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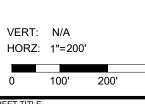
MALLARD GLEN

TRIBUTE COMPANIES, INC

CHARLOTTE, NC

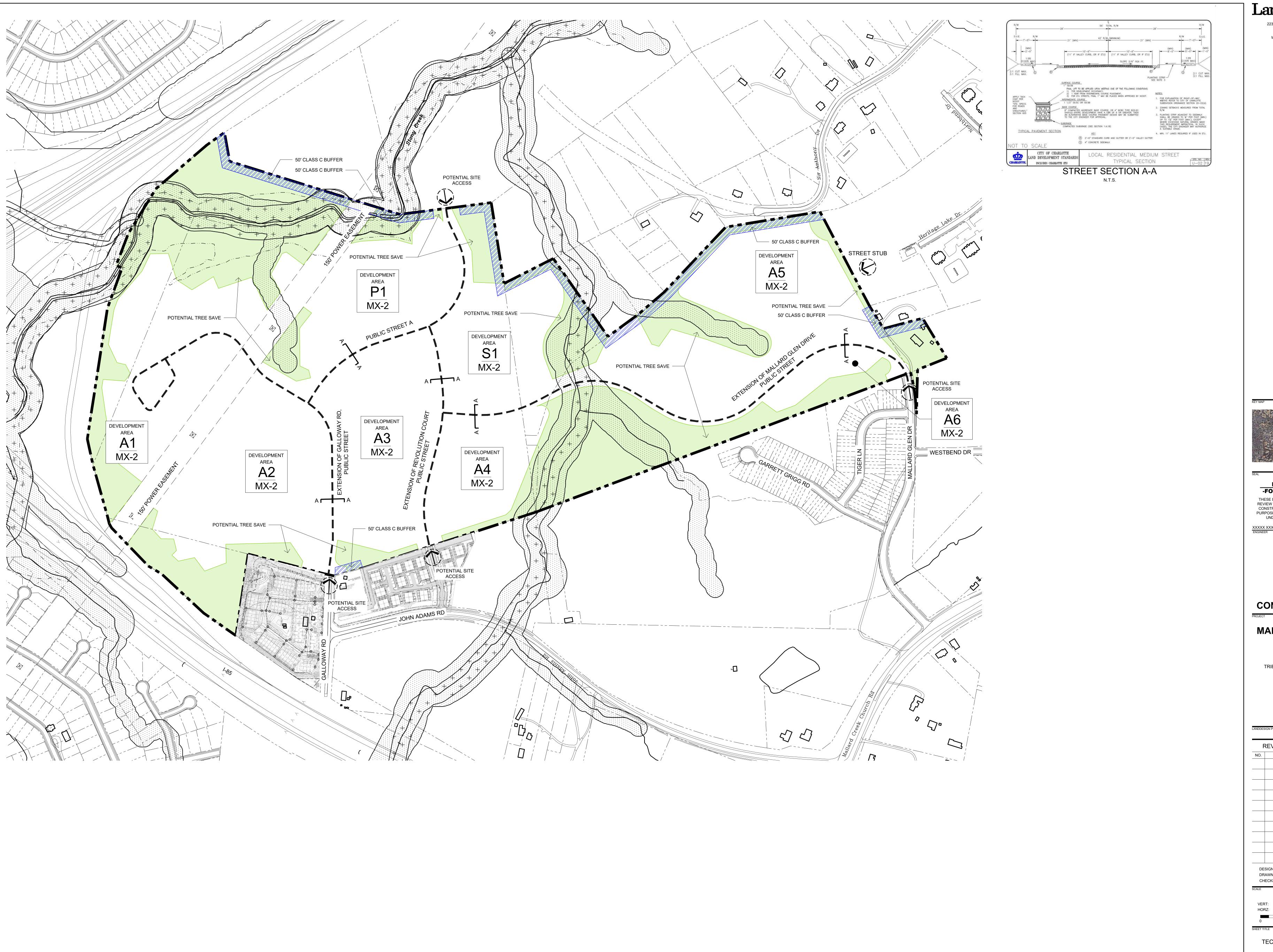
1021300 REVISION / ISSUANCE		

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ORIGINAL SHEET SIZE: 30" X 42"

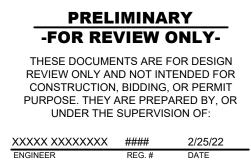
TECHNICAL DATA



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TECHNICAL SITE PLAN

TRIBUTE COMPANIES, INC. REZONING PETITION NO. 2022-xxx Development Standards 2/25/2022

Development Data Table:

Site Area: +/- 182.71 acres

Tax Parcels: 02911102, 02911103, 02911106, 02965106, 02965107, 02904108, 02965109, and 02903113

Existing Zoning: R-3 **Proposed Zoning:** MX-2

Existing Use: Vacant

Proposed Uses: Single-family and/or Multi-family Residential Units; Institutional (School),

and Park/Outdoor Recreation Uses

Maximum Building Height: Per Ordinance
Parking: Per Ordinance

I. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Tribute Companies, Inc. (the "Petitioner") to accommodate the development of an integrated residential community, school and park on that approximately 182.71-acre site located near the intersection of Galloway Road and John Adams Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 02911102, 02911103, 02911106, 02965106, 02965107, 02904108, 02965109, and 02903113.
- 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Zoning Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance Rezoning for the MX-2 zoning district shall govern the development and use of the Site.
- 4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- I. Permitted Uses, Maximum Development, and Development Areas

The Site may be devoted only to residential, institutional and park/outdoor recreation uses, and any incidental and accessory uses relating thereto that are permitted in the MX-2 zoning district. The residential units shall not exceed 1950 units, in any combination of single-family detached and/or attached, and/or multi-family residential units. The Petitioner may use tree save and/or open space bonus provisions under the Ordinance to reach the requested density.

The Site consists of the following Development Areas:

- 1. Development Area P1 shall be predominately devoted to park/outdoor recreation uses.
- 2. Development Area S1 shall be predominately devoted to institutional (school) uses.
- 3. Development Areas A1, A2, A3, A4, A5, and A6 shall be predominately devoted to residential uses.

II. Transportation & Streetscape

- 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 as required for approval by the North Carolina/Charlotte Department of Transportation, as applicable (NCDOT/CDOT).
- 2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with NCDOT/CDOT.
- 3. [Petitioner is in the process of conducting a Traffic Impact Study and will include transportation mitigation commitments herein once completed and reviewed by NCDOT/CDOT.]
- 4. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to NCDOT/City of Charlotte, as applicable, prior to the issuance of the Site's first building certificate of occupancy.
- 5. The Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the associated Development Area or as phased per a phasing plan described herein.
- 6. 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 the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad area, by way of a private/public partnership effort or other public sector project support.

III.Architectural Standards

- 1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), hardiplank, stucco or other material approved by the Planning Director.
- 2. Prohibited Exterior Building Materials: a. Vinyl siding (but not vinyl hand rails, windows or door trim); and
- b. Concrete Masonry Units not architecturally finished.
- 3. Multi-family Residential Design Standards:
- a. Residential Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private);
- ii. Parking lots shall not be located between any building and any network required public or private street; and
- iii. Driveways intended to serve single units shall be prohibited on all network required streets.
- b. Building Massing and Height shall be designed to break up long monolithic building forms as follows: Building sides greater than 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of six (6) feet extending through the building.
- c. Multi-Family Residential Architectural Elevation Design elevations shall be designed to create visual interest as follows:
- i. Building elevations shall be designed with vertical bays or articulated architectural façade 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.
- ii. 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 to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- d. Multi-Family Residential Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
- i. 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.
- ii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- 4. Single-Family Attached (Townhome) Design Standards:
- a. Garage doors visible from network-required public streets shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage
- b. Attached Single Family buildings fronting network-required public streets shall be limited to six (6) individual units or fewer.
- 5. 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 or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- 6. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- IV. Parks & Amenities

door opening.

1. The Petitioner will provide a minimum sixteen (16)-acre publicly accessible park and/or recreation area, as generally depicted on the Rezoning Plan as Development Area P1.

V.Environmental Features

- 1. The Petitioner shall comply with the Post Construction Stormwater 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 rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points
- 2. The Petitioner shall comply with the Tree Ordinance.

VI. Lighting

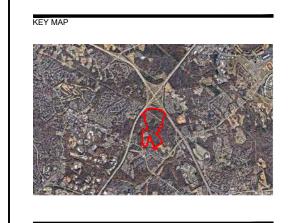
1. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.





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DEVELOPMENT SUMMARY