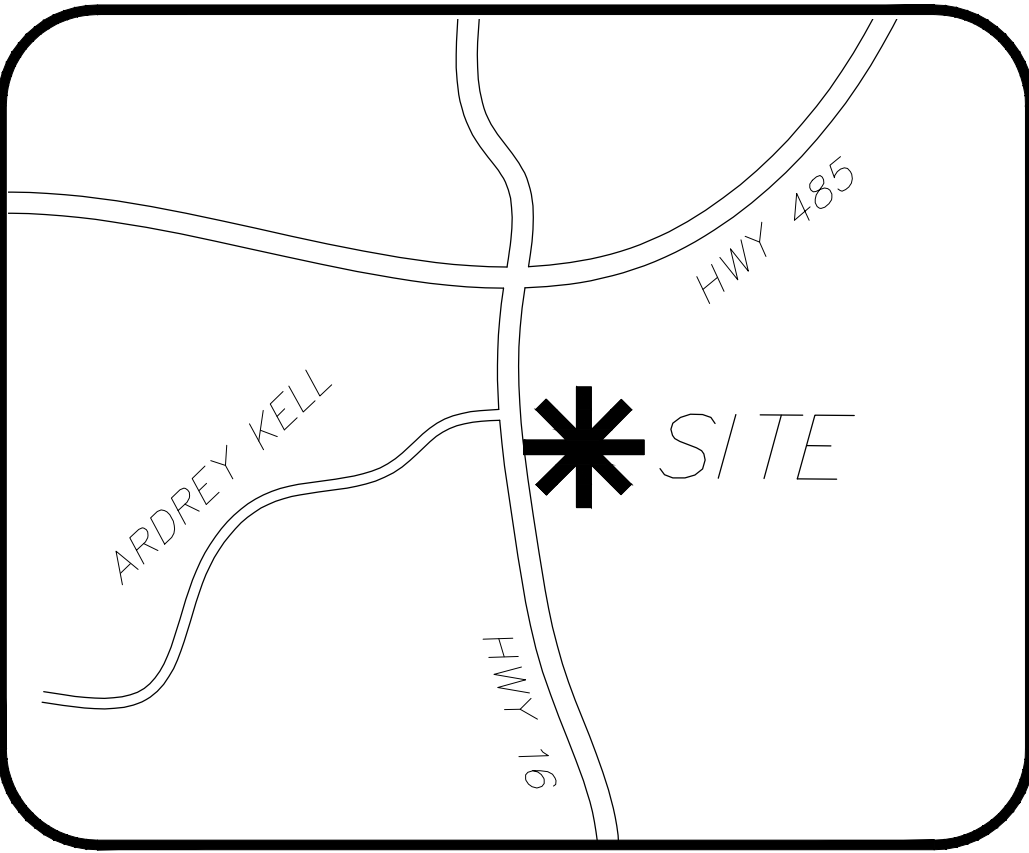
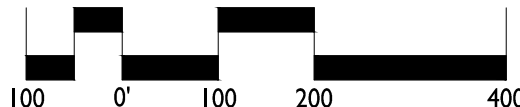
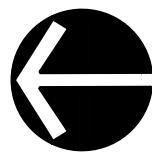


SITE LEGEND

- SITE ACCESS
- STREET NETWORK
- ZONING LINE
- DEVELOPMENT AREA
- LANDSCAPE BUFFER



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

TOTAL SITE ACREAGE 72.2 AC

PROVIDENCE FARM
REZONING PETITION No. 2015-XXX
CRESCENT COMMUNITIES
TECHNICAL DATA SHEET

REVISIONS

DATE: 04/27/15
DESIGNED BY: [blank]
CHECKED BY: [blank]
SCALE: 1"=200'
PROJECT #: 1015087

SHEET #
RZ-I

LandDesign
221 N. Graham Street, Charlotte, NC 28202
TEL: 704.333.0325 FAX: 704.332.1246
www.LandDesign.com

**Crescent Communities
Development Standards
4/24/15
Rezoning Petition No. 2015-XXX - (Star City)**

Site Development Data:

--Acreage: ± 72.20 acres
--Tax Parcel Ibs: 231-131-05 and 10
--Existing Zoning: R-3
--Proposed Zoning: MUDD-O, and MX-2(Innovative)
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the MUDD-O, zoning district and the MX-2(Innovative) zoning district (as more specifically described and restricted below in Section 3).
--Maximum Gross Square feet of Development: (i) within the MUDD-O zoning district up to 30,000 square feet of gross floor area of office, retail, Eating Drinking Entertainment Establishments (EDEE), personal services and other commercial uses, a hotel with up to 150 rooms, and up to 425 residential dwelling units of all types (as more specifically described below in Section 3); and (ii) within the MX-2(Innovative) zoning district up to 175 residential dwelling units of all types, subject to the limitations and conversion rights described below.
--Maximum Building Height: In the area zoned MX-2(Innovative), building height as specified by the Ordinance will be allowed. In the area zoned MUDD-O allowed building heights will be limited as follows: (i) within Development Area A the maximum building height will be 90 feet; and (ii) within Development Area B and C the maximum building height will be 60 feet. 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.

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 Crescent Communities ("Petitioner") to accommodate development of mixed/multi-use commercial and residential community on an approximately 72.20 acres (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, (i) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (ii) the regulations established under the Ordinance for the MX-2(Innovative) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets Development Areas (as defined below) 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 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-1; 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: (i) on the portions of the Site zoned MUDD-O and developed for commercial and residential uses shall not exceed 20; and (ii) on the portion of the Site zoned MX-2(Innovative) and developed for residential uses shall not exceed 100. 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 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. Other than parking structures, the size of accessory structures/buildings located within the portion of the Site zoned MUDD-O will be limited to 20% of the building area of the principal buildings constructed within such Development Areas to which the accessory structure/building (other than parking structures) relate.

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.

2. Optional Provisions for MUDD-O Areas

I. The following optional provisions shall apply to the portions of the Site designated MUDD-O on the Technical Data Sheet:

a. To allow vehicular parking and maneuvering between the proposed buildings within Development Area A, B and C and: (i) Providence Road; and (ii) the internal public and private streets, in the manner generally depicted on the Rezoning Plan.

b. To allow up to three (3) uses with an accessory drive-through windows to be constructed on Development Area A as part of the development contemplated by the Rezoning Plan.

c. To allow one identification sign per street front within Development Area A with a maximum height of 16 feet and containing up to 140 square feet of sign area.

d. To allow one identification sign per street front within Development Area B and C with a maximum height of eight (8) feet and containing up to 80 square feet of sign area.

h. To allow identification signs for the residential portions of the Site to be located on the detached signs located within Development Area A.

i. To allow directory, directional and instructional signs up to six (6) feet high and containing up to 64 square feet of sign area.

j. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, within Development Areas A. The sign area of the wall signs may be increased by 10% if individual letters are used.

Note: The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.

o. To not require doorways to be recessed into the face of the building(s) when the abutting sidewalk and amenity zone width is greater than 12 feet and to not require doorways to be recessed when the door way is not oriented to a public street (e.g. interior parking areas).

II.

a. The Petitioner hereby seeks the following Innovative Development Standards in connection with development taking place within Development Area D, the MX-2 Community, to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly neo-traditional residential development:

i. A minimum lot size for single-family detached lots of 3,800 square feet.

ii. A minimum lot width for single-family detached lots of 35 feet, except for the Exterior Lots which will have a minimum lot width of 40 feet.

iii. A minimum side yard of 3.75 feet, only for lots that have vehicular access from an alley. (This standard may be modified as described below in section 2.II.b).

iv. A minimum front setback of 10 feet as measured from the proposed right-of-way of public the streets.

v. A minimum rear yard of 20 feet.

vi. A maximum building height of 40 feet as measured at the side yard; and

vii. The ability to allow single-family lots to front on private streets.

b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

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

a. For ease of reference, the Rezoning Plan sets forth four (4) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, C and D (each a "Development Area" and collectively the "Development Areas").

b. Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Areas A on the Site may be developed: (i) with up to 30,000 square feet of gross floor area of retail, general and medical office uses, Eating Drinking Entertainment Establishment (EDEE), and personal services uses; and (ii) a hotel with up to 150 rooms, together with accessory uses in the MUDD-O zoning district. Development Area B and C may be developed with up to 425 residential dwelling units of all types, together with accessory uses in the MUDD-O zoning district. The Petitioner reserves the right to convert all the allowed 150 hotel rooms into an additional 22,000 square feet of gross floor area of retail, general and medical office uses, Eating Drinking Entertainment Establishment (EDEE), and personal services uses. The additional retail, general and medical office uses, Eating Drinking Entertainment Establishment (EDEE), and personal services uses square footage to be added to Development Area A.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts,

vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

c. Development Area D may be developed with up to 175 detached, attached, duplex, triplex, and quadraplex dwelling units, together with accessory uses in MX-2 Innovative zoning district.
d. Up to three uses with an accessory drive-through window may be constructed within Development Area A as allowed by the Optional Provisions above.

e. Parking will not be allowed within a Development Area as a principle use. Parking areas constructed within each Development Area will be constructed as part of an allowed non-residential or residential use.

4. 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 (as it relates to the roadway improvements within its 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 south Mecklenburg 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 4.I above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements.

a.

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.II above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a 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 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.

a. Access to the Site will be from the extension of Golf Links Drive, Ardrey Kell Road and Six Mile Creek Road as generally depicted on the Rezoning Plan.

b. The number and location of the access points to Development Areas B and D from Ardrey Kell Road are generally depicted on the Rezoning Plan.

c. The number and location of access points to the internal public and private streets, including Golf Links Drive extension, will be determined during the building permit process and thereafter additional or fewer driveways and/or additional private/public streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

d. The private streets 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 of these private streets. The public access easement will prohibit the private streets from been closed or gated and will require that the private streets be kept open to allow the public to use the street for ingress and egress. The Petitioner reserves the right to relocate the private streets and the public access easements 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 shall be used 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.

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.

5. Architectural Standards and Parking Location Restrictions:

a. The principal buildings 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, 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. The service areas of the new buildings constructed within Development Areas A will be screened from the adjoining streets with walls designed to complement the building architecture of the adjacent buildings. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

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

d. Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

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

6. Streetscape, Landscaping and Buffer:

a. Setbacks and yards as required by the MUDD-O zoning district and MX-2 (Innovative) zoning district and as allowed by the Innovative Provisions above will be provided.

b. Along the Site's internal streets, the Petitioner will provide a sidewalk and a cross-walk network that links all the buildings on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be six (6) feet.

7. Environmental Features

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

b. The Site will comply with the Tree Ordinance.

8. Plazas and Open Space:

a. The Petitioner will provide Urban Open Space with Development Area A, B and C as required by the Ordinance. Open space as required by the MX-2 zoning district will be provided within Development Area D.

9. Signage:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided. The Site will be viewed as a Planned/Unified Development as defined by the Ordinance, consequently uses located on the interior of the Site may be identified on the allowed signs for the use in Development Area A and vice versa uses located on along Providence Road may be identified on signs located on the interior of the Site and along Ardrey Kell Road (i.e. the multi-family dwelling developments may be identified on the signs allowed along Providence Road and/or the commercial uses along Providence Road may be identified on the signs allowed along Ardrey Kell Road.)

b. Information and Advertising Pillar Signs as defined by the Ordinance may be provided throughout the Site.

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

11. 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 25 feet in height in the portions of the Site used for non-residential uses

and 20 feet in height in the portions of the Site used for residential uses.

12. 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.

13. 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.