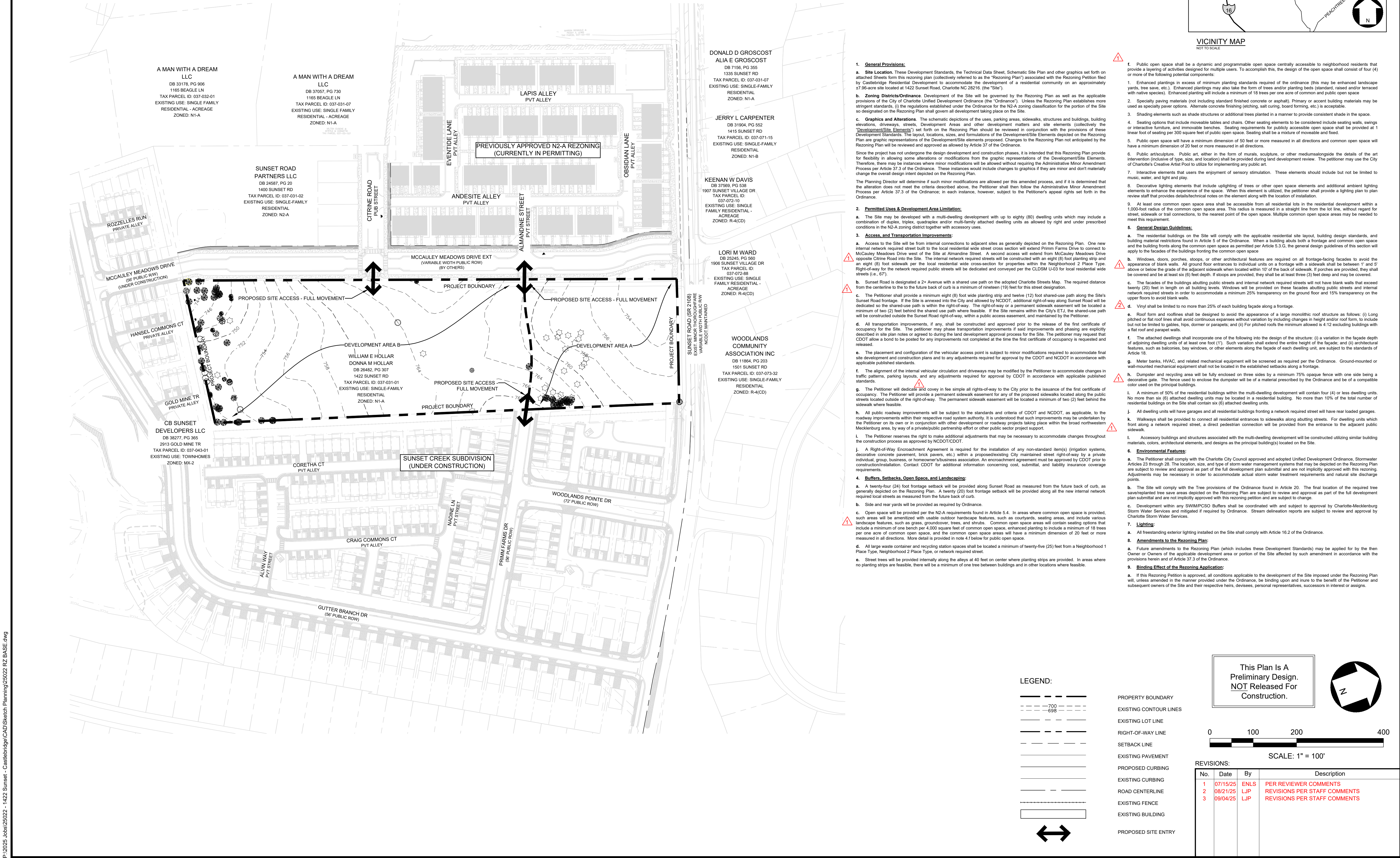




- General Provisions:**
 - Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Castlebridge Residential Development to accommodate the development of a residential community on an approximately 17.56-acre site located at 1422 Sunset Road, Charlotte NC 28216 (the "Site").
 - 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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.
 - Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas 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 to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.
 - Permitted Uses & Development Area Limitation:**
 - The Site may be developed with a multi-dwelling development with up to eighty (80) dwelling units which may include a combination of duplex, triplex, quadraplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses.
 - Access and Transportation Improvements:**
 - Access to the Site will be from internal connections to adjacent sites as generally depicted on the Rezoning Plan. One new internal network required street built to the local residential wide street cross section will extend Primus Farms Drive to connect to McCauley Meadows Drive west of the Site at Almandine Street. A second access will extend from McCauley Meadows Drive opposite Citrine Road into the Site. The internal network required streets will be constructed with an eight (8) foot planting strip and an eight (8) foot sidewalk for the local residential wide street cross-section for properties within the Neighborhood 2 Place Type. Right-of-way for the network required public streets will be dedicated and conveyed per the CLDSM U-03 for local residential wide streets (L-1, 67').
 - Sunset Road is designated a 2+ Avenue with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the to the future back of curb is a minimum of nineteen (19) feet for this street designation.
 - The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot shared-use path along the Site's Sunset Road frontage. If the Site is annexed into the City and allowed by NCDOT, additional right-of-way along Sunset Road will be dedicated so the shared-use path is within the right-of-way. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the shared use path where feasible. If the Site remains within the City's ETL, the shared-use path will be constructed outside the Sunset Road right-of-way, within a public access easement, and maintained by the Petitioner.
 - All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The Petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The Petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.
 - The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and 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 patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.
 - The Petitioner will dedicate a convey in fee simple all rights-of-way to the City prior to the issuance of the first certificate of occupancy. 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.
 - 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 - The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the construction process as approved by NCDOT/CDOT.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, subtotal, and liability insurance coverage requirements.
 - Buffers, Setbacks, Open Space, and Landscaping:**
 - A twenty-four (24) foot frontage setback will be provided along Sunset Road as measured from the future back of curb, as generally depicted on the Rezoning Plan. A twenty (20) foot frontage setback will be provided along all the new internal network required local streets as measured from the future back of curb.
 - Side and rear yards will be provided as required by Ordinance.
 - Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas will be amenitized with usable outdoor hardscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs. Common open space areas will contain seating options that include a minimum of one bench per 4,000 square feet of common open space, enhanced planting to include a minimum of 18 trees per one acre of common open space, and the common open space areas will have a minimum dimension of 20 feet or more measured in all directions. More detail is provided in note 4.1 below for public open space.
 - All large waste container and recycling station spaces shall be located a minimum of twenty-five (25) feet from a Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.
 - Street trees will be provided internally along the alleys at 40 feet on center where planting strips are provided. In areas where no planting strips are feasible, there will be a minimum of one tree between buildings and in other locations where feasible.
- Public open space** shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:
 - Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species). Enhanced planting will include a minimum of 18 trees per one acre of common and public open space
 - Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable.
 - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 300 square feet of public open space. Seating shall be a mixture of moveable and fixed.
 - Public open space will have a minimum dimension of 50 feet or more measured in all directions and common open space will have a minimum dimension of 20 feet or more measured in all directions.
 - Public art/sculpture. Public art, either in the form of murals, sculpture, or other mediums/alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during land development review. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art.
 - Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.
 - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.
 - At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000-foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.
 - General Design Guidelines:**
 - The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, the general design guidelines of this section will apply to the facades of the buildings fronting the common open space.
 - Windows, doors, porches, stoops, or other architectural features are required on all facade-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. If porches are provided, they shall be covered and be at least six (6) feet deep. If stoops are provided, they shall be at least three (3) feet deep and may be covered.
 - The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls.
 - Vinyl shall be limited to no more than 25% of each building facade along a frontage.
 - Roof form and rooflines 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, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - The attached dwellings shall incorporate one of the following into the design of the structure: (i) a variation in the facade depth of adjoining dwelling units of at least one foot (1'). Such variation shall extend the entire height of the facade; and (ii) architectural features, such as balconies, bay windows, or other elements along the facade of each dwelling unit, are subject to the standards of Article 18.
 - Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located on the established setbacks along a frontage.
 - Dumper and recycling areas will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.
 - A minimum of 50% of the residential buildings within the multi-dwelling development will contain four (4) or less dwelling units. No more than six (6) attached dwelling units may be located in a residential building. No more than 10% of the total number of residential buildings on the Site shall contain six (6) attached dwelling units.
 - All dwelling units will have garages and all residential buildings fronting a network required street will have rear loaded garages.
 - Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.
 - Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
 - Environmental Features:**
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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.
 - The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save/replanted tree save areas 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 petition and are subject to change.
 - Development within any SWIMPCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.
 - Lighting:**
 - All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.
 - 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 applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.
 - 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 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.

