   a. Development standards form a part of the rezoning plan associated with the rezoning petition filed by REDWOOD LIVING, LLC to accommodate the rezoning of the site to General Plan Development Districts - RZ2.0 on the City of Charlotte's General Plan and Development Code and 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 RZ2.0 zoning district shall govern the development and use of the site.

   b. The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, the configuration, placement and use of the principal building elements and site amenities are subject to the Ordinance, development standards and the applicable provisions of the Charlotte Department of Transportation (CDOT) or NCDOT in accordance with applicable published standards.

   c. The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, the configuration, placement and use of the principal building elements and site amenities are subject to the Ordinance, development standards and the applicable provisions of the Charlotte Department of Transportation (CDOT) or NCDOT in accordance with applicable published standards.

   d. Future amendments to the rezoning plan and for those development standards may be required to be the program or meaning of the site in accordance with the provisions of Article 6.11 of the Ordinance. Alterations to the rezoning plan may be subject to section 6.207 of the Ordinance.

   e. Modifications shall be permitted if they are not inconsistent with the rezoning plan and shall be subject to approval by the City of Charlotte and the Charlotte Department of Transportation (CDOT). They are intended to depict the development and use of the site.

2. Transportation
   a. Public Street Details - The street facing the site shall comply with the Charlotte City Council approved and adopted First Construction Controls Ordinance.

   b. The location, size and type of surface water management systems depicted on the rezoning plan is schematic in nature and, subject to the Ordinance, development standards and the applicable provisions of the Charlotte Department of Transportation (CDOT). The alignment of the internal driveways and vehicular circulation shall be located at project entry and be consistent with the Charlotte Department of Transportation (CDOT) and/or the City of Charlotte Street Standards.

   c. The development of this site shall comply with the City of Charlotte Street Standards.

   d. The maximum height of any freestanding lighting fixture installed on the site shall not exceed 21 feet above grade.

3. Development of the Site
   a. The development of this site shall comply with the City of Charlotte Street Standards and any applicable City of Charlotte regulations established under the Ordinance for the RZ2.0 zoning district. Any development and construction document phases.

4. Additional Standards
   a. The maximum height of any freestanding lighting fixture installed on the site shall not exceed 21 feet above grade. The maximum height of any freestanding lighting fixture installed on the site shall not exceed 21 feet above grade.

   b. The maximum height of any freestanding lighting fixture installed on the site shall not exceed 21 feet above grade.

   c. Any lighting fixtures attached to principal buildings to be constructed on the site shall be of decorative, simplic and functional type and shall be approved by the City of Charlotte and the Charlotte Department of Transportation (CDOT) established under the ordinance for the RZ2.0 zoning district.

   d. The maximum height of any freestanding lighting fixture installed on the site shall not exceed 21 feet above grade.

   e. Any lighting fixtures attached to principal buildings to be constructed on the site shall be of decorative, simple and functional type and shall be approved by the City of Charlotte and the Charlotte Department of Transportation (CDOT) established under the ordinance for the RZ2.0 zoning district.

5. Development and Construction Standards
   a. All signboard in the property line of the site shall be approved and constructed consistent with the Charlotte City Council approved and adopted First Construction Controls Ordinance.

   b. All signboard in the property line of the site shall be approved and constructed consistent with the Charlotte City Council approved and adopted First Construction Controls Ordinance.

   c. All signboard in the property line of the site shall be approved and constructed consistent with the Charlotte City Council approved and adopted First Construction Controls Ordinance.

   d. All signboard in the property line of the site shall be approved and constructed consistent with the Charlotte City Council approved and adopted First Construction Controls Ordinance.
Current Communities In North Carolina and South Carolina

Representative Architectural Style Perspectives

Project Name: Redwood Ridge Road
Ridge Road
Charlotte, NC 28269

Prepared For: Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

POD: design.net

POD Design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

POD design.net

Sheet Title: Conditional Rezoning Request: Architectural Character & Materials Plans

Sheet #: RZ4.0