

1. GENERAL PROVISIONS

- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The parcels of land that comprise the Site may be recombined at the option of the Petitioner.
- E. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size of the development, the level of investment, economic cycles and market conditions.
- F. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
- (1) A residential community containing a maximum of 150 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities for use by the residents of the residential community, such as a fitness center.

(iii) Professional business and general offices; and

Notwithstanding the foregoing, of the allowed 30,000 square feet of gross floor area that may be devoted to the above non-residential uses, a maximum of 20,000 square feet may be devoted to retail sales, service uses and eating, drinking and entertainment establishments (Type 1 and Type 2).

1. TRANSPORTATION

- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- The site shall be served by a structured parking facility as depicted on the Rezoning Plan.
- C. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

2. ARCHITECTURAL STANDARDS

The maximum height in stories of the building to be constructed on the Site shall be 4 stories. The maximum height in feet of the building to be constructed on the Site shall be 60 feet.

D. Exterior dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster and recycling areas will be architecturally compatible with the building materials and colors used on the principal building. If one or more sides of a dumpster and recycling area adjoin a side or rear wall of the building, then the side or rear wall may be substituted for a side. Additionally, dumpster and recycling areas may be located within the structured parking facility or within the interior of the building located on the Site, and any such dumpster and recycling areas may have roll up doors and the containers can be moved outside to be emptied and then returned to the interior of the structured parking facility or the building.

1. STREETSCAPE/LANDSCAPING/OPEN SPACE

- The development of the Site shall comply with the applicable landscaping and screening requirements of the C.
- B. Urban open space will be provided on the Site as required by the Ordinance. Options for the urban open space are depicted and described on the Rezoning Plan.
- Petitioner shall install a minimum 8 foot wide planting strip and a minimum 13 foot wide sidewalk along the Site's frontage on East 7th Street, and a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on North Caswell Road as generally depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
- B. No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the properties.

- 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.
- 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.

PETITION # 2015-SUBMITTAL #1, OCTOBER 26, 2015

TOPOGRAPHIC AND TREE SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY JOHN R. McADAMS COMPANY, INC, DATED FEBRUARY 18, 2015. THE MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16, 17, 18 OF TABLE A THEREOF.
THE SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2015.

SCALE: 1" = 20'



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NC FIRM LICENSE: F-0585(ENG) NC FIRM LICENSE: C-279(LA) Description

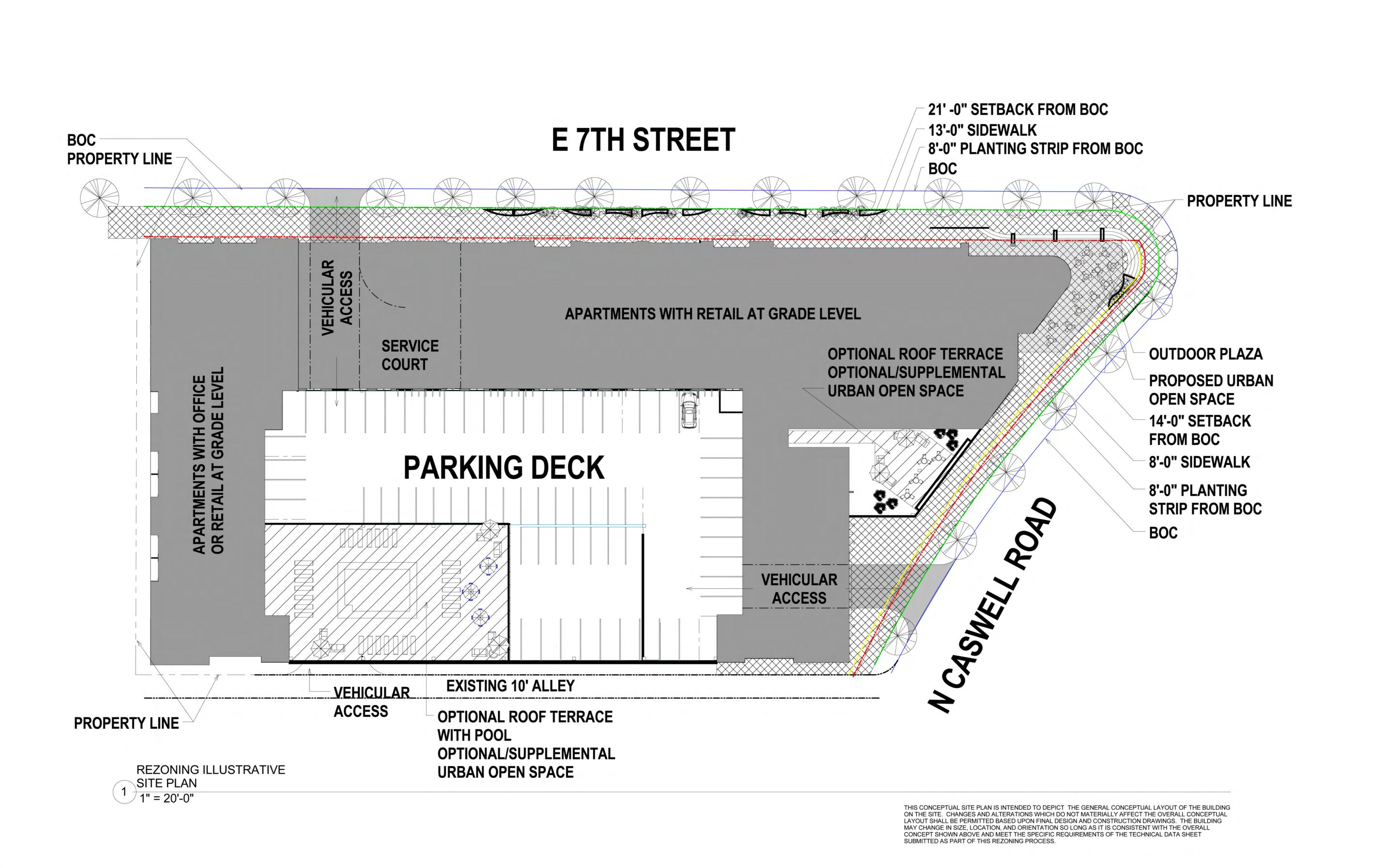
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Project Number

10/26/15

Technical Data Sheet



Faison

E 7th St @ N Caswell Ro

No. Description Date



Project Number

te 10/26/15

Illustrative Site Plan

SHEET

RZ 2