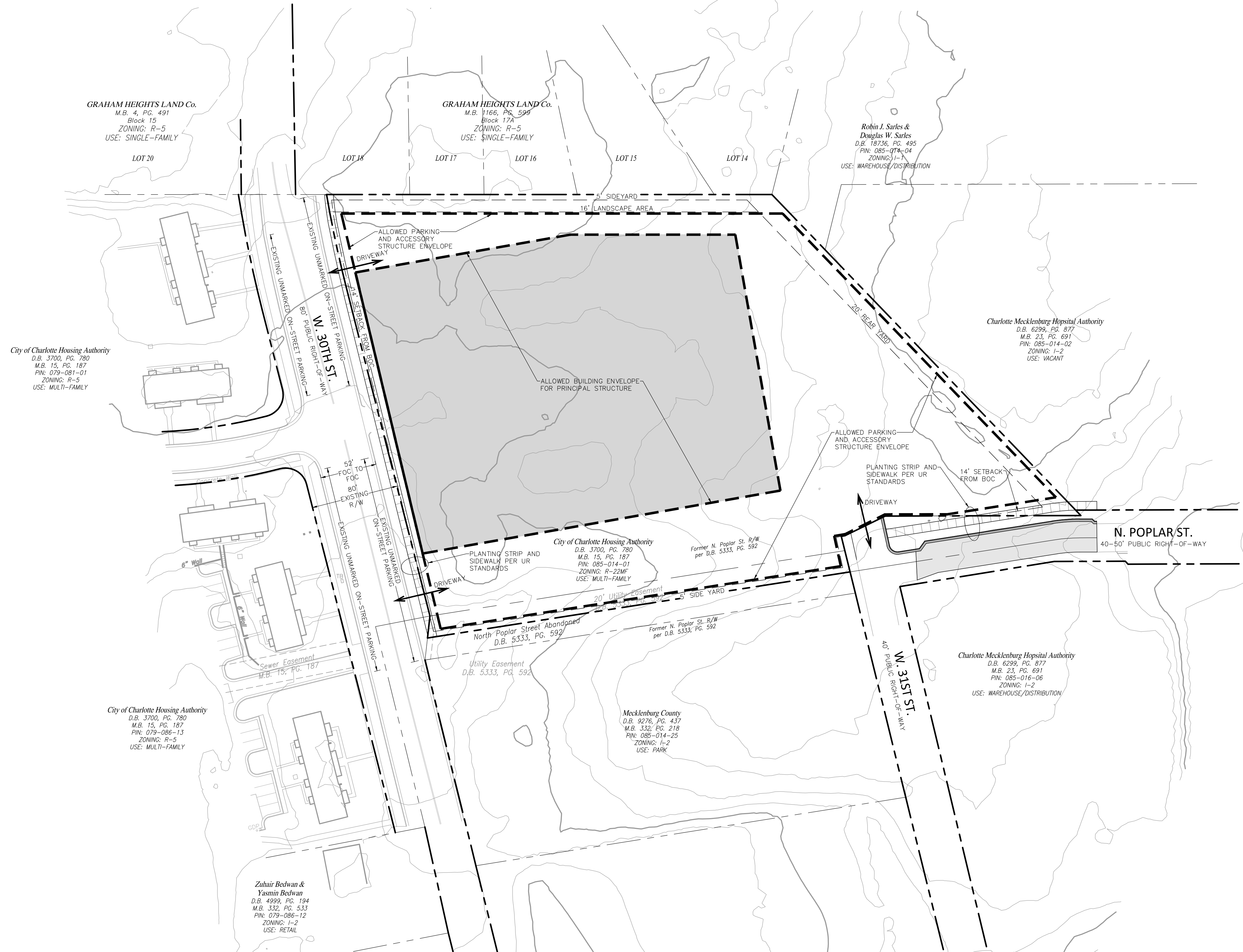
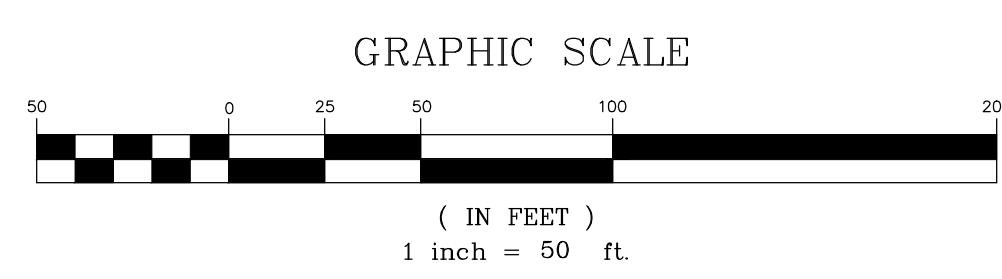


**VICINITY MAP**  
NOT TO SCALE



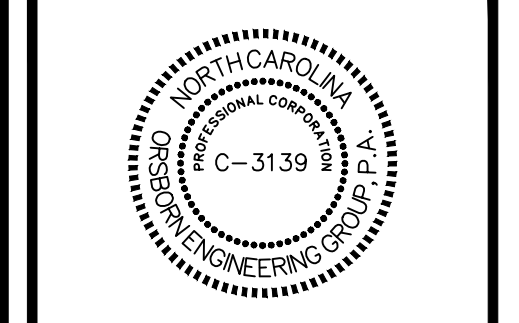
**Development Standards**

1. Development Data Table
  - a. Site Area: 4.265 acres
  - b. Tax Parcel: 08501401
  - c. Existing Zoning: R-22MF
  - d. Proposed zoning: UR-3(CD)
  - e. Existing Use: Multi-Family
  - f. Proposed Use: Multi-Family
  - g. Residential Units/Housing Type: 140/Multi-Family
  - h. Maximum Building Height: As allowed by ordinance
  - i. Parking: As required by the Ordinance
  - j. Open Space: As required by the Ordinance
2. GENERAL PROVISIONS
  - a. These Development Standards form a part of the Rezoning Plan associated with the /Rezoning Petition filed by Charlotte Housing Authority of the City of Charlotte, NC (the "Petitioner") for an approximately 4.270 acre site located on the east side of West 30th / Street at the intersection of West 30th / Street and Bellefonte Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 085-014-01..
  - b. The development and use 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"). The regulations established under the Ordinance for the UR-3 zoning district shall govern the development and use of the Site.
  - 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 size of the building footprint as well as the locations of the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - d. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
3. PERMITTED USES
  - a. The Site may be devoted only to a residential community containing a maximum of 140 multi-family dwelling units in a single building and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UR-3 zoning district.
4. TRANSPORTATION
  - a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
  - b. The alignments of the internal private drives and vehicular circulation areas may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT in accordance with applicable published standards.
  - c. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
5. ARCHITECTURAL STANDARDS
  - a. The maximum height in stories of a new building constructed on the Site shall be 4 stories.
  - b. Vinyl, EIFS or masonry may not be used as an exterior building material on a new building constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.
6. STREETScape AND LANDSCAPING
  - a. A minimum 16 foot wide landscape area that is planted to the standards of a Class C buffer shall be established along the northern boundary line of the site as more particularly depicted on the Rezoning Plan.
7. ENVIRONMENTAL
  - a. Space for recycling stations may be located in various locations on the Site.
  - b. The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.
8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
  - a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - c. 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.



**SCHEMATIC SITE PLAN**  
**PETITION # 2019-000**  
FOR  
**DILLEHAY APARTMENTS**  
**CHARLOTTE, NORTH CAROLINA**

**CHARLOTTE HOUSING**  
**AUTHORITY OF THE CITY**  
**OF CHARLOTTE**  
400 EAST BLVD.  
CHARLOTTE NC, 28203



NO.	REVISIONS	DATE

JOB #	19013
DATE:	03/22/19
SCALE:	1" = 50'
DRAWN BY:	JAW
APPROVED BY:	JCO
<b>RZ-1</b>	

April 01, 2019, 1:55pm, Rev. 1/18/19, P:\19013 Dillehay Apartments Phase 1\DWG\19013\_RZ1.dwg