

	1.	GENERAL PROVISIONS:			ENTS	
	A.	SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CANVAS RESIDENTIAL, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 11.23-ACRE SITE GENERALLY LOCATED ON MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD (THE "SITE").			COMMENTS	
	В.	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 IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING CLASSIFICATION SHALL GOVERN.			REZONING	
	C.	GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS 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				ADDED
	FLEXI	TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR BILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE				PARCEL
		BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE VANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:			CITY OF	ADDITIONAL F DESCRIPTION
		I. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE				
		NANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.			3.2023	.23.2023 DATE
		EXCEED TWENTY-ONE (21). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.	$\frac{5}{4}$	3	03	<u> 45</u> 01.2 REV D
	2. A.	PERMITTED USES & DEVELOPMENT AREA LIMITATION: THE SITE MAY BE DEVELOPED WITH UP TO EIGHTY-EIGHT (88) ATTACHED RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.	DESIGNED			AH
	3.	ACCESS AND TRANSPORTATION IMPROVEMENTS:	DRAWN B'	Y:		AP
	A. B.	ACCESS TO THE SITE SHALL BE FROM OAKDALE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC	REVIEWE) BY:		JN
(^ (c.	PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND / OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.			E 250	©2023
<u>/2</u>)		STANDARDS WITH A 56' WIDE PUBLIC ACCESS EASEMENT.			E, SUIT	8204 OM 1397
	E.	PETITIONER SHALL ALSO INSTALL THE TWELVE (12) FOOT MULTI-USE PATH AS GENERALLY DEPICTED ON THE REZONING PLAN.			AN AVI	E, NC 2 EINC.C SE #C-4
\triangle		TO THE CITY APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. IF NOT FEASIBLE, A TWO (2) FOOT SIDEWALK UTILITY EASEMENT WILL BE PROVIDED. ON PUBLIC STREETS INTERNAL TO THE SITE, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED ONE (1) FOOT BEHIND THE SIDEWALK.		ń	UTOdo	NRLOTT WW.BG LICEN.
	F.	ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.			METR	CH/ NO
	G.	ALL ON-SITE RIGHT-OF-WAY DEDICATION WILL BE COMPLETED AS REQUIRED BY THE SUBDIVISION ORDINANCE. 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.			111	
	4. (A.	STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING: A FIFTEEN (15) FOOT BUILDING SETBACK AS MEASURED FROM THE RIGHT-OF-WAY ON PUBLIC 56' PUBLIC ACCESS EASEMENT ON PRIVATE STREET A AND PUBLIC				104
∕2		STREET B WILL BE ALLOWED AS PROVIDED FOR IN SECTION 9.303.(19)(F) OF THE ORDINANCE. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK.				SUITE : 04
	C.	AS PROVIDED FOR HN AS PER SECTION 9.305(1)(e1) OF THE ORDINANCE AS GENERALLY DEPICTED ON THE REZONING PLAN.			A S	rREET, NC 2821
2		DEPICTED ON THE REZONING PLAN. ALONG MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH WILL BE PROVIDED. A SIDEWALK CONNECTION WILL BE PROVIDED FROM PRIVATE ALLEY C TO THE MULTI-USE PATH ALONG MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON			A N V	IEAD ST IEAD ST OTTE, I
	E.	THE REZONING PLAN. A THIRTY-ONE AND A HALF (31.5) TEN (10) FOOT BUFFER BUFFER WILL BE PROVIDED PER SECTION 12.307 OF THE ORDINANCE WITHIN THE 30' SETBACK ALONG THE SITE'S SOUTHERN PROPERTY LINE ABUTTING I-485 AS GENERALLY DEPICTED ON THE REZONING PLAN.	_		O_{i}	MOREHI CHARLI
	F. 5	AMENITY AREA(S) TO INCLUDE HARDSCAPE, GATHERING AREAS, SEATING OPPORTUNITIES, AND/OR OTHER SIMILAR FEATURES.				1200 E
	A.	THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK, VINYE AND / OR WOOD. ALUMINUM AND VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.				
	В. С.	METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.		⊤ RD.	e ru) SUE RD 6	
	D.	ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12.	L		EN TEAC	
Δ	E.	ON THE INTERIOR OF THE SITE END END UNITS THAT ABUT THE PUBLIC AND INTERNAL PRIVATE STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL. THE MAXIMUM BLANK WALL DISTANCE SHALL BE LIMITED TO TEN (10) FEET IN ALL DIRECTIONS.	-		OF GLE OTTE, I	
\triangle	F.	GARAGE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT SHALL BE MINIMIZED BY PROVIDING ONE OR MORE OF THE FOLLOWING:	(HOLLY HOLLY	THEAST CHARL	
/		i. A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE; ii. A PORCH OR STOOP; iii. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS AND PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING; AND iv. A GARAGE DOOR WITH WINDOWS AND LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR iv. A GARAGE DOOR WITH WINDOWS AND LIGHT FIXTURES ON EITHER SIDE OR ABOVE THE GARAGE DOOR		MT.	luos	
2	G.	NO MORE THAN THIRTY (30) PERCENT OF THE BUILDINGS ON THE SITE MAY HAVE A MAX OF SIX (6) UNITS PER BUILDING; ALL OTHER BUILDINGS MUST HAVE FIVE (5) UNITS OR LESS. ALL BUILDINGS ON THE SITE WILL BE LIMITED TO FIVE (5) UNITS OR LESS.				
	6. A.	ENVIRONMENTAL FEATURES: THE SITE WILL COMPLY WITH POST CONSTRUCTION ORDINANCE. 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 WITH THIS	0-170	_		н
		REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.	,0U0+	1001	AND	SHEI
	В. 7.	THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.	DETITION #2022_1	2)	PLAN	ATA
	А. В.	ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS, AND COURTYARDS. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.		-		L D/
	в. 8.	AMENDMENTS TO THE REZONING PLAN:				HNICA
	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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.		, , 	REZONING	CHN
	9. A.	BINDING EFFECT OF THE REZONING APPLICATION: IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS	N L			Ш
		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.	<u>۵</u>	-		
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