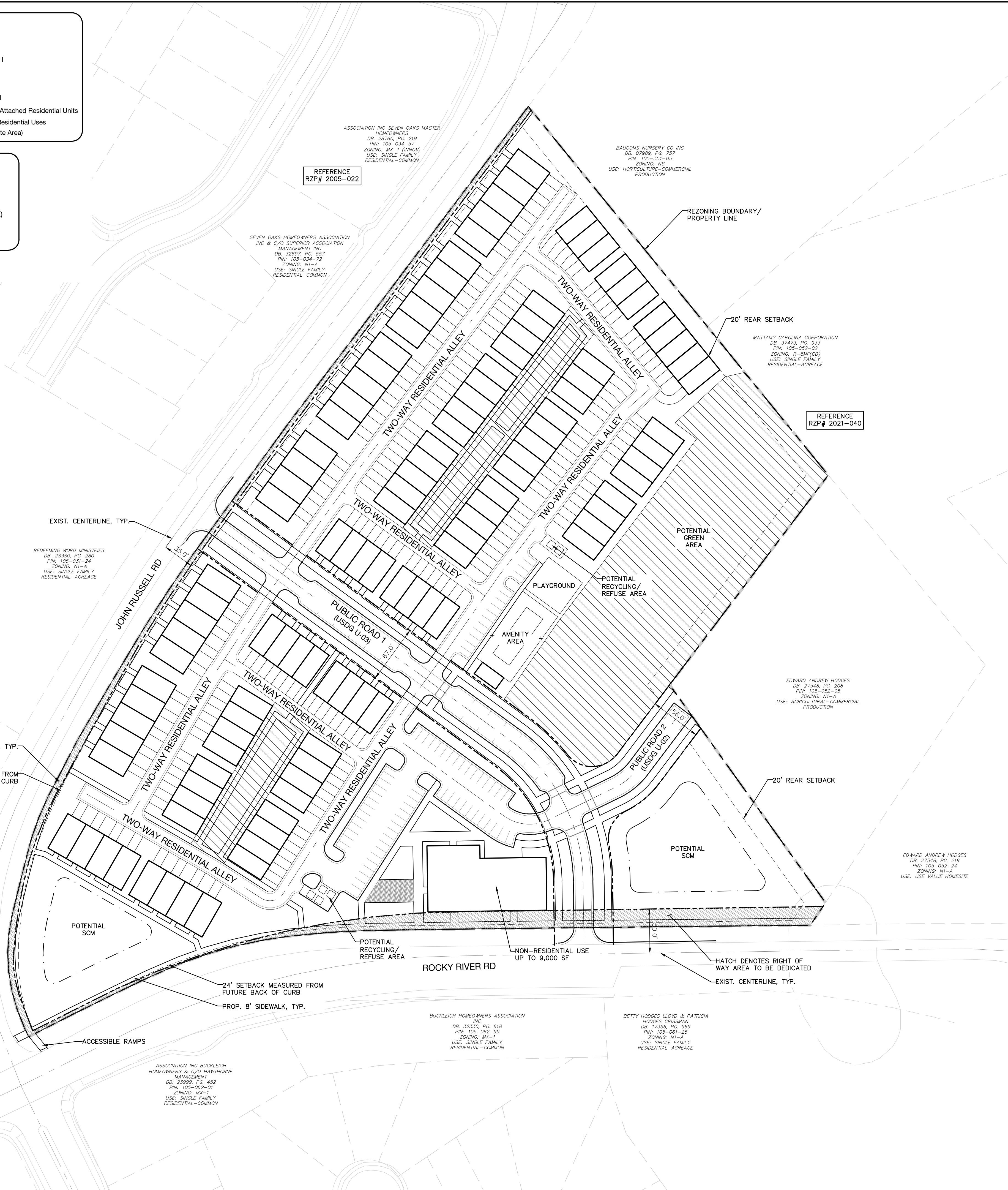


Site Development Data:

Acreage: +/- 12.3 AC
 Tax Parcel: 105-052-03 & 105-052-01
 Existing Zoning: NS
 Proposed Zoning: N2-A
 Existing Uses: Single Family Residential
 Proposed Uses: Up to (115) Multi-Family Attached Residential Units
 Up to (9,000) sf of Non-Residential Uses
 Required Green Area: 1.83 AC (15% of Total Site Area)

HATCH LEGEND

PROP. GREEN AREA
 15% MIN. (OF TOTAL SITE ACREAGE)
 1.99 AC PROVIDED



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Baucom Mixed-Use

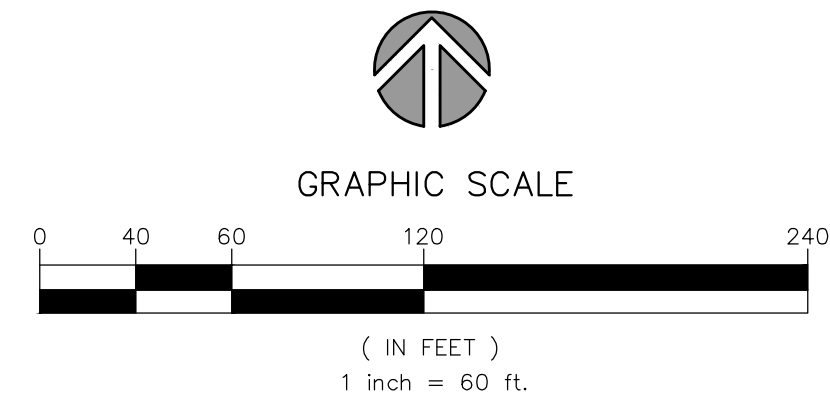
Rezoning Site Plan

Rocky River Rd Charlotte, NC 28213

| NO. | DATE | BY | REVISIONS: |
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| | | | |

Project No: 23-CLT-082
 Date: 07.21.2023
 Sheet No:

RZ-1.0



Site Development Data:

Acreage: +/- 12.3 AC
Tax Parcel: 10505203 & 10505201
Existing Zoning: NS
Proposed Zoning: N2-A
Proposed Uses: Up to (115) Multi-Family Attached Residential Units
Up to (9,000sf) of Non-Residential Uses
Max Building Coverage: 50%
Proposed Coverage: 27%

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Penmith Holding LLC (the "Petitioner") to accommodate the development of a mix of multi-family attached units, retail, commercial and office uses on an approximate 12.3 acre site located at the northeast corner of Rocky River Road and John Russell Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 10505203 & 10505201 located in the City of Charlotte, Extra Territorial Jurisdiction (ETJ).
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "N2-A" Zoning District shall govern all development taking place on 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 final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification 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 Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district containing a maximum of (115) Multi-Family Attached residential units and up to a maximum of (9,000sf) of non-residential uses along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of public roads and non-network required private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
3. Accessible sidewalk ramps shall be provided at the northeast corner of Rocky River Road and John Russell Road, the corner of John Russell Road and proposed Public Road 1, Rocky River Road and proposed Public Road 1 and at the corners of the proposed intersection of proposed Public Road 1 and Public Road 2 as generally depicted on the Rezoning Plan.
4. An 8' sidewalk and a minimum 8' landscape strip shall be provided along Rocky River Road and John Russell Road as generally illustrated on the Site Plan. The sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT. The path shall be located outside of the existing right of way and any future dedication areas. All sidewalks adjacent public roads, located outside of public right of way, shall be located within a sidewalk utility easement.
5. An 8' sidewalk and a minimum 8' landscape strip shall be provided along proposed public Road 1 and proposed Public Road 2 as generally illustrated on the Site Plan.
6. The petitioner agrees to dedicate land for right of way to NCDOT fee simple measured 35' from the centerline of John Russell Road as generally depicted on the Site Plan and denoted within the associated hatched area.
7. The petitioner agrees to dedicate land for right of way to NCDOT fee simple measured 50' from the centerline of Rocky River Road as generally depicted on the Site Plan and denoted within the associated hatched area.
8. Dedication of noted transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
9. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Architectural and Design Standards:

1. In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
3. Building placement and site design of the multi-family apartment buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
 - a) Buildings shall be placed so as to present a front or side façade to all public streets.
 - b) Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.
 - c) Direct pedestrian connections shall be provided between residential units adjacent public streets.
 - d) Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development Ordinance.
 - e) Height of non-residential structures on site shall be limited to 24 feet. Building height shall be measured on site as described within the Unified Development Ordinance.
 - f) All HVAC and mechanical shall be screened from public right of way view.
 - g) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
 - h) Multi-family attached buildings adjacent a public right of way shall be limited to a maximum of five (5) residential units.
4. The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
2. The Petitioner may subdivide the Site and create sublots withing the Site with no side or rear yards as part of the unified development plan.
3. The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables and amenitized Green Area.

Environmental Features:

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.
2. 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.
3. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services ad mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

1. The Petitioner shall comply with the Article 22 of the Unified Development Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.
3. Pedestrian scale street lighting shall be provided along internal proposed public streets.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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Rocky River Rd Charlotte, NC 28213

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