

VICINITY MAP
NOT TO SCALE

Development Standards

1. Development Data Table

- a. Site Area: 22.0 acres
b. Tax Parcel: 047-231-06
c. Existing Zoning: I-1
d. Proposed zoning: TOD-M(CD)
e. Existing Use: Vacant
Proposed Use: All uses allowed in TOD-M.
f. Residential Units/Housing Type: As required or allowed by the Ordinance
g. Residential Density: As required or allowed by the Ordinance
h. Square Footage of Non-Residential: As required or allowed by the Ordinance
i. Floor Area Ratio: As required or allowed by the Ordinance
j. Maximum Building Height: As allowed by the Ordinance
k. Parking: As required or allowed by the Ordinance
l. 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 Carolina States Regional Center, LLC ("Petitioner") for an approximately 22 acre site located on the east side of MacFarlane Boulevard near the intersection of North US 29 By-Pass Highway and North Tryon Street, which site is more particularly depicted on the Rezoning Plan (the "Site").
b. The development of the Site shall 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 TOD-M zoning district shall govern the development and use of the Site.
c. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses 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 to 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 the development of the Site shall be required to meet any applicable setback, side yard and rear yard requirements with respect to the exterior boundary of the Site. Additionally, each phase or component of the proposed development shall not be required to independently meet the open space requirements of the Ordinance provided that the overall development of the Site meets such open space requirements.
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. Subject to the development limitations set out in paragraphs 1 through 6 below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.
- Buildings located in Development Area 1 fronting Periwinkle Hill Avenue will include ground floor non-residential active uses.
 - Drive-thru facilities shall be located to the rear of buildings and will not be visible from public streets.
 - Gasoline pumps are prohibited.
 - Unless developed as open space, Development Area 1 will include a mix of uses. A mix of uses shall be deemed to mean more than one type of use on Development Area 1. For example, a mix of uses could include at least two of the following uses: residential, office, retail, hotel, recreation/amenity uses and other permitted uses.
 - Retail uses in Development Areas 2, 4 and 5 will be restricted to the ground floor of non-residential and/or residential buildings.
 - Retail uses in Development Area 3 will be restricted to the ground floor of non-residential and/or residential buildings. Notwithstanding the foregoing, in the event that Development Area 3 is expanded to N. Tryon Street as provided below in paragraph b, this restriction shall not apply to Development Area 3.
- b. In the event that the portion of the right of way for US I-85 Service Road located adjacent to the Site and hatched on the Rezoning Plan (the "Right of Way") is abandoned and acquired by the Petitioner or its successor in interest, this abandoned Right of Way area shall be incorporated into the relevant adjacent Development Area and may be developed in accordance with the provisions of this Rezoning Plan and the provisions of the TOD-M zoning district. More specifically, the Right of Way area located to the west of extended Proposed Public Street B shall be incorporated into Development Area 3, and the Right of Way area located to the east of extended Proposed Public Street B shall be incorporated into Development Area 1.

The extension of Proposed Public Street B to North Tryon Street as depicted on the Rezoning Plan shall only be required if the Right of Way is abandoned and acquired by the Petitioner or its successor in interest, and such extension of Proposed Public Street B shall be completed prior to the issuance of a certificate of occupancy for the first building constructed in the former Right of Way area.

4. Transportation

- a. Proposed internal streets depicted on the Rezoning Plan are intended to illustrate compliance with applicable ordinances as well as discussions with CDOT and NCDOT staff. Final locations and/or configurations of the internal streets to be determined with staff.
b. Due to the Duke Energy Right-of-way and existing environmental features, such as wetlands and topography, the extension of Proposed Public Street B to Ikea Boulevard will be further analyzed and considered during the Subdivision Review Process.
c. If a new internal street is not required between Development Areas 2 and 4, an 8' wide pedestrian path constructed with a finished surface, for example mulch, asphalt, concrete, etc., will be provided in the same general area as Proposed Public Street B connecting Proposed Tyner Drive to Ikea Boulevard. The path may meander and will connect to available open spaces along this corridor.
d. Buildings and accessory structures will be positioned along the existing and proposed public streets. Surface parking lots will be located within the core of each development area located behind or along the side of proposed structures as allowed by the ordinance and not further restricted by these standards unless otherwise noted on this plan.
e. No surface parking lots will be adjacent to Periwinkle Hill Avenue in Development Area 1 and Development Area 2. Notwithstanding the foregoing, driveways may connect internal parking lots in Development Area 1 and Development Area 2 to Periwinkle Hill Avenue.
f. Surface parking lots are allowed within the Duke Energy right-of-way subject to approval by Duke Energy.
g. Driveways will be limited to one per development block along Periwinkle Hill Avenue and Tyner Drive only.
h. As noted above, the extension of Proposed Public Street B to North Tryon Street as depicted on the Rezoning Plan shall only be required if the Right of Way is abandoned and acquired by the Petitioner or its successor in interest, and such extension of Proposed Public Street B shall be completed prior to the issuance of a certificate of occupancy for the first building constructed in the former Right of Way area.

5. Architectural Standards

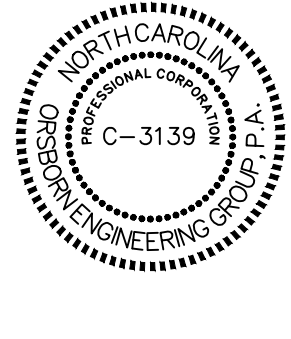
- a. Principal Use Buildings on all Development Areas will be multi-story. Accessory Use Buildings may be single story.
b. Building(s) shall be built to the minimum setback for a minimum of fifty percent of Development Area 1's frontage along Periwinkle Hill Avenue so that a building edge is created on a minimum of fifty percent of Development Area 1's frontage along Periwinkle Hill Avenue.
c. With respect to any building located in Development Area 1 that fronts Periwinkle Avenue, that portion of the ground floor building facade that fronts Periwinkle Avenue shall be wrapped with one or more non-residential active uses. The minimum depth of any tenant space, suite or unit containing such non-residential active use or uses shall be 30 feet as measured from the ground floor building facade fronting Periwinkle Avenue.
d. Building(s) shall be built to the minimum setback for a minimum of fifty percent of that portion of Development Area 1's frontage along Tyner Drive that is located between "Reference Point A" and "Reference Point B" that are designated on the Rezoning Plan so that a building edge is created on a minimum of fifty percent of that portion of Development Area 1's frontage along Tyner Drive that is located between "Reference Point A" and "Reference Point B". Additionally, a minimum of 50 linear feet of ground floor building facade fronting on Tyner Drive shall be wrapped with one or more non-residential active uses. The minimum depth of any tenant space, suite or unit containing such non-residential active use or uses shall be 30 feet as measured from the ground floor building facade fronting on Tyner Drive.
e. Multi-Family residential buildings will include a direct connection from the building to the public sidewalk along at least one building facade. Where feasible, ground floor residential units will have direct connections to public sidewalks.
f. Non-residential ground floor uses along public streets will have clear vision glass windows and prominent entrances with operable doors facing the public streets that allow access from the sidewalk.
g. The ground floor of non-residential and multi-family buildings will be architecturally distinguished from the upper floors.
h. Where feasible, building corners at street intersections will be designed to feature prominent entrances and/or distinctive architectural features.
i. The front door of single-family attached and detached dwelling units will have direct connections to the public sidewalk.
j. Pools located along public streets shall be screened from view from the street and sidewalk. Pools will not be located at street intersections.
k. The first floor of non-residential buildings shall have a minimum floor-to-floor ceiling height of 12 feet.
l. Buildings shall be designed to avoid the appearance of long, continuous building walls and to break up the visual mass and bulk through utilizing design techniques including, but not limited to:
a. Facade modulation that provides variation in the building wall.
b. Building mass separation between all or part of a single building to create the appearance of multiple buildings.
c. Use of varying architectural styles, building heights, and/or roof pitches to reduce the apparent size of a building.
d. Multi-Family residential development with a variety of building mass, scale, and type, for example, townhomes, carriage house units, apartments, etc.

6. Streetscape and Landscaping

- a. All proposed street cross sections and setbacks will conform to the Transportation policies of the University City Area Plan in effect as of the date of approval of this Rezoning Petition.
b. Residential uses along local streets shall have a minimum 20' setback with the exception of provisions allowed by the ordinance.

7. Lighting

- a. Maximum height of detached lighting will be 30'
b. Site lighting will utilize full cut-off style fixtures.



| NO. | DATE | PER STAFF COMMENTS | PER STAFF ANALYSIS | REVISIONS |
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| 1 | | | | |
| 2 | 09/18/15 | | | |
| 3 | 09/11/15 | | | |
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| JOB # | 14030 |
| DATE: | 01/26/15 |
| SCALE: | 1" = 80' |
| DRAWN BY: | JAW |
| APPROVED BY: | JCO |