

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 and indoor climate controlled storage development 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 Birmannwood 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, 219-111-41, 219-111-17, 219-111-26, 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 applicable B-D or R-12MF zoning districts shall govern the development and use of the Site.

3. 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 of the Site.

4. Graphics and Alterations/Modifications. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. 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 matters and 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:

- a. Minor and do not materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- b. Modifications to allow minor increases in the mass of the building that does not materially change the design intent depicted on or described in the Rezoning Plan.

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.

6. Maximum Development. 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 prescriptive conditions in the B-D or R-12MF Zoning District together with any incidental and accessory uses associated therewith.

III. Maximum Development

- 1. The Site may be developed with up to:
 - a. 240 multi-family residential units;
 - b. 90,000 square feet of gross floor area of indoor climate control storage, together with accessory uses, as allowed in the B-D zoning district
- 2. Outdoor storage or truck rental associated with the climate controlled storage facility shall not be permitted.

IV. 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 Birmannwood 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 buildings) 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.

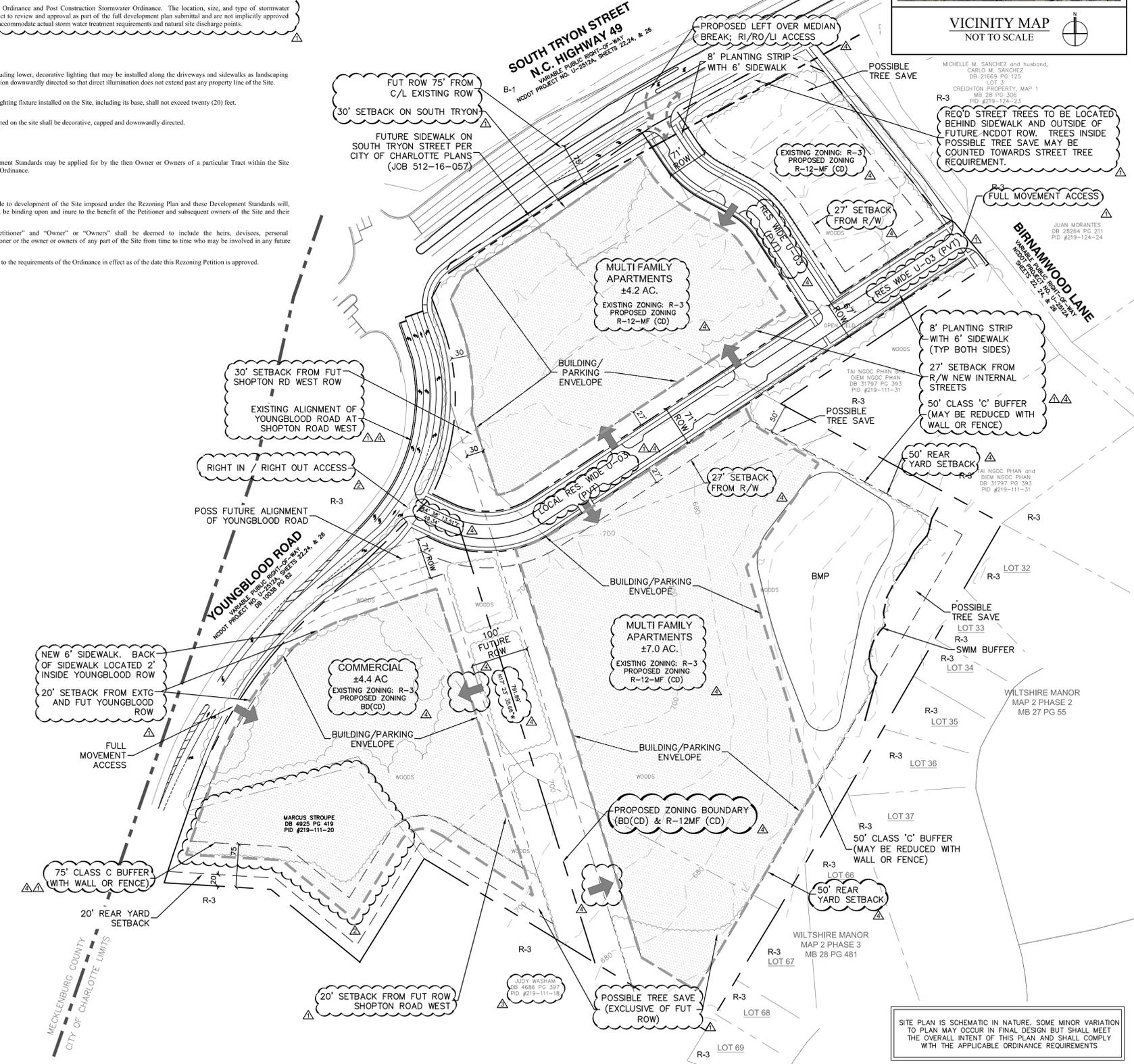
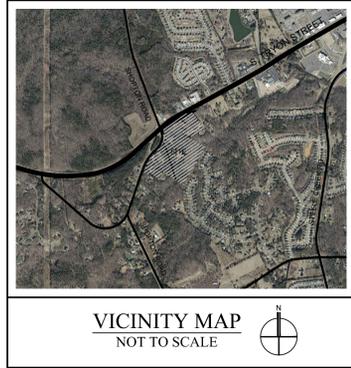
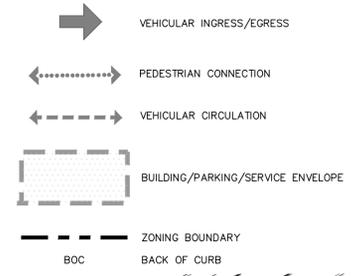
V. Architectural Standards

- 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, architectural 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 shall be sixty-six (66) 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 (located in the portion of the Site requesting the R-12MF zoning district) 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/facade 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, modulations 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 Buildings (located in the portion of the Site requesting the B-D zoning district) 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. The principal buildings constructed on the B-D portion of the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (excluding the building facade fronting Youngblood Road), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
 - ii. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
 - iii. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage units shall be provided only by internal hallways.
 - iv. Facades fronting Youngblood Road shall at the ground floor of the building have a minimum of 25% clear vision glass principally comprised of windows and the upper story (if provided) shall have a minimum of 25% clear vision and/or spandrel glass principally comprised of windows. The above 25% standard shall be determined by a horizontal measurement within said zones.
 - v. Where expanses of solid walls are necessary on elevations, other than noted above, the facade of any floor of the building(s) (including facades that do not from a public street, but are fully visible from a public street), may not have a blank or unarticulated wall that exceeds twenty (20) feet in length. Design elements that may be utilized to break up expanses of solid wall include, without limitation: ornamentation, molding, string courses, belt courses and/or changes in material or color. This standard will not apply to walls facing or oriented toward abutting properties that are not fully visible from Youngblood Road.
 - vi. Pedestrian entrances will be easily identified and will have architectural features such as canopies or awnings and/or window features.
 - 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 twenty-seven (27) 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.
- VI. 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 and an eight (8) foot wide sidewalk along the site's frontage on South Tryon Street.
 - 4. The Petitioner shall provide an eight (8) foot wide planting strip and six (6) 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.
- VII. 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.
- VIII. 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.
- IX. 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.
- X. 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:

Site Area:	± 30 acres
Tax Parcels:	219-111-21, 219-111-15, 219-111-30, 219-111-29, 219-111-28, 219-111-41, 219-111-17, 219-111-26, and 219-111-19
Existing Zoning:	B-D (CD) & R-12MF (CD) (requesting 5 year vested rights)
Proposed Zoning:	B-D (CD) & R-12MF (CD)
Existing Use:	Residential, Vacant
Proposed Uses:	Multi-Family Residential, Indoor Climate Controlled Storage
Maximum Height:	66'
Maximum Development:	240 Multi-Family Residential Units, 90,000 square feet of Commercial uses
Maximum Floor Area Ratio (FAR):	2.0
Parking:	will meet or exceed parking requirements in the Ordinance



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

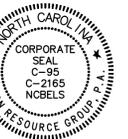
TECHNICAL DATA SHEET

SCALE: 1" = 100'

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

JUNE 26, 2017

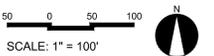
REVISIONS:
1. 9-11-17 - PER STAFF COMMENTS
2. 1-16-18 - ADDED PARCEL / UNITS
3. 3-12-18 - ADDITIONAL CONFIGURATION
4. 6-11-18 - REV ZONING DISTRICTS



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

**SCHEMATIC
ILLUSTRATIVE
PLAN**



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

SEPTEMBER 11, 2017

- REVISIONS:
- 1-16-18 - ADDED PARCEL / UNITS
 - 3-12-18 - ADDITIONAL CONFIGURATION
 - 5-29-18 - REVISED SITE LAYOUT
 - 6-11-18 - REV ZONING DISTRICTS

