

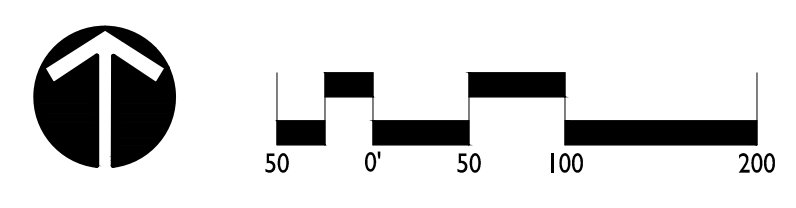
VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

Site Acreage: +/-24.7 AC.  
 Tax Parcels: 091-112-11, 091-112-10, 091-112-33, 091-112-08, 091-111-03, 091-111-01, 091-111-06, 091-112-40, 091-111-05 and 091-112-07  
 Proposed Zoning: TOD-MO  
 Existing Zoning: I-1, I-2 and UR-2(CD) by Rezoning Petition No. 2009-006  
 Existing Uses: Industrial - Northeast Submarket  
 Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the TOD-MO zoning district (as designated in Permitted Uses Section of development standards notes).

**SITE LEGEND**

- SITE ACCESS
- STREET NETWORK
- DEVELOPMENT AREA



**DEVELOPMENT STANDARDS**

May 15, 2015

**GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Crescent Acquisitions, LLC (the "Petitioner") to accommodate a transit supportive mixed use development on that approximately 24.7 acre site located on the west side of Craighead Road between North Tryon Street and North Davidson Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 091-112-11, 091-112-10, 091-112-33, 091-112-08, 091-111-03, 091-111-01, 091-111-06, 091-112-40, 091-111-05 and 091-112-07.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner or further subdivided.
- E. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundary of the Site.
- F. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**OPTIONAL PROVISIONS**

The following optional provision shall apply to the development of the Site:

- A. Residential uses (as a single use or as a development component) shall be required to meet the minimum density requirements of the TOD-M zoning district but not the minimum F.A.R. requirements of the TOD-M zoning district. The residential density of each phase of this development shall not be required to meet or exceed the minimum density requirements of the TOD-M zoning district. However, the overall development shall be required to meet the minimum density requirements of the TOD-M zoning district.
- B. The number of parking spaces for each single family detached dwelling unit and each single family attached dwelling unit may exceed 1.6 parking spaces per dwelling unit.
- C. The parking spaces associated with the single family detached dwelling units and the single family attached dwelling units located on the Site shall not be considered or counted when determining the parking requirements for the multi-family dwelling units located on the Site or whether the multi-family component of the Site complies with the parking requirements of the TOD-M zoning district.
- D. Surface parking and maneuvering space may be located within the required or established setback and surface parking and maneuvering space shall be allowed between the permitted use and the required setback for the single family detached dwelling units and the single family attached dwelling units located on the Site.
- E. Front loaded garages, parking pads and driveways for the individual single family detached dwelling units and the individual single family attached dwelling units located on the Site shall be permitted along public or private streets.
- F. Driveways located along public or private streets shall be allowed to cross the front setback to access the individual single family detached dwelling units and the individual single family attached dwelling units located on the Site.
- G. The single family detached dwelling units and the single family attached dwelling units located on the Site shall not be required to meet the urban design standards set out in Sections 9.1209 of the Ordinance.

**PERMITTED USES**

For entitlement purposes only, the Site is divided into four development areas that are designated on the Rezoning Plan as Development Area 1, Development Area 1A, Development Area 2 and Development Area 2A. The permitted uses and maximum density for each development area are set out below.

**A. Development Area 1, Development Area 1A and Development Area 2**

Development Area 1, Development Area 1A and Development Area 2 may be devoted only to the following uses:

- (1) For sale single family detached dwelling units, for sale single family attached dwelling units or a combination thereof and any incidental or accessory uses in connection therewith which are permitted in the TOD-M zoning district. A combined maximum total of 450 dwelling units may be located in Development Area 1, Development Area 1A and Development Area 2. The number of dwelling units located within each development area shall be determined at the discretion of the Petitioner, provided, however, that the combined maximum number of dwelling units located in these development areas shall not exceed 450.
- (2) A combined maximum total of 20,000 square feet of gross floor area devoted to non-residential uses that are permitted in the TOD-M zoning district may be located in Development Area 1 and Development Area 2. The gross floor area of non-residential uses located within each development area shall be determined at the discretion of the Petitioner, provided, however, that the combined maximum total gross floor area devoted to non-residential uses in these development areas shall not exceed 20,000 square feet.

**B. Development Area 2A**

- (1) Development Area 2A may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district and to any incidental or accessory uses in connection therewith which are permitted in the TOD-M zoning district.

**TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. Subject to the optional provisions set out above, off-street vehicular parking shall meet the minimum and maximum requirements of the Ordinance.
- C. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

**STREETSCAPE/LANDSCAPING/BUFFERS/OPEN SPACE**

- A. The Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
- B. The development of the Site shall comply with the applicable landscaping, screening and buffer requirements of the Ordinance.
- C. Urban open space will be provided as required by the Ordinance.

**ARCHITECTURAL AND DESIGN STANDARDS**

- A. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- B. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.
- C. The maximum height of any building located on the Site shall be the maximum height permitted under the Ordinance in the TOD-M zoning district.

**SIGNS**

All signs installed on the Site shall comply with the requirements of the Ordinance.

**LIGHTING**

All exterior lights installed on the Site shall be full cut-off type lighting, excluding lower, decorative lighting that may be installed along driveways, sidewalks and parking areas.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

REVISIONS: