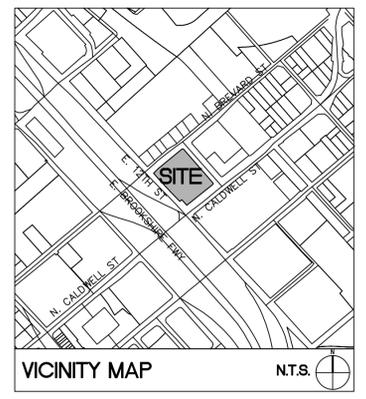
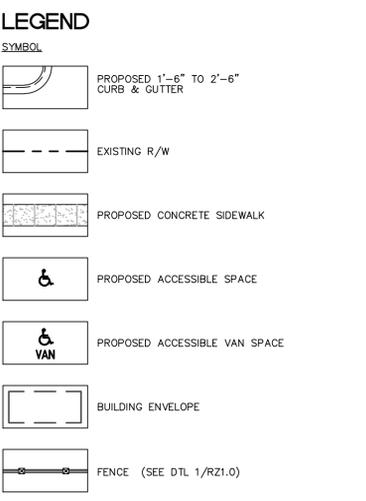
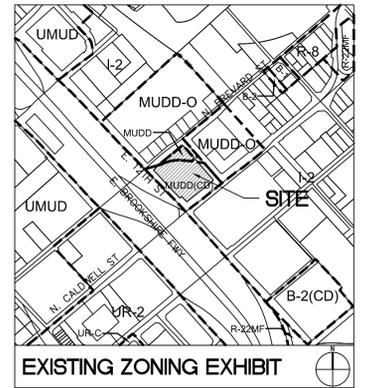


RECEIVED
By Michael Cataldo at 11:33 am, Apr 13, 2012

- General Provisions:**
 - These Development Standards are part of the Rezoning Petition filed by The City of Charlotte to accommodate development of a Multifamily project on a 1.99 acre site located at the intersection of East 12th and North Brevard Streets (the "Site").
 - Development of the Site will be governed by these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district classification shall govern development taking place on the Site.
 - The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207(2).
 - Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- Permitted Uses & Development Area Limitation:**
 - The Site may be developed with multi-family residential and associated accessory uses.
- Optional Development Provisions**
 - The Petitioner reserves the right through the MUDD-Optional process to seek deviations from the strict application of the Ordinance as it applies to parking locations. The Petitioner seeks the Optional provision to allow parking and maneuvering between the proposed building and E. 12th Street and N. Caldwell Street, as generally depicted on the Rezoning Plan.
 - The Petitioner seeks the option provision to allow a detached sign at the intersection of N. Caldwell Street and East 12th Street to have up to 75 square feet of sign area and a maximum sign height of ten (10) feet as generally depicted on the Rezoning Plan.
- Access:**
 - Vehicular access to the Site will be from East 12th Street.
 - The Petitioner reserves the right to provide access to the Site from N. Caldwell Street as generally depicted on the Rezoning Plan (this access is optional is not required and need not be constructed).
- Architectural Standards:**
 - Solid decorative screen wall with project signage located on outside face. The screen wall will utilize quality materials similar to the building and will enclose the solid waste/recycling area.
 - Final street wall design will be approved through the Urban Review process.
 - The attached elevations associated with the building to be located on the Site are included to reflect the architectural style and quality of the building that will be constructed, it being understood that the actual building so constructed may vary from this illustration as long as the general architectural concept and intent shown is maintained.
- Streetscape and Landscaping:**
 - Screening requirements of the Ordinance will be met.
 - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- Environmental Features:**
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The Site will comply with the Tree Ordinance.
- Signage:**
 - Wall and detached signs will meet the requirements of the Ordinance, except as modified by the Optional Provisions.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
 - Free standing lights will be a maximum of 20' tall.
- 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 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.



SURVEY DISCLAIMER
TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY ISSUE DATE JANUARY 11, 2012. PROVIDED BY THE LDI, 508 W. 5TH ST, SUITE 125, CHARLOTTE, NORTH CAROLINA STATE 28202, (704) 376-7777



REZONING SUMMARY	
OWNER:	CHARLOTTE HOUSING AUTHORITY 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203
PETITIONER:	NORTHWOOD RAVIN 1057 EAST MOREHEAD STREET SUITE 300 CHARLOTTE, NC 28204
REZONING SITE AREA:	1.99 ACRES
TAX PARCEL #:	08103101
EXISTING ZONING:	MUDD & MUDD (CD)
PROPOSED ZONING:	MUDD-O
EXISTING USES:	VACANT
PROPOSED USES:	MULTI-FAMILY
# OF UNITS:	112 (MAX)
# OF STORIES:	4
MAX. BUILDING HEIGHT:	80'
PARKING:	REQUIRED: 1 SPACE/UNIT
OPEN SPACE:	WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE



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1057 East Morehead Street
Suite 300
Charlotte, North Carolina 28204

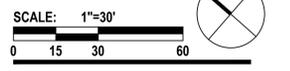
ALPHA MILL II

Charlotte, North Carolina

REZONING PLAN Petition #: 2012-035

Project No.
4138
Issued
02.27.12

Revised
04.13.12 - PLAN REVISIONS PER STAFF COMMENTS



RZ1.0

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FOR PUBLIC HEARING
PETITION #2012-035

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**HOUSING
STUDIO**

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

ALPHA MILL II
CHARLOTTE, NC



NORTHWOOD RAVIN

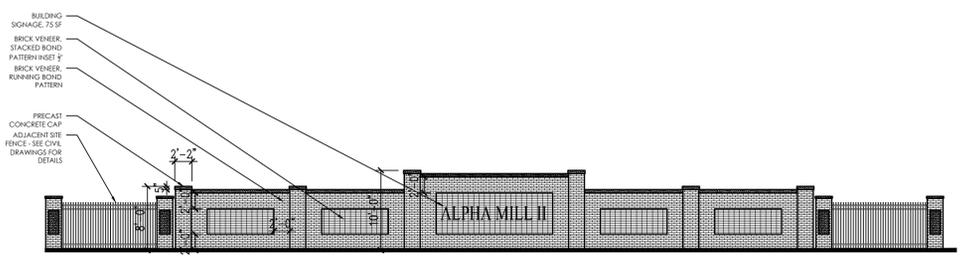


Project No: 1214
Issue Date: April 13, 2012
Issued For: Rezoning - Resubmittal

4.13.12 - Plan Revisions per Staff Comments (Rezoning)

BUILDING ELEVATIONS - NEW CALVINE AND NORTH BREVARD STREETS

A4.0



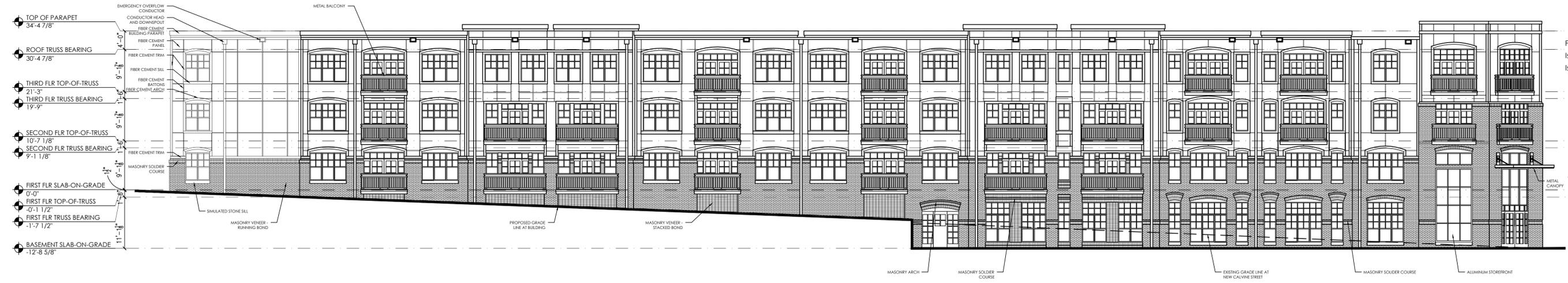
NOTE: ELEVATION STRAIGHTENED FOR CLARITY - SEE PLANS FOR WALL CONFIGURATION

3 DUMPSTER ENCLOSURE
3/32" = 1'-0"



NOTE:
1. See I/A4.1 for typical notes.
2. These elevations are provided to reflect the architectural style and quality of the building that may be constructed on the site. The actual building constructed on the site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained.

2 NORTH BREVARD STREET ELEVATION
3/32" = 1'-0"



1 NEW CALVINE STREET ELEVATION
3/32" = 1'-0"