

SITE DEVELOPMENT DATA:

- ACREAGE: ± 33.03 TAX PARCEL NOS: SEE PARAGRAPH 1.A. BELOW
- EXISTING ZONING: R-3, RE-3 (CD), B-1, O-1 AND B-1 (CD) PROPOSED ZONING: MUDD-O
- EXISTING USE: SINGLE FAMILY RESIDENTIAL AND UNDEVELOPED LAND PROPOSED USE: UP TO 506 MULTI-FAMILY DWELLING UNITS AND UP TO 55 SINGLE FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT
- GENERAL PROVISIONS
 SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KAIROL RESIDENTIAL (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 33.03 ACRE SITE LOCATED ON THE WEST SIDE OF JOHN ADAMS ROAD BETWEEN WEST MALLARD CREEK CHURCH ROAD AND GALLOWAY ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 029-022-03, 029-022-10, 029-022-09, 029-022-08, 029-022-07, 029-022-06, 029-022-14, 029-022-77, 029-022-13, 029-022-05, 029-022-12 AND 029-022-11.
- 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"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("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 CONCEPTUAL 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 CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE ALTERATIONS AND/OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES 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 ALTERATIONS AND/OR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION OR MODIFICATION 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.
- OPTIONAL PROVISIONS
 THE OPTIONAL PROVISION SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT
- OF THE SITE. a. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDINGS AND STRUCTURES LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM THE ADJACENT PUBLIC STREETS AS DEPICTED ON THE REZONING PLAN.
- 3. <u>PERMITTED USES/DEVELOPMENT LIMITATIONS</u>

 a. THE SITE MAY BE DEVELOPED WITH UP TO 506 MULTI-FAMILY DWELLING UNITS

 AND UP TO 55 SINGLE FAMILY ATTACHED 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 AND SINGLE FAMILY ATTACHED COMMUNITIES.
- The 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 REQUIRE 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.
- ARCHITECTURAL STANDARDS
 THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 65 FEET AS MEASURED UNDER THE ORDINANCE.
- 6. <u>ENVIRONMENTAL FEATURES</u>
 a. <u>DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE</u> ORDINANCE. b. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED
- AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- AMENITY AREAS SHALL BE PROVIDED ON THE SITE. AT A MINIMUM, THE AMENITY AREAS SHALL CONTAIN A CLUBHOUSE, FITNESS CENTER AND A SWIMMING POOL TO BE UTILIZED BY RESIDENTS OF THE COMMUNITY. THE AMENITY AREAS ARE GENERALLY

SUCCESSORS IN INTEREST OR ASSIGNS.

- AMENDMENTS TO THE REZONING PLAN
 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.
- AMENDMENTS TO THE REZONING PLAN
 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,

Horn Kimley

STANDARDS STANDARDS

DATE 08-09-2022 PROJECT NO. 017524003

SHEET NUMBER