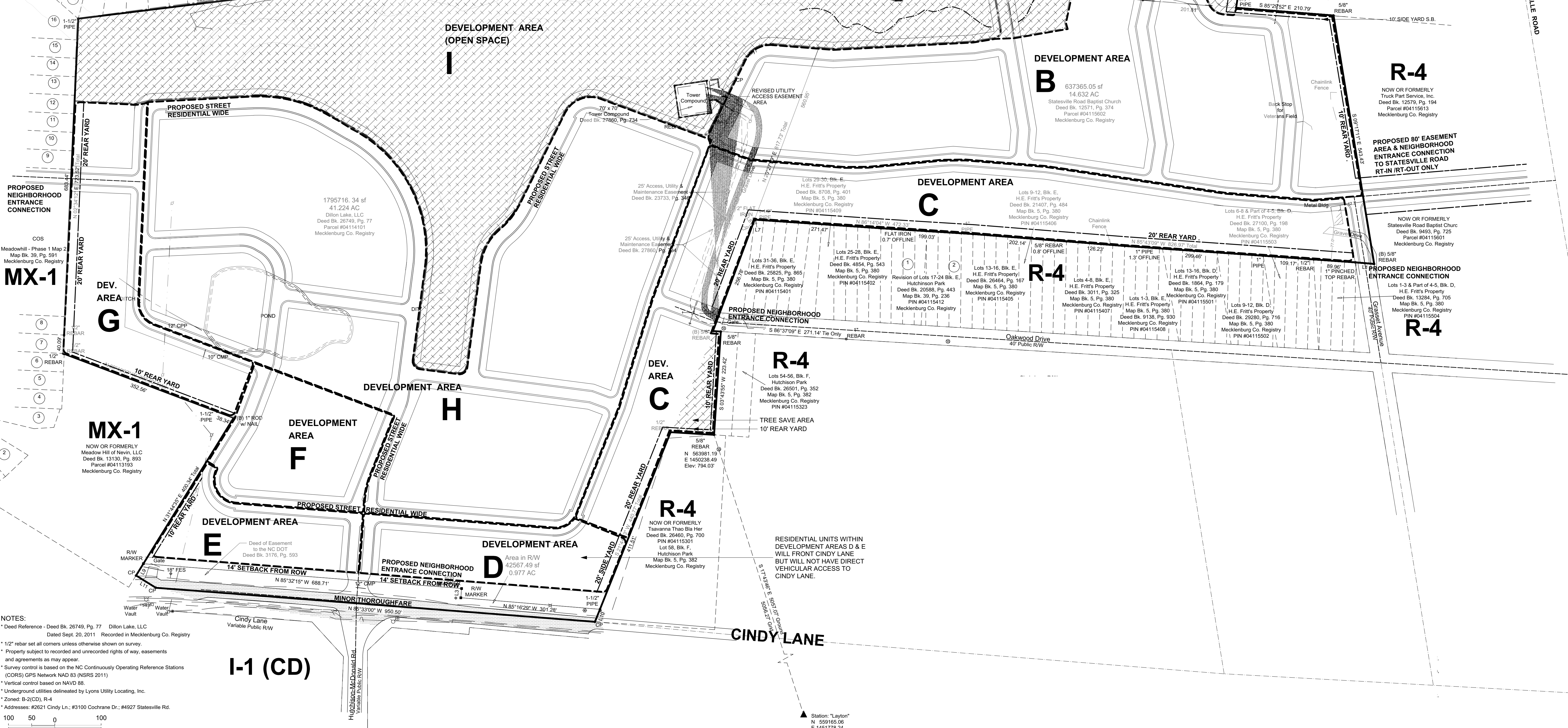
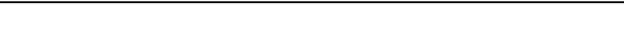


- VICINITY MAP**
(Not to Scale)
- LEGEND**
- RW - RIGHT OF WAY
 - CP - CALCULATED POINT
 - OHE - OVERHEAD ELECTRIC
 - SM - SANITARY SEWER MANHOLE
 - SC - SANITARY SEWER CLEANOUT
 - FD - FIRE HYDRANT
 - WV - WATER VALVE
 - WM - WATER METER
 - PP - POWER POLE
 - LP - LIGHT POLE
 - GW - GUYWIRE
 - TS - TRAFFIC SIGNAL SURVEY
 - TP - TELEPHONE PEDESTAL
 - TE - TELEPHONE BOX
 - EL - ELECTRIC LINE
 - GL - GAS LINE
 - FOL - FIBER OPTIC LINE
 - WL - WATER LINE
 - WLL - WATER LINE



NOTES:

- * Deed Reference - Deed Bk. 26749, Pg. 77 Dillon Lake, LLC Dated Sept. 20, 2011 Recorded in Mecklenburg Co. Registry
- * 1/2" rebar set all corners unless otherwise shown on survey.
- * Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.
- * Survey control is based on the NC Continuously Operating Reference Stations (CORS) GPS Network NAD 83 (NSRS 2011)
- * Vertical control based on NAVD 88.
- * Underground utilities delineated by Lyons Utility Locating, Inc.
- * Zoned: B-2(CD), R-4
- * Addresses: #2821 Cindy Ln.; #3100 Cochrane Dr.; #4927 Statesville Rd.



- MAP REFERENCES:**
- * Property of J. R. Cochrane Estate Dated November, 1942 Map Bk. 4, Pg. 595 Performed by J. W. Spratt, CE
 - * Map of Hutchinson Park Dated August 4, 1947 Map Bk. 5, Pg. 380 Performed by G. Sam Rowe, CE
 - * Rev. Bk. F, Hutchinson Park Dated August 18, 1947 Map Bk. 5, Pg. 382 Performed by G. Sam Rowe, CE
 - * Map for Mrs. B. C. Barnes Dated April 3, 1953 Map Bk. 6, Pg. 841 Performed by J. W. Spratt, CE
 - * Meadowhill, Ph. 1, Map 1 Dated September 10, 2002 Map Bk. 38, Pg. 231 Performed by Jack R. Christian, PLS
 - * Meadowhill, Ph. 1, Map 2 Dated May 29, 2003 Map Bk. 39, Pg. 591 Performed by Jack R. Christian, PLS
 - * Meadowhill, Ph. 2, Map 1 & Rev. Ph. 1, Map 2 Dated July 28, 200 Map Bk. 42, Pg. 17 Performed by Jack R. Christian, PLS
 - * Meadowhill, Ph. 2, Map 2 Dated May 4, 2005 Map Bk. 43, Pg. 183 Performed by Jack R. Christian, PLS
 - * Record Plat of 2500 Cindy Lane Dated February 7, 2007 Map Bk. 47, Pg. 557 Performed by Andrew G. Zoultzville, PLS

THE HOUSING PARTNERSHIP

shook keiley

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The Housing Partnership

Statesville Ave & Cindy Lane - Dillon Lake Site Plan

The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217
704.342.0933 p / 704.342.2745 f, EMAIL - ffoodson@cmhp.org

DATE: 04/23/2015
DESIGNED BY: ShookKeiley
CHECKED BY: FSQ
SCALE: As Noted
PROJECT #: 0000.00
SHEET #: RZ01

DILLON LAKE SITE PLAN - REZONING SUBMITTAL

SITE PLAN FOR ILLUSTRATIVE USE ONLY. SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE

**Charlotte-Mecklenburg Development Corporation
Development Standards
4/24/15
Rezoning Petition No. 2015-000 - (Dillon Lake Development)**

Site Development Data:

- Acreage:** ± 64.33 acres
- Tax Parcel #s:** 041-141-01, 041-156-02 and 041-156-04
- Existing Zoning:** B-2(CD) and R-4
- Proposed Zoning:** UR-2(CD) with five (5) year vested rights
- Existing Uses:** Vacant residential uses
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
- Maximum Development:** Up to (i) 240 multi-family residential dwellings and (ii) 510 single family detached units/lots and/or attached dwelling units (duplex, triplex, quadraplex) subject to the limitations and conversion rights described below.
- Maximum Building Height:** Building height will be limited within certain Development Areas as shown on Sheet RZ-01 of the Rezoning Plan. For the purposes of above height limits, roof top mechanical equipment, screens or devices used to screen roof top structures or equipment, spires, mansards, domes, dormers, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance.
- Parking:** As required by the Ordinance for the UR-2 zoning district.

I. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Charlotte-Mecklenburg Development Corporation ("Petitioner") to accommodate development of mixed/multi-use residential community on an approximately 64.33 acre site located off Cindy Lane and near Statesville Road in Charlotte (the "Site").

b. **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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 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

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graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-01; or
- iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration 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.

d. **Number of Buildings Principal and Accessory; Accessory Building Design.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed for the Site shall not exceed 550. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures associated with multi-family residential dwellings developed on the Site will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

e. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions or lots located therein.

f. **Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

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a. For ease of reference, the Rezoning Plan sets forth 9 development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, C, D, E, F, G, H, and I (each a "Development Area" and collectively the "Development Areas").

b. Subject to the restrictions, limitations, and transfer/conversion rights listed herein, the principal buildings constructed within Development Areas A, E and F on the Site may be developed for a variety of residential dwellings/lots including up to 240 multi-family residential dwelling units, together with accessory uses permitted in the UR-2 zoning district.

c. Subject to the restrictions, limitations and transfer/conversion rights listed herein, Development Areas B, C, D, F, G and H may be developed for a variety of residential dwellings/lots, provided, however, (i) the total number of residential dwelling units/lots for the Site (including all Development Areas) shall not exceed 750 units/lots, (ii) Development Areas C, D and G may be developed only for single family detached and/or attached residential dwelling units, and (iii) Development Area I shall be devoted to park, recreation, tree save, natural area, lake, open space, water quality and detention, amenity buildings/structures and similar uses.

d. Subject to the restrictions, limitations and conversion rights listed herein, multi-family residential dwelling units located within Development Areas A, E and F may be transferred/relocated to other Development Areas, other than Development Areas C, D, G and I, and replaced with other types of residential dwelling units/lots permitted by the Rezoning Plan as long as the total number of residential dwelling units/lots on the Site does not exceed 750 units/lots.

e. Furthermore, the multi-family residential dwelling units permitted herein may be converted to single family detached and/or attached residential dwelling units (duplex, triplex, and quadraplex) on the basis of two (2) single family detached units and/or attached residential dwelling units for each multi-family unit so converted, and vice-versa.

3. Transportation Improvements and Access:

I. Proposed Improvements.

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following Transportation Improvements are also illustrated on Figure ___ on Sheet RZ-___ of the Rezoning Plan. The figure on Sheet RZ-___ is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on figure ___ for the proposed improvement).

[TO BE FORTHCOMING]

II. Standards, Phasing and Other Provisions.

a. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT and/or NCDOT, as applicable (as it relates to the roadway improvements within their applicable 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

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projects taking place within the broad north Charlotte area, by way of a private/public partnership effort or other public sector project support.

b. Phasing.

Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in Section 3.I above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements:

[TO BE FORTHCOMING]

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 3.II above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.II. above, provided; however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT and/or NCDOT, as applicable, and the Planning Director; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access, and Pedestrian Circulation.

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a. Access to the Site will be from Cindy Lane, Oakwood Drive, Cochrane Drive, Grasser, Heathersprings Way and by way of public street connection to Statesville Road to the east as generally depicted on the Rezoning Plan.

b. The number and location of access points to the internal public streets, other than the access locations indicated above, will be determined during the building permit process and thereafter additional or fewer driveways and additional private streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

c. The private street(s) generally depicted on the Technical Data Sheet will be designed to meet a public street cross-section as defined in City of Charlotte Subdivision Ordinance. The determination of which street cross-section will be used will be determined during the subdivision review process. A public access easement will be provided on each private street(s) within the Site. The public access easement will prohibit the private street(s) from been closed or gated and will require that the private street(s) be kept open to allow the public to use the street for ingress and egress. The Petitioner reserves the right to relocate the private street(s) and the public access easement(s) illustrated on Rezoning Plan as long as the new locations comply with the Street Network standards of the subdivision regulations. The Public Access Easement will be documented on applicable approved subdivision plats which will include a provision stating that the easement can be modified as permitted herein and eliminated upon compliance with applicable provisions of the subdivision ordinance. This provision and provisions to be included on the subdivision plat are not intended to create private easements rights that may be enforced by individual land owners, but rather are intended to comply with public requirements of the subdivision ordinance. The proposed private streets may be converted to public streets and dedicated to the City of Charlotte.

d. A sidewalk network will be provided. The minimum width of the sidewalks indicated will be six (6) feet.

e. 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 published standards.

4. Architectural Standards and Parking Location Restrictions:

a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits;

b. Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level.

c. Roof top HVAC and related mechanical equipment will be screened from public view at grade level at the right-of-way location.

5. Sidewalks, Streetscape & Buffers:

a. The streetscape treatments along streets will be as indicated on Sheet RZ-__ of the Rezoning Plan.

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6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. 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.

b. The Site will comply with the Tree Ordinance.

7. Open Space:

a. The Petitioner will provide a minimum of [7.0] acres of useable "Open Space" within Development Area I. The Open Space areas will be designed as amenities for the Site and may be passive or active Open Space. The Open Space areas will be improved, at a minimum, with landscaping, seating areas, pathways, lake area, artwork and/or other similar elements. Storm water and water quality structures may be located within the Open Space areas. However, if water quality and storm water detention structures are located within the Open Space areas the water quality and storm water detention structures will be designed and treated as an amenity that is usable and accessible.

8. Signage:

a. Signage as allowed by the Ordinance may be provided.

b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

9. Lighting:

a. 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.

b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 20 feet in height.

10. 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 applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. 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 herein and 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.

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DILLON LAKE SITE PLAN - REZONING TECHNICAL NOTES