

#### 1. Development Data Table

Site Acreage: 1.41 Tax Parcels Included in Rezoning: 17709208 Existing Zoning: MUDD-0 and R-17MF Proposed Zoning: MUDD-O and MUDD-O SPA Existing Uses: Vacant Proposed Uses: 100 For Sale or For Lease Mutli-Family Dwelling Units Floor Area Ratio: 2.5 Maximum Building Height: 75' (See Development Standards Note 4.B.) Number and/or Ratio of Parking Spaces: 1 per each bedroom in a Unit Amount of Open Space: As required by the Ordinance

## General Provisions

These Development Standards form a part of the Technical Data Sheet associated with a Rezoning Petition filed by Grubb Properties to amend Site Plan filed in conjunction with approved Rezoning Petition 2004-015 to accommodate development of a multifamily for lease or for sale residential community on a 1.41 acre, more or less, site located at the southeasterly corner of the intersection formed by Sharon Township Lane and Colony Road (the "Site"). Development of the Site will be governed by the current approved Site Plan per Rezoning Petition 2004-015 as amended by the Technical Data Sheet, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") subject to the Optional Provisions set forth under Section 3 below. Unless the Technical Data Sheets or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification, shall govern all development taking place on this Site.

The exact alignment of internal streets and driveways has not been determined and are subject to final design and engineering plans. Minor modifications or alternations of these alignments may therefore take place during design development and construction phases.

The exact locations of buildings and parking areas have also not been determined and are subject to final design and engineering plans. Accordingly, flexibility shall be granted to the Petitioners / Developers to make adjustments to the precise building sizes and locations shown on the Site Plan during final design changes. However, buildings shall be located within the building envelopes depicted on the Technical Data Sheet, their placements shall be generally consistent with the locations depicted on the Site Plan and they shall satisfy all other Ordinance Standards.

Locations of trees, plantings, open space and hardscape amenities may be altered or modified to accommodate Site plan configuration changes. Parking layouts may also be modified to accommodate final building location and parking spaces may be located inside or outside building envelopes to the extent permitted by the Ordinance and the Optional provision outlined above.

All such changes are subject to approval per Section 6.207 of the Ordinance.

## Optional Provisions

No additional requested changes.

## 4. Permitted Uses

# A. Permitted Uses:

Tract 2 may be devoted to only residential uses, including any accessory uses as permitted in the MUDD Zoning Classification:

Permitted Development: Tract 2 may be developed with up to 100 for-sale or for-lease residential multifamily dwelling units and accessory uses as permitted in the MUDD zoning classification.

## Building Descriptions / Restrictions:

No part of any building built within Tract 2 shall exceed 75 feet in height as measured from average grade around the building to the top of the highest part of the structure, but not including firewalls, chimneys, sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air conditioning equipment, or similar equipment for the operation and maintenance of the building and any device (no more than five feet in height) used to screen only the immediate area around a roof top structure or equipment.

## Other Use Conditions and Limitations:

Accessory uses to the residential development include but are not limited to, laundry rooms, leasing offices, property management offices, pools, clubhouses, fitness rooms, storage/janitorial rooms, lobbies, concierge areas, loading docks, and trash/recycling areas shall not be included in the calculation of the maximum floor areas or residential units noted above.

Any surface level parking or structured parking facilities shall not be included in the calculation of the maximum floor areas or maximum residential units noted above. Surface, on-street, and/or structured parking facilities may be constructed within Tract 2.

## Transportation

- A. Off street parking and loading will meet the standards established under the Ordinance, but will accommodate at least one parking space per bedroom.
- Parking areas may include surface parking and/or structured parking. Surface parking areas will be screened in accordance with the Ordinance. Developer is allowed to vary the location, quantity and configuration of the proposed parking areas identified in the Schematic plan. Structured parking will be treated architecturally or screened by buildings and/or landscaping in order to avoid large expanses of blank walls.
- C. Angled, parallel or perpendicular parking may be provided along internal streets within the Site, and will count toward the minimum parking requirements.
- Architectural Standards
- A. Buildings constructed on the Site along Colony Road will utilize four-sided architecture and contain windows and doors that face these streets and these doors shall be operational. Large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements in accordance with the Ordinance.
- B. The Petitioner shall provide for the burial of the existing overhead utility lines along those portions of Colony Road abutting the site.
- C. The building materials for all elevations shall include brick and glass as the primary construction material with accents of stucco, architectural concrete block, EIFS, natural or manufactured stone, pre-cast concrete, and architectural metals. At least 60% of the exterior opaque vertical surfaces below the eaves (not including the doors and windows) of all buildings constructed within the mixed-use portion of the site will be composed of brick.



Subject to being able to obtain approvals to do so from the utilities involved, the Petitioner will cause all new utility lines (not including relocations or replacements of existing lines) installed on the Site to be buried.

D. Petitioner will provide rooftop screening for all roof mounted mechanical equipment.



- The exterior balconies of all buildings constructed on the Site will be designed so that they will be covered and enclosed on 3 sides.
- 7. Streetscape and Landscaping
- A. The streetscape treatment along Colony Road will conform to Section 9.8506 of the Ordinance and include either existing or proposed large or small maturing trees and supplemental shrubbery.
- B. The Petitioner shall make every reasonable effort to preserve all existing trees six inches in caliper and larger located within the 30-foot setbacks along Colony Road. The Petitioner will utilize tree protection measures such as barricades during the construction process and tree maintenance measures such as automatic irrigation in an effort to preserve such trees.
- Sidewalks of at least 5 feet in width shall be provided along both sides of all internal streets and extending from the interior of the Site out to the sidewalk system along Colony Road, as generally depicted on the Illustrative Site Plan.
- D. Large maturing trees, spaced approximately 40 feet on center, shall be provided along the internal streets surrounding
- The Petitioner shall cause to be installed within the setback areas along Colony Road, trees and other materials in accordance with the City of Charlotte Tree Ordinance and the Site Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying trees and/or other plant materials).
- Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code and the Site Plan.
- G. The height of any screening materials located along Colony Road shall comply with the provisions of Section 12.109 of the Ordinance to maintain clear sight triangles.
- H. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

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All other screening and landscaping shall meet or exceed the standards of the Ordinance.

Storm Water retention areas will be at existing off-site retention facilities pursuant to existing easements appurtenant to the Site as set forth on Rezoning Petition 2004-015.

9. Parks, Greenways and Open Space

**Environmental Features** 

Petitioner will cause the Site to have sufficient open space as required by the Ordinance.

10. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

## 11. Signage

Any detached signage shall be ground mounted or monument style. Residential detached signage will be no more than 4 feet in height as measured from the final grade and no more than 32 square feet in size. The area of the copy on any Residential detached signage shall not exceed a size of 28 square feet per sign.

## 12. Lighting

- A. The Petitioner shall provide pedestrian-scale lighting along Colony Road, along the internal streets, at vehicular entrances to the Site from Colony Road and along the walking trail. The Petitioner shall thereafter maintain or cause to be maintained all such lighting. All pedestrian-scale lighting will be capped to direct lighting downward.
- B. The maximum height of any freestanding lighting fixture erected on the Site (other than streetlights on public rights-of-way) including its base, shall not exceed 20 feet, except in the designated surface parking areas. Freestanding lighting in the designated surface parking areas shall not exceed 25 feet. All parking lot lighting shall be designed such that direct illumination does not extend past any property line.
- C. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.
- 13. Phasing None
- 14. Other

A. Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

#### Binding Effect of the Rezoning Documents and Definitions:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current 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 the Site from time to time who may be involved in any future development thereof.

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—ⓒ Little 2012

10/12/12

PER REVIEW COMMENT 10.12.12

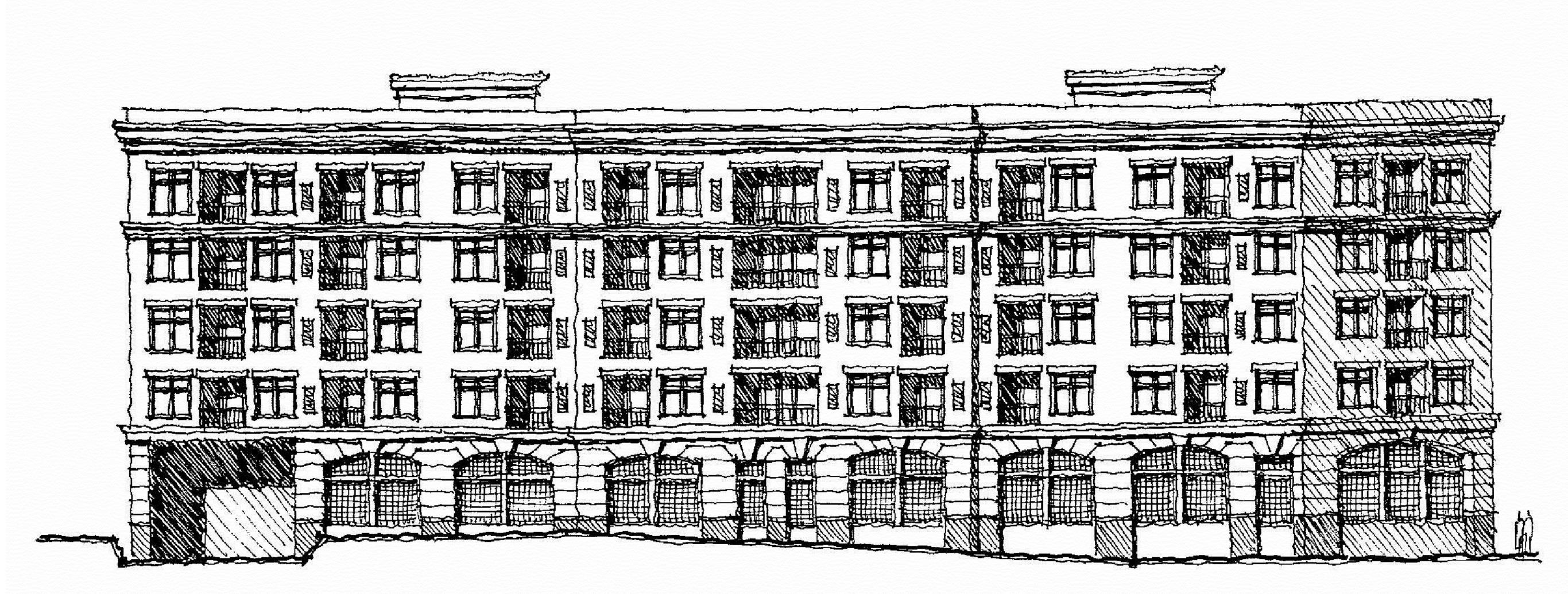
PRINCIPAL IN CHARGE Powlen Van Sickle DESIGN TEAM MVS

Morrison Tract 2 **Rezoning Petition** 2012-0093

101.6681.00

DEVELOPMENT

STANDARDS





# NOTE:

THIS IS A CONCEPTUAL RENDERING ONLY. ACTUAL ELEVATIONS AND DESIGN MAY DIFFER.

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10/12/12 NO. REASON
PER REVIEW
COMMENT

PROJECT MANAGER Van Sickle

PROJECT NAME

Morrison Tract 2 Rezoning Petition 2012-0093

101.6681.00

ARCHITECTURAL IMAGES

RZ-3