SITE DEVELOPMENT DATA

ACREAGE: 4.547 ACRES
TAX PARCEL: 009-12-102
EXISTING ZONING: R-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: 4 MILES

MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FEET TO A MAXIMUM OF 121 FT PER ZONING ORDINANCE 9.1208 (Z). HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3), THE MAXIMUM BUILDING HEIGHT IN STORES IS FOUR STORES AND THE MAXIMUM HEIGHT IN OFFICE IS 15 STORIES.

MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS

MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (R/B)

BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (R/B)

LEGEND:

DB = DEED BOOK
MB = MATCH BOOK
PG = PAGE
FND = FOUND
TCE = TEMPORARY CONSTRUCTION EASEMENT
NAD = NORTH AMERICAN DATUM
NAD 88 = NORTH AMERICAN VERTICAL DATUM
R/W = RIGHT OF WAY
INT = NOT TO SCALE
H/P = HIGHWAY
CF = COMBINED SCALE FACTOR

REVISION SCHEDULE

DESCRIPTOR SHEET

TECHNICAL DATA SHEET

RZ-1
DEVELOPMENT STANDARDS

   A. These development standards form a part of the rezoning plan in association with the rezoning section plan by the petitioner, LLC, to accomplish the development of a
   multiple-family residential community, comprised of separate housing units of various types, in the vicinity of Old Concord Plantation in Mecklenburg County, North Carolina. The
   rezoning is conditioned on the approval of the development plan and the rezoning plan, and any additional development standards and/or modifications that are applicable.
   B. The development of the site will be governed by the rezoning plan, any development standards and the applicable provisions of the City of Charlotte.
   C. The provisions of the rezoning plan are inapplicable to the rezoning plan if it is determined in the rezoning plan to be inapplicable to the rezoning plan by the rezoning plan.
   D. Inapplicable to the rezoning plan inapplicable to the rezoning plan or to any applicable provisions of the City of Charlotte.

2. Optional Provisions
   A. The optional provisions set out below shall apply to the development of the site.
   B. The development of the site shall not be required to meet the minimum requirements of the rezoning plan.
   C. The maximum height of any building constructed on the site shall be 30 feet.
   D. The maximum height of any building constructed on the site shall be 30 feet.
   E. The maximum height of any building constructed on the site shall be 30 feet.

3. Transplantation
   A. Any tree shall be planted in accordance with the rezoning plan.
   B. The maximum height of any building constructed on the site shall be 30 feet.
   C. The maximum height of any building constructed on the site shall be 30 feet.
   D. The maximum height of any building constructed on the site shall be 30 feet.

4. Architectural and Design Standards
   A. The maximum height of any building constructed on the site shall be 30 feet.
   B. The maximum height of any building constructed on the site shall be 30 feet.
   C. The maximum height of any building constructed on the site shall be 30 feet.

5. Environmental Standards
   A. Development of the site will be regulated in accordance with the Charlotte City Council, as approved and adopted following completion of the rezoning plan.
   B. Development of the site will be regulated in accordance with the Charlotte City Council, as approved and adopted following completion of the rezoning plan.
   C. Development of the site will be regulated in accordance with the Charlotte City Council, as approved and adopted following completion of the rezoning plan.

   A. Any tree shall be planted in accordance with the rezoning plan.
   B. The maximum height of any building constructed on the site shall be 30 feet.
   C. The maximum height of any building constructed on the site shall be 30 feet.

7. Certification
   A. Certification of the rezoning plan shall be required by the rezoning plan.
   B. Certification of the rezoning plan shall be required by the rezoning plan.
   C. Certification of the rezoning plan shall be required by the rezoning plan.

8. Rezoning Plan
   A. The rezoning plan shall be certified by either the rezoning plan or the rezoning plan.
   B. The rezoning plan shall be certified by either the rezoning plan or the rezoning plan.
   C. The rezoning plan shall be certified by either the rezoning plan or the rezoning plan.