

1. General Provisions:
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Woda Group, Inc. ("Petitioner") to accommodate the development of a residential community on approximately 7.05 acre site generally located at 13731 S. Tryon Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-12MF zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

- (i). minor and don't materially change the overall design intent depicted on the rezoning plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed six (6). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 72 multi-family residential dwellings units together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.
- b. Workforce Housing: The Petitioner shall provide a workforce housing program to ensure that the residential units are reasonably priced for persons earning less than the median income for the area. The Petitioner shall ensure that all the proposed residential units constructed on the Site, for a period of not less than 30 years, maintain monthly rents that are income restricted for households earning 60% or less of the area median income.
- c. Surface parking areas (except of parallel or angled on-street parking) will not be allowed between S. Tryon Street, the new internal Public Streets, and the proposed buildings as generally depicted on the Rezoning Plan.

3. Access and Transportation Improvements:

- a. Access to the Site will be from S. Tryon Street as generally depicted on the Rezoning Plan. An existing 15 foot exclusive access easement with access to S. Tryon Street may remain, be relocated, or consolidated into the Site's access from S. Tryon Street.
- b. The Petitioner will as part of the development of the Site construct two (2) new public streets on the Site as generally depicted on the Rezoning Plan (Public Street A and B). The proposed public streets will be designed to meet local residential wide street cross-section. Parallel and angled on-street parking will be provided along the new public streets as generally depicted on the Rezoning Plan.
- c. Along Public Street A and B an eight (8) foot planting strip and a six (6) foot sidewalk will be provided on both sides of these streets as generally depicted on the Rezoning Plan.
- d. The City is in the process of improving the Site's frontage along S. Tryon Street with a sidewalk. If at the time the Petitioner submits the preliminary plans for the Site for subdivision approval, the City has not completed the sidewalk along the Site's S. Tryon Street frontage, the Petitioner will then contribute to the City the cost of associated with the installation of a six (6) foot sidewalk along the Site's frontage. The money contributed by the Petitioner is to be used by the City to complete the sidewalk along S. Tryon Street.
- e. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.
- f. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

- g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- h. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. Meter banks will be screened from adjoining properties and from the abutting public streets.
- c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- d. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, Open Space and Landscaping:

- a. A 15 foot setback as measured from the right-of-way Public Street A and B will be allowed as provided for in Section 9.303.(19)(f) of the Ordinance. Along a portion of Public Street A a 27 foot setback as measured from the right-of-way line will be provided as generally depicted on the Rezoning Plan. A 30 foot setback will be provided as measured from the existing right-of-way of S. Tryon Street will be provided as generally depicted on the Rezoning Plan.
- b. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- c. A Class C Buffer as required by the Ordinance will be provided as generally depicted on the Rezoning Plan. The proposed buffers may be reduced in width as allowed by the Ordinance. If the zoning or land use on the adjoining properties changes to a use or zoning district that no longer requires a buffer then the buffers indicate may be eliminated.

6. General Design Guidelines:

- a. Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 65% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
- b. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.
- c. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
- d. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a water table of Preferred Exterior Building Materials listed above of a minimum of three (3) feet in height. (Preferred building materials will be defined as brick, stone, precast stone, precast concrete, stucco, and decorative block).
- e. Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
- f. 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.
- g. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
- (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
- (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
- h. Utility structures need to be screened architecturally or with evergreen plant material.
- i. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

LAND OWNER:	CHAMPION CHRISTIAN CENTER INC. P.O. BOX 691533 CHARLOTTE, NC 28227
PID#:	219-124-03
JURISDICTION:	CITY OF CHARLOTTE
DEED BOOK & PAGE:	23048 / 857
TOTAL SITE ACREAGE:	±7.05 AC
DENSITY:	±10.21 DU/AC
CURRENT ZONING:	R-3
PROPOSED ZONING:	R-12MF(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 72 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT NOT TO EXCEED THREE (3) STORIES OR 48 FEET	
BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.	
OPEN SPACE REQUIRED:	20.0%
PROPOSED SPACE REQUIRED:	20.0%
TREE SAVE REQUIRED:	15.0% (1.06 AC)

DEVELOPMENT SUMMARY

7. Open Space:
- a. Open space amenity areas will be provided as generally depicted on the Rezoning Plan. The proposed open space areas may be improved with trails, landscaping, seating areas, and structures appropriate to the proposed open space area.

8. Environmental Features:

- a. The location, size and type of storm water 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.
- b. The Site will comply with the Tree Ordinance.

9. Lighting:

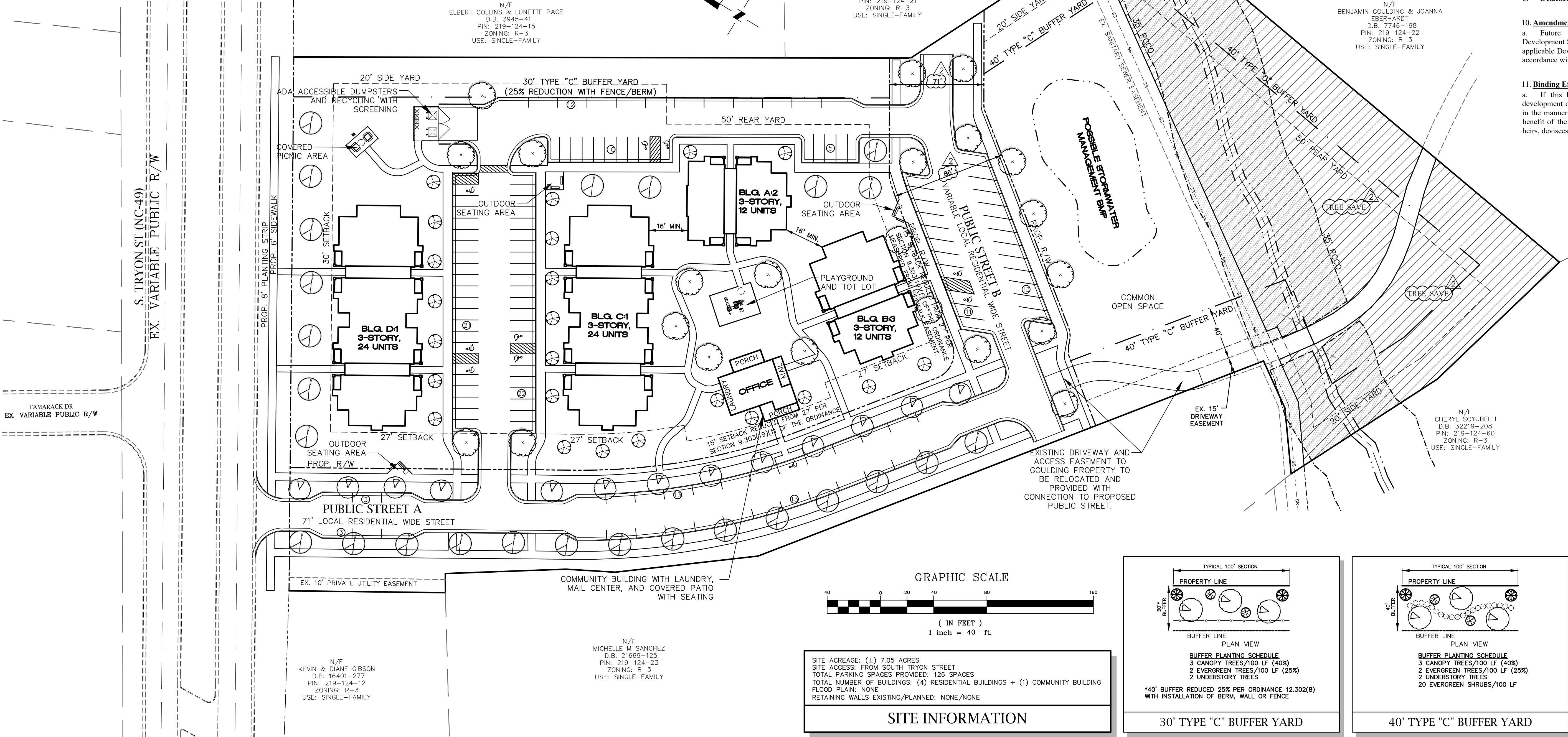
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 21 feet in height.

10. Amendments to the Rezoning Application:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.



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RIVERGATE GREENE
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DEVELOPED BY:
THE WODA GROUP, INC.
191 MAIN STREET, SUITE 205
ANNAPOLIS, MD 21401

SCHEMATIC SITE PLAN

REVISIONS			
1	2/12/18	CHARLOTTE COMMENTS	
2	3/23/18	CHARLOTTE COMMENTS	

CAD FILE: 17-056.DWG
PROJECT NO.: 17-056
DESIGNED BY: JDM
DATE: DECEMBER 15, 2017

RZ1.0

FOR PUBLIC HEARING

REZONING PETITION 2017-197