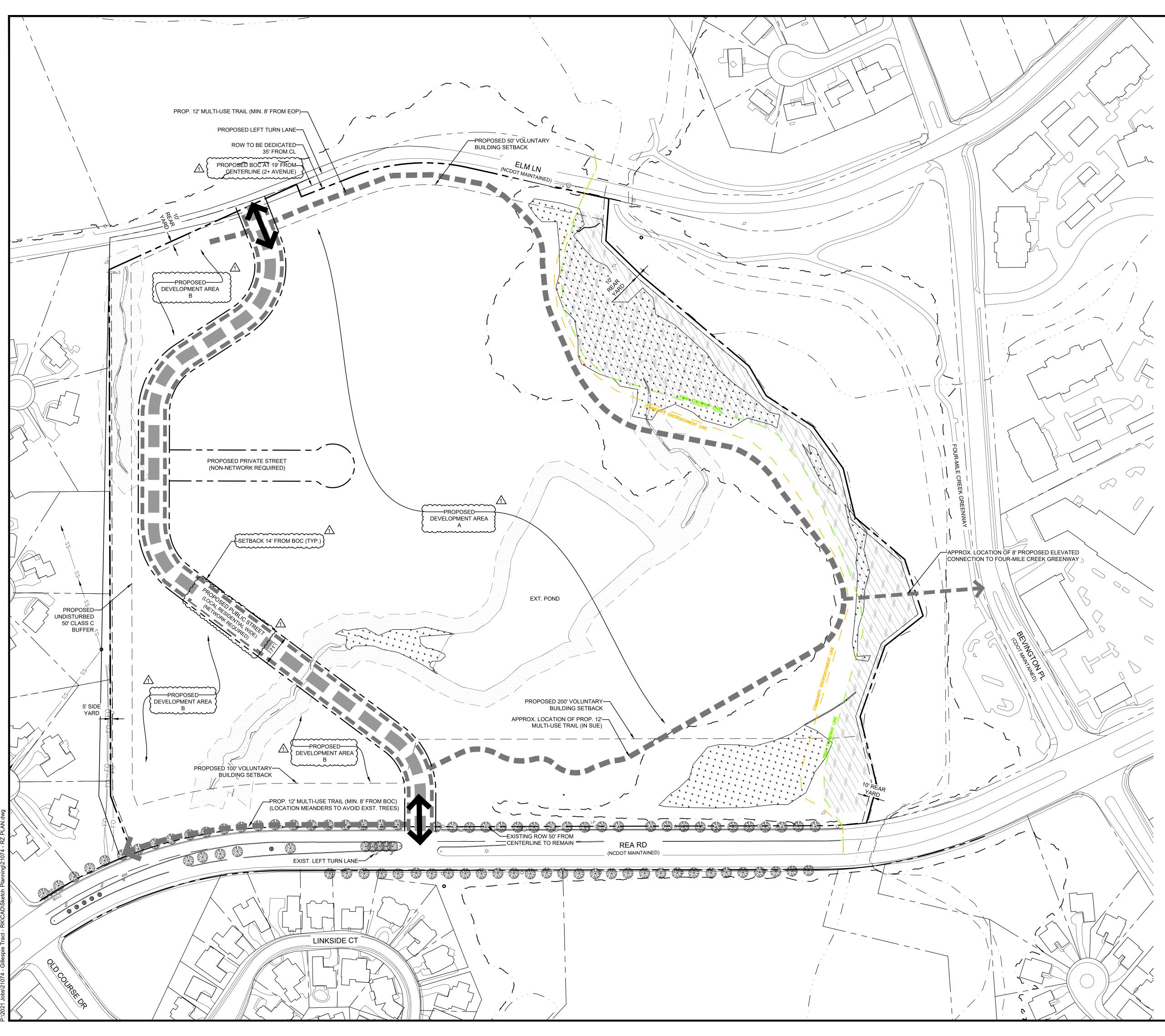
LEGEND:

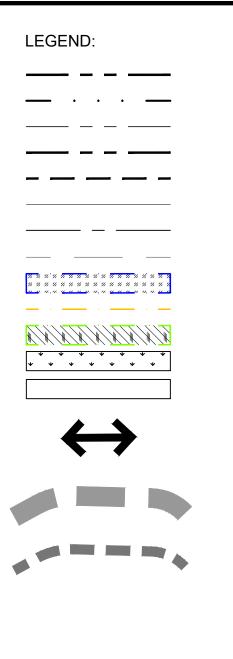
EXIST. PROPERTY BOUNDARY TO BE REMOVED \square \sim 3



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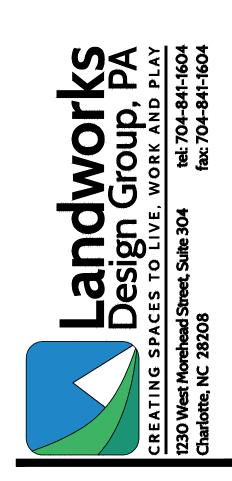


PROPERTY BOUNDARY EXISTING STREAM / WATER BODY EXISTING LOT LINE **RIGHT-OF-WAY LINE** SETBACK LINE EXISTING PAVEMENT ROAD CENTERLINE EXISTING FENCE FEMA 100-YR FLOODPLAIN FEMA COMMUNITY ENCROACHMENT FEMA FLOODWAY POSSIBLE WETLANDS/STREAMS EXISTING BUILDING

PROPOSED SITE ENTRY

PROPOSED PUBLIC VEHICULAR CIRCULATION

PROPOSED PUBLIC PEDESTRIAN CIRCULATION



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TECHNICAL DATA SHEET

PETITION NO. RZP-2022-121

	This Plan Is A Preliminary Design. <u>NOT</u> Released For Construction.	1
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SCALE: 1" = 100'

REVISIONS: No. Date By Description 1 2/13/23 ENL RESPONSE TO CITY COMMENTS

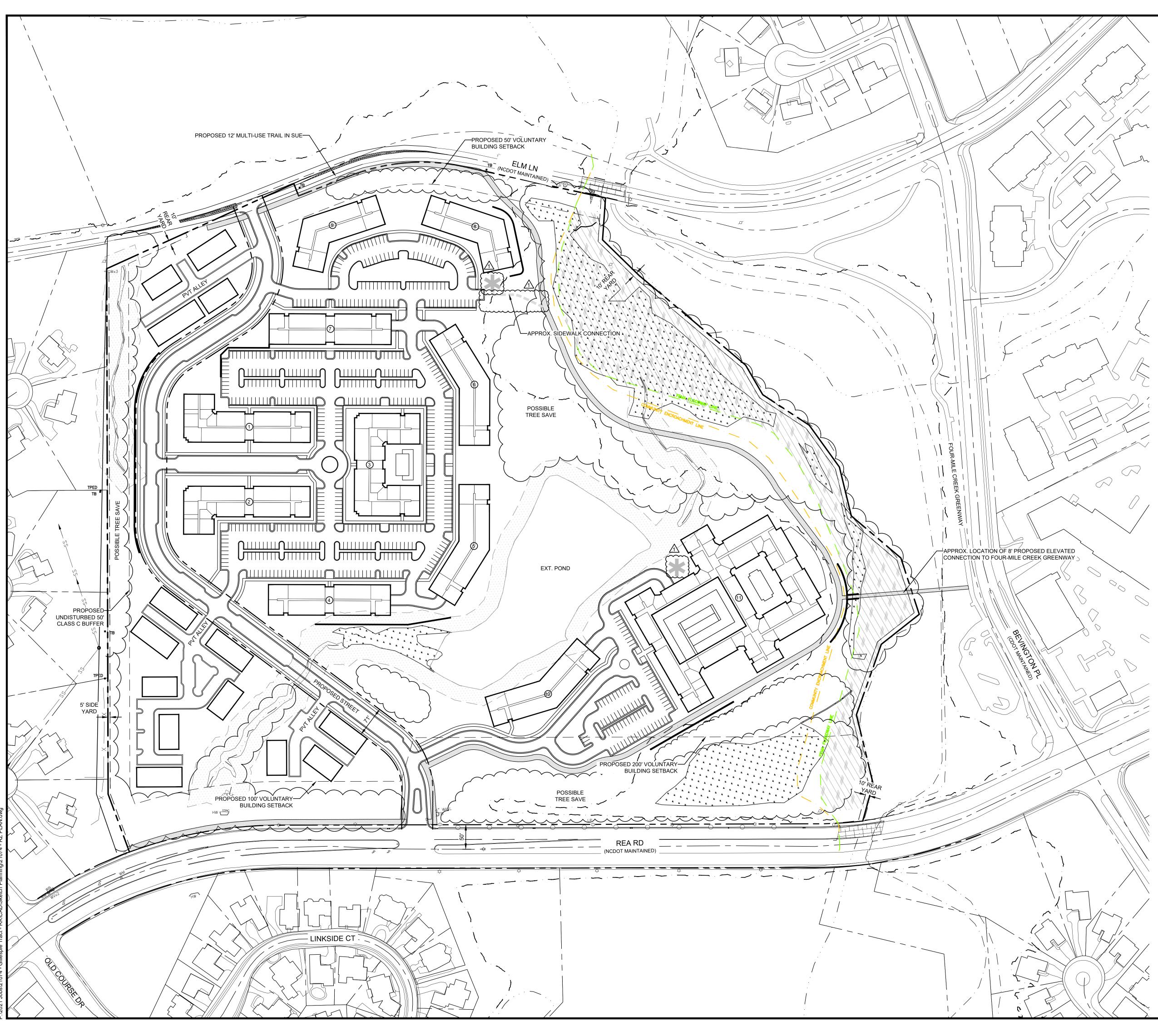


Project Manage	er: MDL
Drawn By:	ENL
Checked By:	KRT
Date:	06/28/2022
Project Number	r: 21074

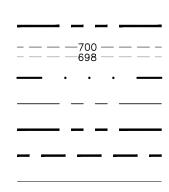
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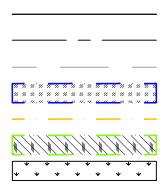


SHEET # 2 OF 4



LEGEND:





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PROPERTY BOUNDARY EXISTING CONTOUR LINES EXISTING STREAM / WATER BODY EXISTING LOT LINE **RIGHT-OF-WAY LINE** SETBACK LINE EXISTING PAVEMENT PROPOSED CURBING EXISTING CURBING EXISTING ASPHALT TO BE REMOVED ROAD CENTERLINE EXISTING FENCE FEMA 100-YR FLOODPLAIN FEMA COMMUNITY ENCROACHMENT

FEMA FLOODWAY POSSIBLE WETLANDS/STREAMS EXISTING BUILDING

POSSIBLE TREESAVE

POSSIBLE WASTE COLLECTION COMPACTOR/ RECYCLING AREA

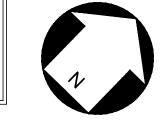


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REZONING SITE PLAN

PETITION NO. RZP-2022-121

This Plan Is A Preliminary Design. NOT Released For Construction.



400 100 200

SCALE: 1" = 100' **REVISIONS**: No. Date By Description 1 2/13/23 ENL RESPONSE TO CITY COMMENTS

CORPORATE CERTIFICATIONS NC PE : C-2930 NC LA : C-253 SC ENG : NO. 3599 SC LA : NO. 211

Project Manag	er: MDL
Drawn By:	ENL
Checked By:	KRT
Date:	06/28/2022
Project Numbe	r: 21074

Sheet Number:



SHEET # 3 OF 4

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Development Data Table:	such right of way does not already exist.	(b) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls, and accent roof elements such as shed roofs and
Site Area: +/- 53.07 acres Tax Parcels: 225-021-06, 225-021-05 and 225-021-01	E. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or	dormers.
Existing Zoning: R-3 Proposed Zoning: UR-2 (CD)	homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for	<pre>{ (c) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street. }</pre>
Proposed Uses: Maximum Density: Up to 1,100 units }	additional information concerning cost, submittal, and liability insurance coverage requirements.	
Maximum Building Height: See the Development Standards	F. 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	(7) Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from public view with materials and design to be compatible with principal structures. Such design shall include a minimum of 20 percent of the permitted exterior building materials
Parking: Shall meet or exceed Ordinance standards Vesting Requested: 5 years	conjunction with other development or roadway projects taking place within the broad south Mecklenburg area, by way of a private/public partnership effort or other public sector project support.	(defined above in paragraph 5.E.(1)) or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
		6. STREETSCAPE/LANDSCAPING
1. GENERAL PROVISIONS	G. 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	A. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along that portion of the Site's frontage on Rea Road that is
A. Site. These Development Standards, the Existing Conditions Plan, the Technical Data Sheet and the Rezoning Site Plan and other graphics set forth on Sheets RZ-1 through RZ-4 form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition	ccupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed required sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a	located south of the intersection of the internal public street and Rea Road and is more particularly depicted on Sheet RZ-2 of the Rezoning Plan. This 12 foot wide multi-use path may meander to preserve existing trees. Any portions of this 12 foot wide multi-use path that are not located in
filed by RK Investments Charlotte LLC (the "Petitioner") for an approximately 53.07 acre site located between Rea Road and Elm Lane, just south of Bevington Place (hereinafter referred to as the "Site"). The Site is more particularly depicted on the Rezoning Plan and is comprised of Tax	minimum of two (2) feet behind the sidewalk where feasible.	public right of way shall be located in a sidewalk utility easement.
Parcel Nos. 225-021-06, 225-021-05 and 225-021-01.	H. Subject to the approval of CDOT and any other governmental agencies, Petitioner shall, prior to the issuance of the first certificate of occupancy	B. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along that portion of the Site's frontage on Elm Lane that is
B. Zoning District/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 Charlette Zening Ordinance (the "Ordinance"). Unloss the Rezoning Plan or these Development Standards	for a new building constructed on the Site, construct a bus stop waiting pad in accordance with CATS detail 60.01A on the Site's frontage on Rea Road entirely within right of way. The final location of the bus stop waiting pad will be coordinated with CATS during the permitting process. In	more particularly depicted on Sheet RZ-2 of the Rezoning Plan. This 12 foot wide multi-use path may meander to preserve existing trees. Any portions of this 12 foot wide multi-use path that are not located in public right of way shall be located in a sidewalk utility easement.
applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). 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	the event that Petitioner cannot obtain all approvals and permits required to construct the bus stop waiting pad, then Petitioner shall have no obligation to construct it.	
use of the Site.	5. ARCHITECTURAL STANDARDS	C. In lieu of the installation of an 8 foot wide planting strip and a 12 foot wide multi-use path along portions of the Site's frontages on Rea Road and Elm Lane, Petitioner shall install a 12 foot wide multi-use path within the Site as generally depicted on Sheet RZ-2 of the Rezoning Plan. This 12
C. Graphics and Alterations. The schematic depictions of the uses, sidewalks, driveways, streets, development area boundaries and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in		foot wide multi-use path shall be located in a sidewalk utility easement. This 12 foot wide multi-use path shall be installed prior to the issuance of a certificate of occupancy for the 300th multi-family dwelling unit constructed on the Site.
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	$\Delta \Delta $ A. Setback	D. An 8 foot wide planting strip and an 8 foot wide sidewalk shall be installed along both sides of the internal public street to be constructed on the
anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.	(1) The minimum setback shall be 14 feet from the back of the existing or proposed curb, whichever is greater, provided, however, that larger building setbacks are provided on those portions of the Site that are more particularly depicted on the Rezoning Plan. On those portions of the Site where	Site.
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	<pre>{ larger building setbacks are provided, parking, vehicular circulation and vehicular maneuvering space shall be setback a minimum of 14 feet from the back of the existing or proposed curb, whichever is greater.</pre>	E. A minimum 50 foot wide landscape area shall be established along the southern boundary of the Site as depicted on the Rezoning Plan, and this
where 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:		50 foot wide landscape area shall, at a minimum, meet the tree requirements of a Class C buffer. This 50 foot wide landscape area shall remain undisturbed except that the planting of supplemental trees shall be permitted within this 50 foot wide landscape area.
(1) Do not materially change the overall design intent depicted on the Rezoning Plan.	(2) On those portions of the Site where larger building setbacks are provided, parking, vehicular circulation, vehicular maneuvering space and any other site elements may be located in those areas between the relevant buildings and the 14 foot setback from the back of the existing or proposed curb,	7. ENVIRONMENTAL FEATURES
The Planning Director will determine if such modifications are allowed pursuant to this amendment process, and if it is determined that the alteration	whichever is greater.	A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.
does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the	B. Maximum Building Height	
Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance. D. Development Areas. For entitlement purposes, the Site is divided into two development areas that are designated on the Rezoning Plan as	(1) The maximum height of any building located on Development Area A shall be 65 feet as measured under the Ordinance. Notwithstanding the foregoing, those buildings that are designated as Building 5, Building 6, Building 10 and Building 11 on the Rezoning Plan shall have a maximum and the foregoing.	B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.
D. Development Areas. For entitlement purposes, the Site is divided into two development areas that are designated on the Rezoning Plan as Development Area A and Development Area B.	foregoing, those buildings that are designated as Building 5, Building 6, Building 10 and Building 11 on the Rezoning Plan shall have a maximum height of 75 feet as measured under the Ordinance.	C. As noted above in paragraph 1.E, the development of the Site shall be considered to be a planned/unified development. Accordingly, the tree save requirements of the City of Charlotte Tree Ordinance shall be calculated and satisfied over the entire Site, rather than within each individual
E. Unified Development. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height	(2) The maximum height of any building located on Development Area B shall be 48 feet as measured under the Ordinance.	Evelopment Area. As a result, each individual Development Area shall not be required to meet the tree save requirements of the City of
separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site	(2) The maximum height of any balance of Development rice D on the Site shall comply with the height ratio or height plane applicable in the UR-2 zoning {	Charlotte Tree Ordinance provided that the Site as a whole meets such tree save requirements.
without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and landscape area requirements with respect to the exterior	district set out in Table 9.406(2)(a) of the Ordinance.	D. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte-Mecklenburg Storm
boundaries of the Site.	(4) The height ratio or height plane applicable in the UR-2 zoning district set out in Table 9.406(2)(a) of the Ordinance shall be measured from the required	Water Services.
F. Vested Rights. Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and	setback (14 feet from back of existing or proposed curb, whichever is greater), the required side yard (5 feet) and the required rear yard (10 feet) rather than any increased setbacks or yards voluntarily provided by Petitioner on the Rezoning Plan.	E. 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
arket conditions, but such provisions shall not be deemed a limitation on any other vested rights whether statutory or at common law.	C. Architectural and Design Standards Applicable to the Entire Site	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.
G. Amendments. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of	C. Architectural and Design Standards Applicable to the Entire Site	8. OPEN SPACE/AMENITIES/GREENWAY CONNECTION
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.	{ (1) Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.	$\underline{/1}$
2. PHASING	{ (2) All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces, and any adjacent uses with	A. Amenities for the residents shall be provided on the Site and shall include, at a minimum, a swimming pool, a fitness center, trails, benches and a lake.
A. Petitioner reserves the right to develop the Site in one or more phases.	<pre> materials complimentary to the principal structure. </pre>	B. As generally depicted on Sheet RZ-2 of the Rezoning Plan, Petitioner shall construct and install a minimum 12 foot wide multi-use path within the
	D. Architectural and Design Standards for the Single Family Attached Dwelling Units on Development Area B	Site that will provide a pedestrian connection through the Site from Elm Lane and Rea Road to the minimum 8 foot wide elevated pedestrian connection from the Site to the adjacent Four Mile Creek Greenway (described below). This minimum 12 foot wide multi-use path shall be owned
3. PERMITTED USES	(1) The primary exterior building materials for the single family attached dwelling units will be one or more of the following: brick veneer or similar masonry products, stone, precast stone, synthetic stone, stucco, EIFS, cementitious siding and wood.	and maintained by Petitioner (or its successors in interest), and it shall be located in a sidewalk utility easement to allow the public use of the same.
A. Development Area A		C. Subject to the engrand of Meddlenburg County and any other explicible countries and outbouiding and the conviction of any
(1) Subject to the limitation set out below in paragraph 3.A.(2), Development Area A may only be devoted to the uses set out below and any incidental and	(2) Vinyl, EIFS or masonite may not be used as an exterior building material on any single family attached dwelling unit. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.	C. Subject to the approval of Mecklenburg County and any other applicable governmental agencies and authorities and the acquisition of any required easements from Mecklenburg County, Petitioner shall construct and install a minimum 8 foot wide elevated pedestrian connection on the
accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office, a clubhouse and amenities for use by the residents of the dwelling units.	(3) 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,	Site to the adjacent Four Mile Creek Greenway in the general location depicted on Sheet RZ-2 of the Rezoning Plan. The actual location of this minimum 8 foot wide elevated pedestrian connection shall be determined during the permitting process. In the event that Petitioner cannot obtain
(a) Multi-family dwelling units.	unless a flat roof architectural style is employed.	all required approvals and permits or any easements from Mecklenburg County required to construct and install the minimum 8 foot wide elevated pedestrian connection, then Petitioner shall have no obligation to construct and install the minimum 8 foot wide elevated pedestrian connection.
(b) Single family attached dwelling units.	(4) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels facing public streets,	D. The minimum 8 foot wide elevated pedestrian connection shall meet the standards and specifications of Mecklenburg County.
(c) An active adult community. (d) Age restricted multi-family dwelling units.	including but not limited to doors, windows, awnings, material, or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the twenty (20) foot expanses.	
(i) An age restricted community shall mean a community that is intended and operated for occupancy by persons 55 years of age or older; publishes and	(5) To provide privacy, all residential entrances within fifteen (15) feet of the public sidewalk must be either raised or lowered a minimum of twelve (12)	E. The approval of Mecklenburg County and the issuance of temporary and/or permanent easements shall be required for any work on property owned by Mecklenburg County relating to the minimum 8 foot wide elevated pedestrian connection.
adheres to policies and procedures that demonstrate the intent to provide housing for persons 55 years of age or older; complies with HUD's regulatory { requirements for verification of occupancy; and otherwise meets the applicable requirements of the State and Federal Fair Housing Acts to qualify as {		F. Petitioner shall dedicate and convey to Mecklenburg County (or provide a permanent easement to Mecklenburg County over such area) that
*Housing for Older Persons."	(6) Walkways shall be provided to connect all residential entrances to sidewalks along public streets.	portion of Site on which the minimum 8 foot wide elevated pedestrian connection shall be located. Mecklenburg County will own, maintain, repair and replace (as needed) the minimum 8 foot wide elevated pedestrian connection.
(e) A nursing home (i.e. a continuing care retirement community) comprised of independent living units and dependent living units.	A (7) Garage doors visible from a public or private street shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane)	C The 8 feet wide elevated pedestrian connection shall be constructed and installed prior to the issuance of a cartificate of accurancy for the 200th
(2) Subject to paragraph 3.B.(3) below, a total maximum of 1,040 dwelling units may be developed on Development Area A.	or have architectural treatments such as translucent windows or projecting elements over the garage opening.	G. The 8 foot wide elevated pedestrian connection shall be constructed and installed prior to the issuance of a certificate of occupancy for the 300th multi-family dwelling unit constructed on the Site.
A B. Development Area B	E. Architectural Standards for Buildings Located on Development Area A	H. Pedestrian connections from the buildings located on the Site to the minimum 12 foot wide multi-use path described above in paragraph 8.B shall
(1) Subject to the limitation set out below in paragraph 3 B (2) Development Area B may only be devoted to single family attached dwelling units and any	(1) The permitted exterior building materials to be used on each building to be constructed on Development Area A will be a combination of portions of the	be provided in various locations on the Site. The number and locations of these pedestrian connections shall be determined by Petitioner during the permitting process.
1) Subject to the limitation set out below in paragraph 3.B.(2), Development Area B may only be devoted to single family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.	following: brick, stone, precast stone, synthetic stone, cementitious siding, stucco, EIFS and/or wood. At least 30% of the exterior surface area of the combined or aggregated facades of each building below the roofline shall be constructed of brick, stone, precast stone and/or synthetic stone. "The	9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
(2) A maximum of 60 single family attached dwelling units may be developed on Development Area B.	<pre>facades below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors, balconies and trim, so that windows, doors, balconies and trim are not considered when calculating the minimum percentage of building materials required.</pre>	
(3) In the event that less than 60 single family attached dwelling units are developed on Development Area B, then the number of undeveloped single	(2) Vinyl or masonite may not be used as an exterior building material, provided, however, that vinyl may be utilized on windows, doors, garage doors,	A. 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 Development and the summer and the summer of the Site and the imposed in the manner provided under the Ordinance, be binding upon and inure to the benefit of Development and the summer of the Site and the imposed in the manner provided under the Ordinance, be binding upon and inure to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the benefit of Development and the summer of the Site and the imposed to the Site and the summer of the Site and the summer
family attached dwelling units otherwise permitted on Development Area B may be developed on Development Area A as one of the permitted dwelling unit types allowed on Development Area A.	soffits, trim and railings.	Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives,
C. Affordable Housing	(3) Driveways intended to serve single units shall be prohibited on all network required streets.	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.
	(4) Building Massing and Height shall be designed to break up long monolithic building forms as follows:	C. 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.
(1) A minimum of 10% of the multi-family dwelling units that are actually constructed on Development Area A for which certificates of occupancy have been issued shall maintain monthly rents that are income restricted to households earning 80% or less of the area median income for a period of not		
	{	
less than 10 years from the date of the issuance of the certificate of occupancy for the relevant affordable unit. This requirement shall apply only to multi-family dwelling units developed on Development Area A and not to single family attached dwelling units, age restricted multi-family dwelling units,	(a) 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 5 feet wide and shall project or recess a minimum of 1 foot extending through the building.	
	details). Modulations shall be a minimum of 5 feet wide and shall project or recess a minimum of 1 foot extending through the building.	
multi-family dwelling units developed on Development Area A and not to single family attached dwelling units, age restricted multi-family dwelling units, assisted living or nursing home facility units or units within a continuing care retirement community developed within any portion Development Area A (2) Affordable units (as defined above) shall not be required to be located in each multi-family building located on Development Area A provided that the	 details). Modulations shall be a minimum of 5 feet wide and shall project or recess a minimum of 1 foot extending through the building. (5) Architectural Elevation Design - elevations shall be designed to create visual interest as follows: 	
 multi-family dwelling units developed on Development Area A and not to single family attached dwelling units, age restricted multi-family dwelling units, assisted living or nursing home facility units or units within a continuing care retirement community developed within any portion Development Area A (2) Affordable units (as defined above) shall not be required to be located in each multi-family building located on Development Area A provided that the requirements of paragraph 3.C.(1) are met over the entirety of Development Area A. 	details). Modulations shall be a minimum of 5 feet wide and shall project or recess a minimum of 1 foot extending through the building.	
multi-family dwelling units developed on Development Area A and not to single family attached dwelling units, age restricted multi-family dwelling units, assisted living or nursing home facility units or units within a continuing care retirement community developed within any portion Development Area A (2) Affordable units (as defined above) shall not be required to be located in each multi-family building located on Development Area A provided that the	 details). Modulations shall be a minimum of 5 feet wide and shall project or recess a minimum of 1 foot extending through the building. (5) Architectural Elevation Design - elevations shall be designed to create visual interest as follows: (a) 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. 	
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SUTHERLAND 9621 ELM LANE CHARLOTTE, NC 28277 RK INVESTMENTS CHARLOTTE, LLC

DEVELOPMENT STANDARDS

PETITION NO. RZP-2022-121

CORPORATE CERTIFICATIONS NC PE : C-2930 NC LA : C-253 SC ENG : NO. 3599 SC LA : NO. 211

Project Manage	er: MDL
Drawn By:	ENL
Checked By:	KRT
Date:	06/28/2022
Project Number	^{::} 21074
Project Number	^{::} 21074

Sheet Number:

