

I. General Provisions

1. Site Description. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sweetgrass Residential Partners, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 30 acre site located on the east side of South Tryon Street, north of the intersection of South Tryon Street and Youngblood Road, and south of the intersection of South Tryon Street and Birmamwood Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 219-111-21, 219-111-15, 219-111-30, 219-111-29, 219-111-28, 219-111-01, 219-111-17, 219-111-20, and 219-111-19.

2. Zoning Districts/Ordinance. 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").

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the Site.

3. Intent. This Rezoning is intended to accommodate development on the Site of an integrated mixture of office, retail and residential uses, intended to serve the surrounding neighborhood. Additionally, the Petitioner seeks to create an internal street network through the Site to create a more complete street network that will allow pedestrian, bicycle and automobile traffic to travel through the Site, thereby helping to alleviate congestion at existing intersections.

4. 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, setbacks, side and rear yards, buffers, building height separation standards, 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 owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

5. 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.

I. Permitted Uses

Subject to the Maximum Development provisions set forth under Section III below, the Site may be devoted to any commercial or residential uses permitted by right or under prescribed conditions in the NS Zoning District together with any incidental and accessory uses associated therewith.

II. Maximum Development

1. The Site may be developed with up to:
a. 254 multi-family residential units;
b. 30,000 square feet of gross floor area of Commercial uses, including Office, Retail and EDEE uses (including one (1) EDEE with an accessory drive-through window).

2. For purposes of the development limitations set forth in these Development Standards the following items will not be counted as part of the allowed gross floor area for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), 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).

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

2. As generally depicted on the Rezoning Plan, the Site will be served by public and private streets.

3. Petitioner shall contribute to the City's sidewalk project along South Tryon Street in lieu of Petitioner constructing a six (6) foot sidewalk along South Tryon Street between Youngblood Road to Birmamwood Lane.

4. Petitioner shall install pedestrian signals and curb ramps at the signalized intersection at Shopton Road West and South Tryon Street.

5. Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation of any necessary utility easements) a 100 foot wide area extending south through the Site from South Tryon Street to the southern boundary of the Site in order to accommodate the future extension of Shopton Road West by the City of Charlotte. The Petitioner agrees to maintain this area, at Petitioner's cost, to be dedicated once the City has funding required to construct the future roadway. This area shall not be used in tree save or open space calculations in the interim.

6. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.

a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein 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.

IV. Architectural Standards

1. The intent of the redevelopment concept is to create architectural features that utilize a variety of architectural expressions that are compatible with the surroundings and work cohesively to present a unified development. The exterior building materials will consist of primarily glass, brick, stucco, metal, stone, simulated stone, pre-cast stone, and composite panels, cementitious siding, architectural pre-cast concrete panels, and/or architectural face block construction materials. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

2. The maximum height of buildings located adjacent to residentially-zoned properties shall be fifty (50) feet. The maximum height for buildings located adjacent to non-residentially-zoned properties is sixty (60) feet.

a. For the purposes of this height limit, architectural features (such as parapets, spires, mansards, domes and dormers), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story building.

3. Residential Buildings shall conform to the following standards:

a. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

b. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

i. Buildings exceeding 120 feet in length shall include modulations of the building massing/face plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.

c. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors;

ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets; and

iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

d. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

4. Commercial and Office Buildings shall conform to the following standards:

a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

i. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, or other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.

ii. Direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

iii. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

iv. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

v. Multi-story buildings shall have a minimum of 20% transparency on upper floors.

5. Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.

6. A minimum setback of at least thirty (30) feet from the future right of way shall be provided along South Tryon Street, at least twenty (20) feet from future and existing right-of-way along Youngblood Road and Shopton Road West and fourteen (14) feet from the proposed back of curb along the Site's internal street frontages.

a. Residential stoops, stairs and porches may encroach up to four (4) feet into the setback as a "transition" zone.

V. Streetscape/Landscaping

1. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings, throughout the Site's public and private streets.

2. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

3. The Petitioner shall provide a six (6) foot wide sidewalk along the site's frontage on existing Youngblood Road.

4. The Petitioner shall provide an eight (8) foot wide planting strip and eight (8) foot sidewalk along proposed internal streets, as generally depicted on the Rezoning Plan.

5. All structures and off-street parking and service areas will be separated by a Class C buffer along the side or rear yard from any abutting lot located in a single family residential district or abutting a single family use.

6. Internal Side Yards and Rear Yards: The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

The Petitioner shall comply with the City of Charlotte Tree Ordinance and Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.

VII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty (20) feet.

3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

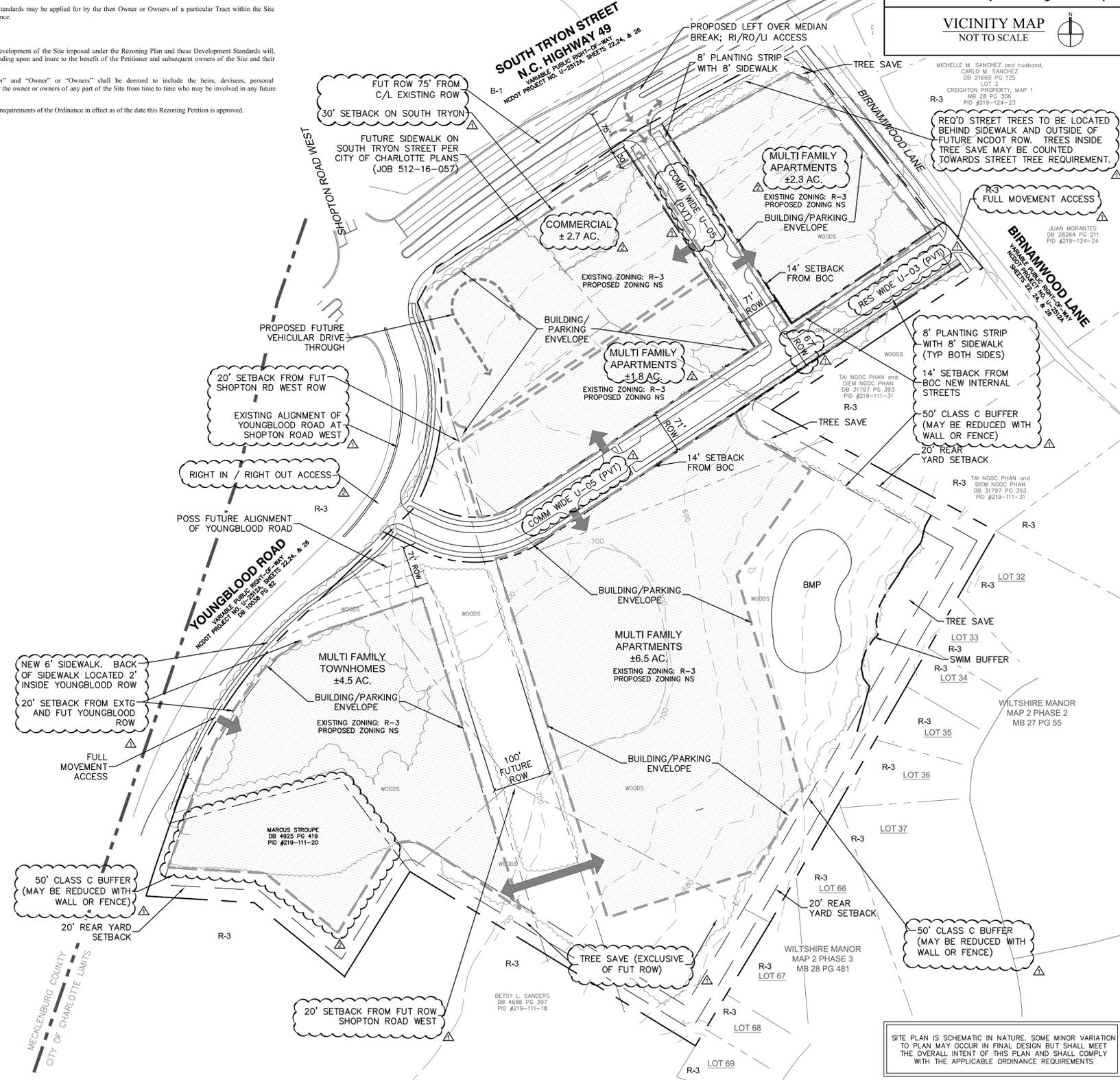
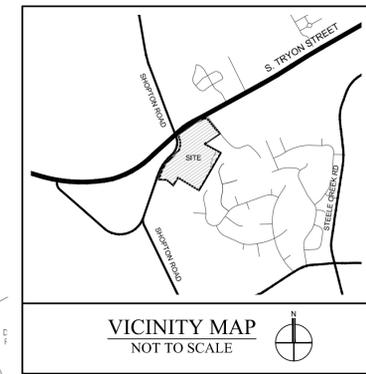
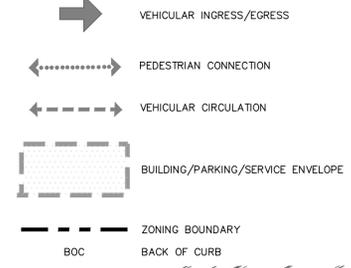
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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.

Development Data Table:

Table with 2 columns: Field Name and Value. Fields include Site Area (~30 acres), Tax Parcels (219-111-21, 219-111-15, 219-111-30, 219-111-29, 219-111-28, 219-111-01, 219-111-17, 219-111-18, and 219-111-20), Existing Zoning (R-3), Proposed Zoning (NS), Existing Use (Residential, Vacant), Proposed Uses (Multi-Family Residential, Office, Commercial), Maximum Height (50' adjacent to residential, 60' adjacent to non-residential), Minimum Setback (14' from back of curb), Minimum Side Yard (10'), Minimum Rear Yard (20'), Maximum Development (254 Multi-Family Residential Units, 30,000 square feet of Commercial uses), and Maximum Floor Area Ratio (FAR): 2.0.



SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



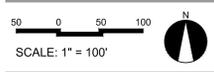
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

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REZONING PET 2017 -112

YOUNGBLOOD APARTMENTS STEELE CREEK COMMUNITY, CHARLOTTE, NORTH CAROLINA SWEETGRASS RESIDENTIAL PARTNERS, LLC 4064 COLONY ROAD SUITE 430 CHARLOTTE NC 28211 704-709-0538

TECHNICAL DATA SHEET



PROJECT #: 712-001 DRAWN BY: BMS CHECKED BY: BS

JUNE 26, 2017

REVISIONS: 1. 9-11-17 - PER STAFF COMMENTS 2. 1-16-18 - ADDED PARCEL / UNITS

RZ - 1.0

