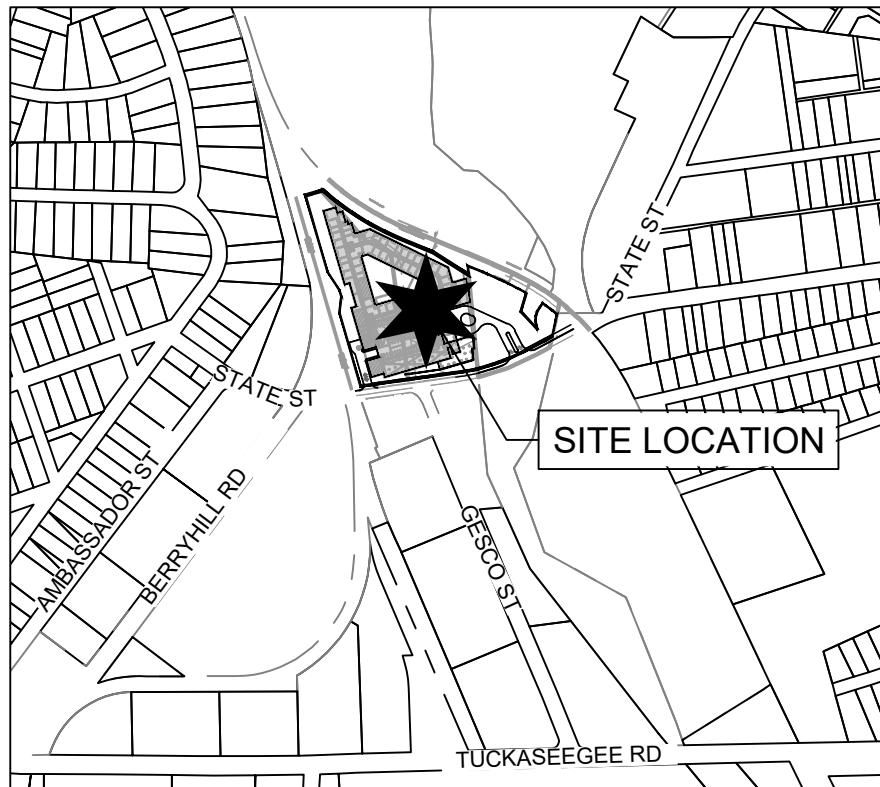
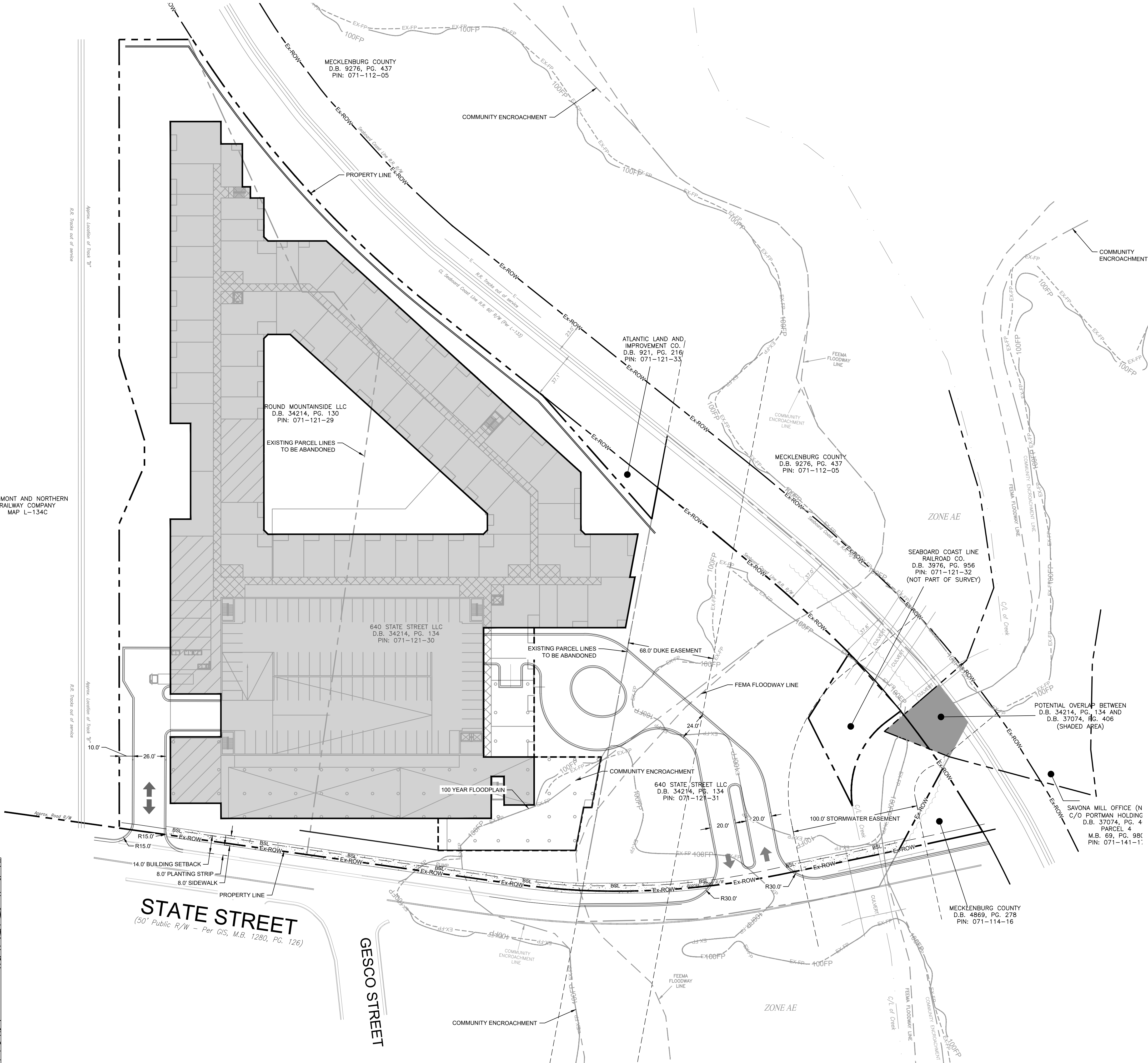
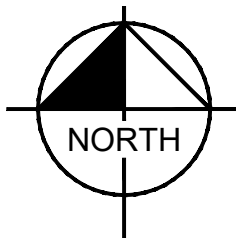


Plotted By:Gladwin, Lilla Sheet Set:CLT-DS, SSM TEMPLATE Layout:RZ-1 April 21, 2023 11:01:30am K:\CHL PRJ\017524 Karai Residential\007 Lower Tuck\02 - DWG\PlanSheets\Re zoning\2023-02\06RZ-1.dwg

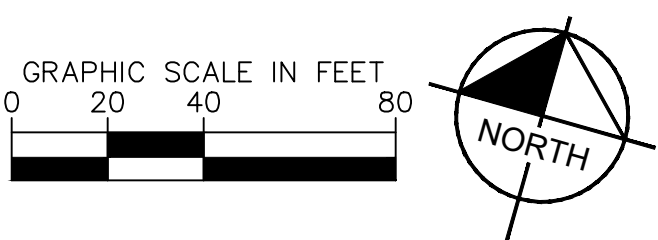


SITE LOCATION MAP
NOT TO SCALE



SITE DATA	
ACREAGE: ± 6.075 ACRES	
TOTAL MULTIFAMILY UNITS: 444	
PARKING REQUIRED: 1 SPACE PER DWELLING UNIT	
PARKING PROVIDED: PER ORDINANCE	
OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS	

LEGEND	
	PROPERTY LINE
	COMMUNITY ENCROACHMENT
	FEMA FLOODWAY
	EXISTING 100 YEAR FLOODPLAIN
	FUTURE 100 YEAR FLOODPLAIN
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER



Know what's below.
Call before you dig.

SHEET NUMBER		LOWER TUCK		REZONING SITE		KH PROJECT		REZONING PETITION		Kimley»Horn			
RZ-1		PREPARED FOR		PLAN		017524007		#2022-XXX		© 2022 KIMLEY-HORN AND ASSOCIATES, INC.			
CHARLOTTE		KAIROI				DATE				200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202			
						04/21/2023				PHONE 704-335-5131			
						SCALE AS SHOWN				WWW.KIMLEY-HORN.COM			
						DESIGNED BY				NC LICENSE #F-0102			
						ILG							
						DRAWN BY							
						ILG							
						CHECKED BY							
						KMS							
						N.C.							
												No.	

Plotted By:Gladwin, Isabella Sheet Set:CL-T-DS SSM TEMPLATE Layout:RZ-2 December 28, 2022 03:21:11dpm \\kimley-horn.com\SE_CHL\CHL_PRA\017529_Kairoi Residential\007 Lower Tuck\02 - DWG\Plan Sheets\Rezonning\RZ-1.dwg

SITE DEVELOPMENT DATA

- ACREAGE: ± 6.075
- TAX PARCEL NOS: 071-121-29, 071-121-30 and 071-121-31
- EXISTING ZONING: I-2
- PROPOSED ZONING: MUDD (CD)
- EXISTING USE: Industrial
- PROPOSED USE: Up to 450 multi-family dwelling units together with accessory uses as allowed in the MUDD zoning district

1. 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 residential community on an approximately 6.075 acre site located on the north side of State Street at the intersection of Gesco Street and State Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 071-121-29, 071-121-30 and 071-121-31.
- 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 Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- a. **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:
- a. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. The Site may be developed with up to 450 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 that are found in multi-family residential 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") 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 in accordance with applicable published standards.
4. **ARCHITECTURAL STANDARDS**
- a. The maximum height of any building located on the Site shall be 95 feet as measured from the average grade plane of the building.
- b. The architectural and design standards set out below shall apply to the multi-family 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) Principal 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, on-site fire access lanes, pedestrian access points, accessible open space, amenity areas and structures, 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) Principal 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) Principal buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of the required exterior building materials, changes in materials, articulated architectural facade features and/or color changes.
- (cc) Principal 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 design and/or 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 8 foot wide sidewalk shall be installed along the Site's frontage on State Street as generally depicted on the Rezoning Plan. The Petitioner will provide a permanent sidewalk easement for any portion of the sidewalk 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.

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 AREA

- a. An amenity area shall be provided on the Site. At a minimum, the amenity area shall contain a clubhouse, fitness center and a swimming pool to be utilized by residents of the community. The amenity area is generally depicted Rezoning Plan.

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. BINDING EFFECT OF THE REZONING APPLICATION

- 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.



Know what's below.
Call before you dig.

KH PROJECT 017524007		DATE 12/28/2022		SCALE AS SHOWN	DESIGNED BY ILG	DRAWN BY ILG	CHECKED BY KMS
LOWER TUCK		PREPARED FOR KAIROI		CHARLOTTE			
SHEET NUMBER RZ-2		REZONING PETITION #2022-XXX		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-9102			
DEVELOPMENT STANDARDS		REVISIONS		DATE			
BY		No.					