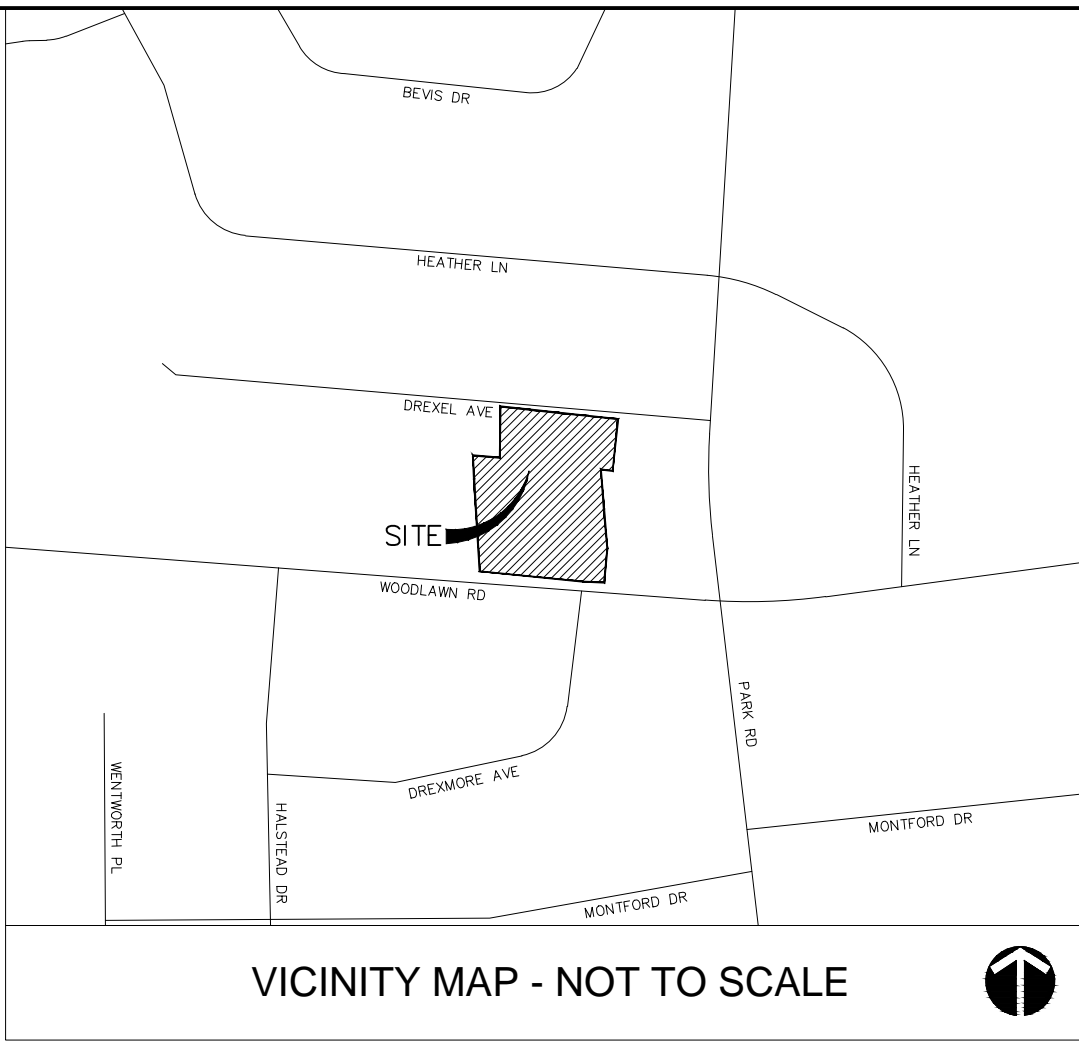


Site Development Data:

- Acreage: 2.90 acres
- Tax Parcel #: 149-206-24 thru 27 and 149-206-18
- Existing Zoning: UR-3(CD) and R-4
- Proposed Zoning: MUDD-O
- Existing Uses: Apartments and detached dwellings.
- Proposed Uses: Up to 265 multi-family residential dwelling units as permitted by right and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district.
- Maximum Building Height: Building height will be limited to a maximum of four (4) stories along Drexel Place and up to five (5) stories for the remainder of the Site. Architectural features such as spires, mansards, domes, and the like as well as roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will be allowed and will be considered part of the allowed building height. Building height will be measured as defined by the Ordinance.
- Parking: A minimum of 1.0 parking space per dwelling unit will be provided.



- General Provisions:**
 - a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1, RZ-2 and RZ-3 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by 1351 Woodlawn (Melrose), LLC ("Petitioner") to accommodate the development of a high quality residential community on an approximately 2.90-acre site located on the north side of Woodlawn Road between Drexel Avenue and Halstead Drive (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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
 - 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 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 structure graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
 - iv. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.
 - d. Number of Buildings/Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to one (1). 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.
- Optional Provisions.**

The following optional provisions shall apply to the Site:

 - a. To allow a detached sign along Woodlawn Road to have up to 30 square feet of sign area and to be five (5) feet high.
 - b. The existing multi-family building and four single-family homes and parking areas currently located on the Site as of the date of the approval of this Petition may remain and shall be permitted under this Rezoning Plan, until the Site is redeveloped as allowed by this Rezoning Plan.

Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD standards for signs not modified by these optional provisions.
- Permitted Uses, Development Area Limitations:**
 - a. The Site may be developed with up to 265 multi-family residential dwelling units as permitted by right, together with accessory uses allowed in the MUDD-O zoning district.
- Transportation Improvements and Access:**
 - I. Proposed Improvement:**

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 improvement, the improvement set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following Transportation Improvement is illustrated on Sheet RZ-2 of the Rezoning Plan. The illustration on Sheet RZ-2 is to be used in conjunction with the following notes to determine the extent of the proposed improvement.

The following roadway improvement will be made by the Petitioner as part of the redevelopment of the Site as proposed by the Rezoning Plan:
a. [To be completed after further review and discussion with CDOT].

 - II. Standards, Phasing and Other Provisions.**
 - a. CDOT/NC DOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. 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 area, by way of a private/public partnership effort or other public sector project support.
 - b. Substantial Completion. Reference to "substantial completion" 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 proceedings 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 good faith efforts to complete 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 described above, then the Petitioner will work with City Staff to determine a process to allow the issuer/owner of the applicable building, provided, however, the Petitioner continues to exercise good faith efforts to complete the applicable roadway improvement; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvement not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvement.
 - c. Alternative Improvement. Changes to the above referenced roadway improvement can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvement(s) provide (in the aggregate) comparable transportation network benefits to the improvement identified in this Petition.
 - III. Access.**
 - a. Access to the Site will be from Woodlawn Road and Drexel Place as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
 - b. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- Streetscape, Landscaping Open Space and Screening:**
 - a. A 24 foot setback as measured from the future back of curb along Woodlawn Road will be provided as generally depicted on the Rezoning Plan.
 - b. A 16 foot setback as measured from the back of curb along Drexel Place will be provided as generally depicted on the Rezoning Plan.
 - c. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Woodlawn Road and along Drexel Place within the required setbacks as generally depicted on the Rezoning Plan.
 - d. A 20 foot landscape buffer and drainage easement will be provided along the Site's western property line adjacent to the existing single-family home fronting on Drexel Place.
 - e. Urban Open Space will be provided on the Site as required by the Ordinance.
 - f. Meter banks will be screened where visible from public view at grade level.
 - g. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.
- General Design Guidelines:**
 - a. Ground floor units along Drexel Place will have individual entrances accessing Drexel Place.
 - b. The building materials used on the principal building constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - c. The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).
 - d. Facades shall provide visual divisions between the first and second stories through architectural means such as courses, awnings, or a change in primary facade materials or colors.
- Parking and Maneuvering Restrictions.**
 - a. A minimum of 1.0 parking space per dwelling unit will be provided.
 - b. The parking structure constructed on the Site with access gates to control access into the parking structure.
- Environmental Features:**
 - a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - b. The Site will comply with the Tree Ordinance.
- Signage:**
 - a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.
 - b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
- Lighting:**
 - a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting 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 streets, will be limited to 15 feet in height.
- 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.
- 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

1351 WOODLAWN APARTMENTS
REZONING PETITION NO. 2015-XXX

TECHNICAL DATA SHEET

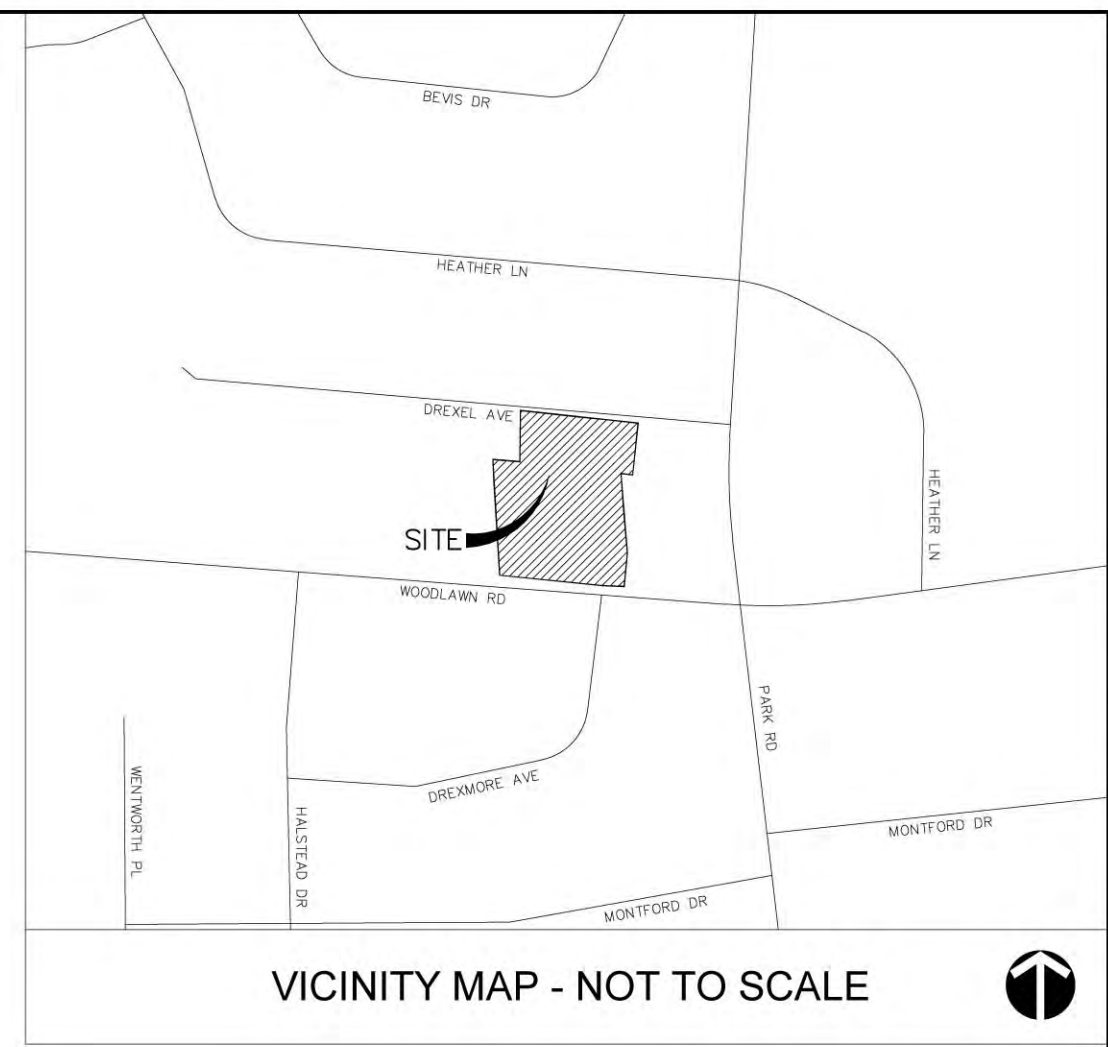
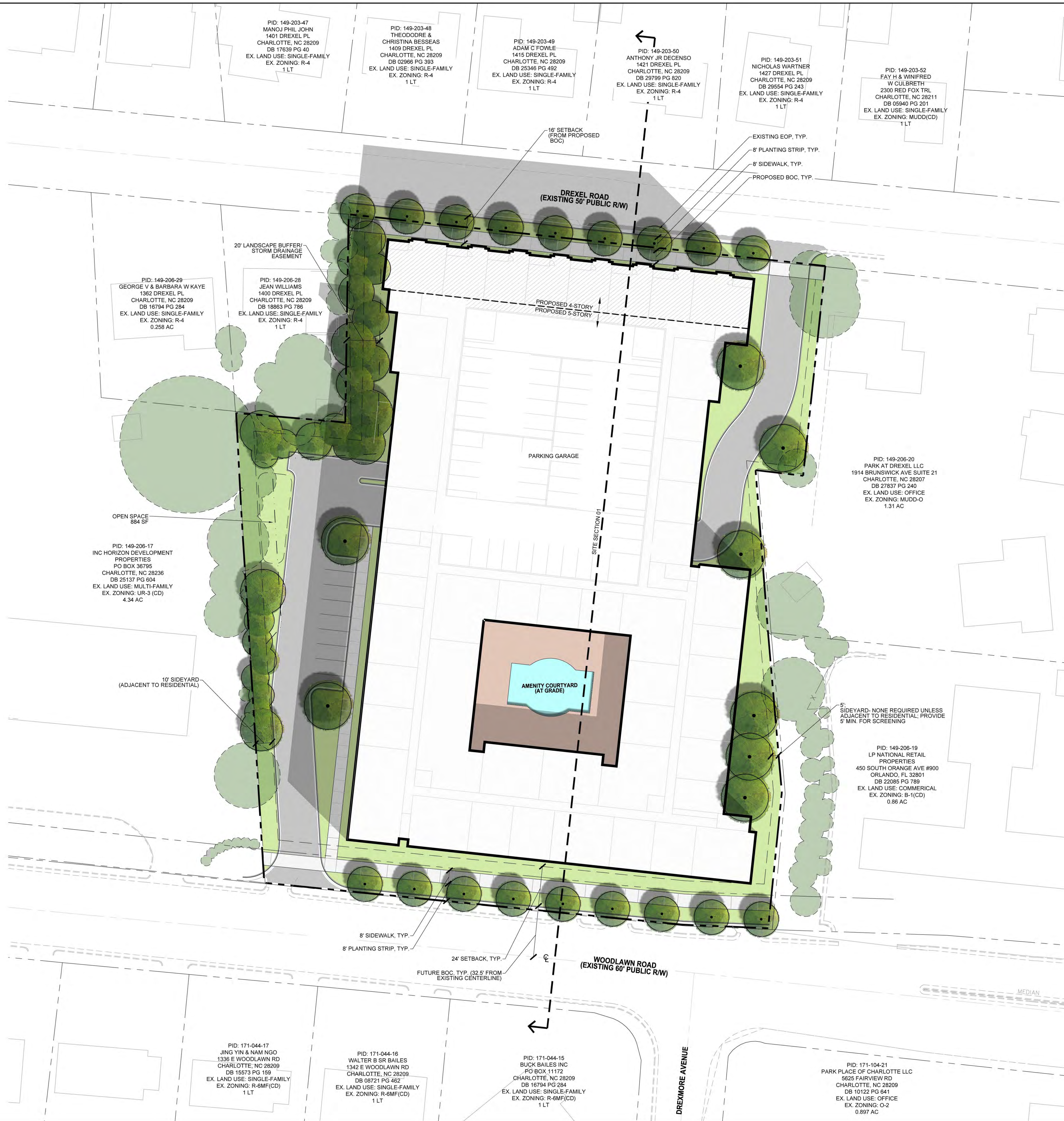
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DRAWN BY: PKK
CHECKED BY: AWM
SCALE: 1" = 30'
PROJECT #: 1015109
SHEET #:
RZ-1

1351 WOODLAWN (MELROSE), LLC

LandDesign

223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com





1351 Woodlawn
charlotte, north carolina

Drexel Place Elevation RZ-3

06.17.2015
project 214025

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1351 Woodlawn Apartments
Rezoning Petition No. 2015-xxxx

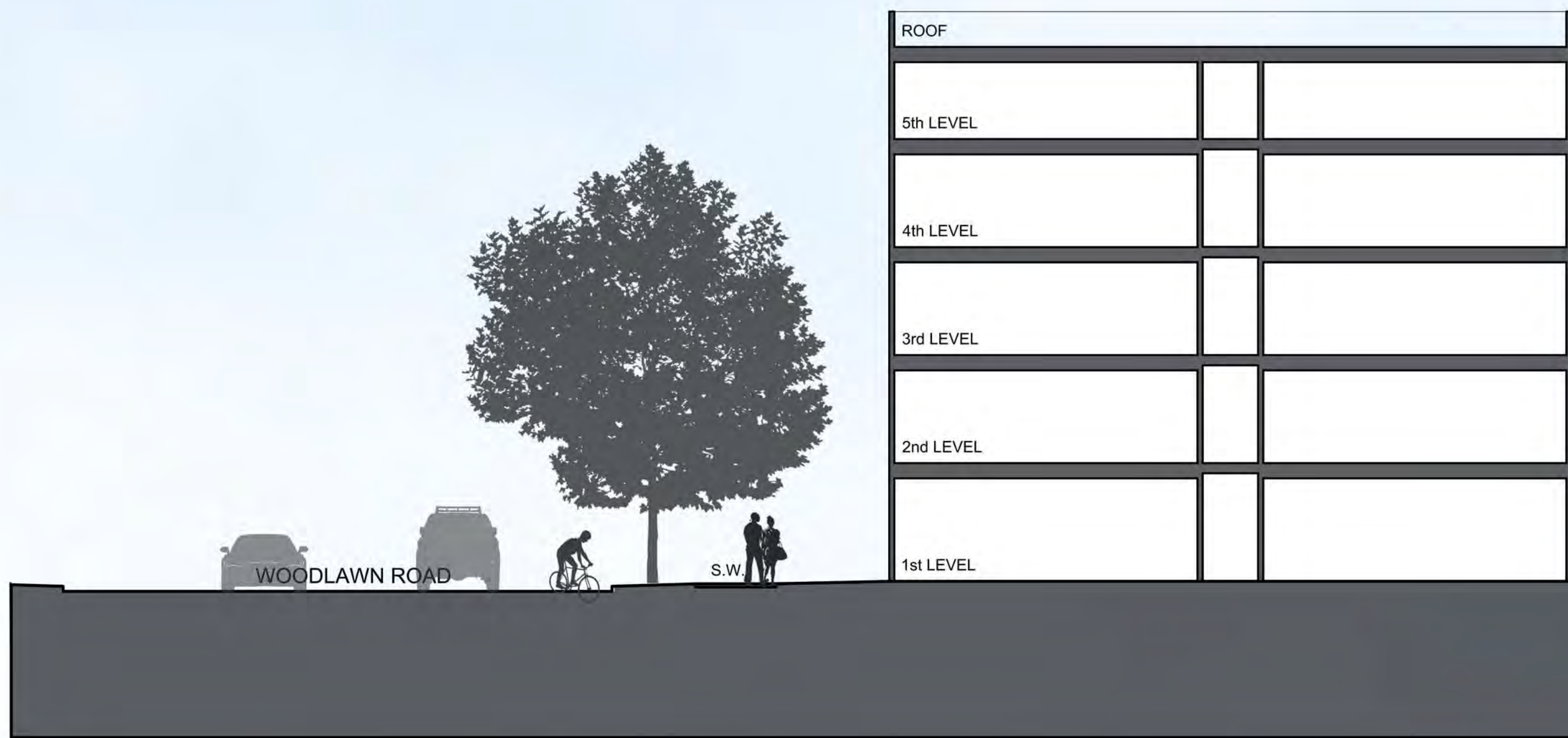
Charlotte, NC

PROJECT: 214025
DATE: 06.16.2015
REVISIONS: DATE

DRAWN BY: JCR
CHECKED BY: JCR

SITE SECTION

RZ-4



ENLARGED SITE SECTION AT WOODLAWN

Scale: 3/32" = 1'-0"

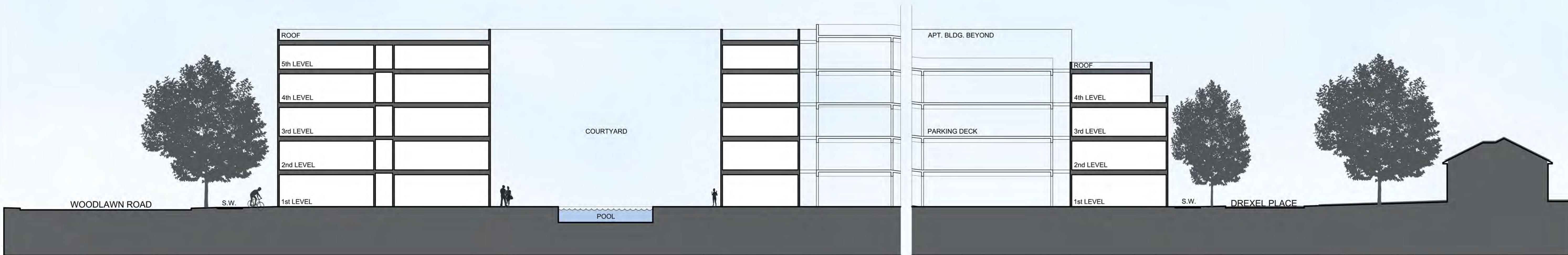
03



ENLARGED SITE SECTION AT DREXEL

Scale: 3/32" = 1'-0"

02



CONCEPTUAL SITE SECTION

Scale: 1/16" = 1'-0"

01