

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of multifamily residential units on an approximately 10.04 acre site located at the intersection of Wilkinson Boulevard and Suttle Avenue (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Optional Provisions

a) Reserved

III. Permitted Uses

The Site may be devoted to multifamily residential uses together with any incidental or accessory uses associated therewith.

IV. Maximum Development

The Site may be devoted to up to 350 residential units together with any incidental or accessory uses associated therewith.

V. Transportation

Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

VI. Architectural Standards

a) The architectural design and exterior elements of all buildings constructed on the Site shall be substantially similar to the site plan provided.

b) Exterior building materials will consist of brick, glass, stucco, metal and composite panels, and/or cementitious siding.

c) Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:

1. Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
2. Utilize horizontal and vertical variations in wall planes;
3. Provide architectural protrusion to accentuate enclosed balconies;
4. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
5. Provide amenity landscaping, such as sitting area with arboring; and/or
6. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated walls.

d) The scale and massing of buildings longer than 150 feet along a street or public open space or greater than 30,000 horizontal square feet shall be minimized by utilizing at least three (3) options below:

1. Provide varied roof lines through the use of modulated building heights or innovative architectural solutions;
2. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
3. Provide architectural protrusion to accentuate enclosed balconies;
4. Provide amenity landscaping, such as a sitting area with arboring; and/or
5. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.

e) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.

f) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade using parapets or similar building elements.

g) All other screening and landscaping shall conform to the standards of the Ordinance.

h) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Suttle Avenue frontage.

VII. Signage

All signage shall meet the requirements of the MUDD zoning district.

VIII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

IX. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

X. Lighting

- a) All parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) Pedestrian scale lighting will be provided within the site.

XI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

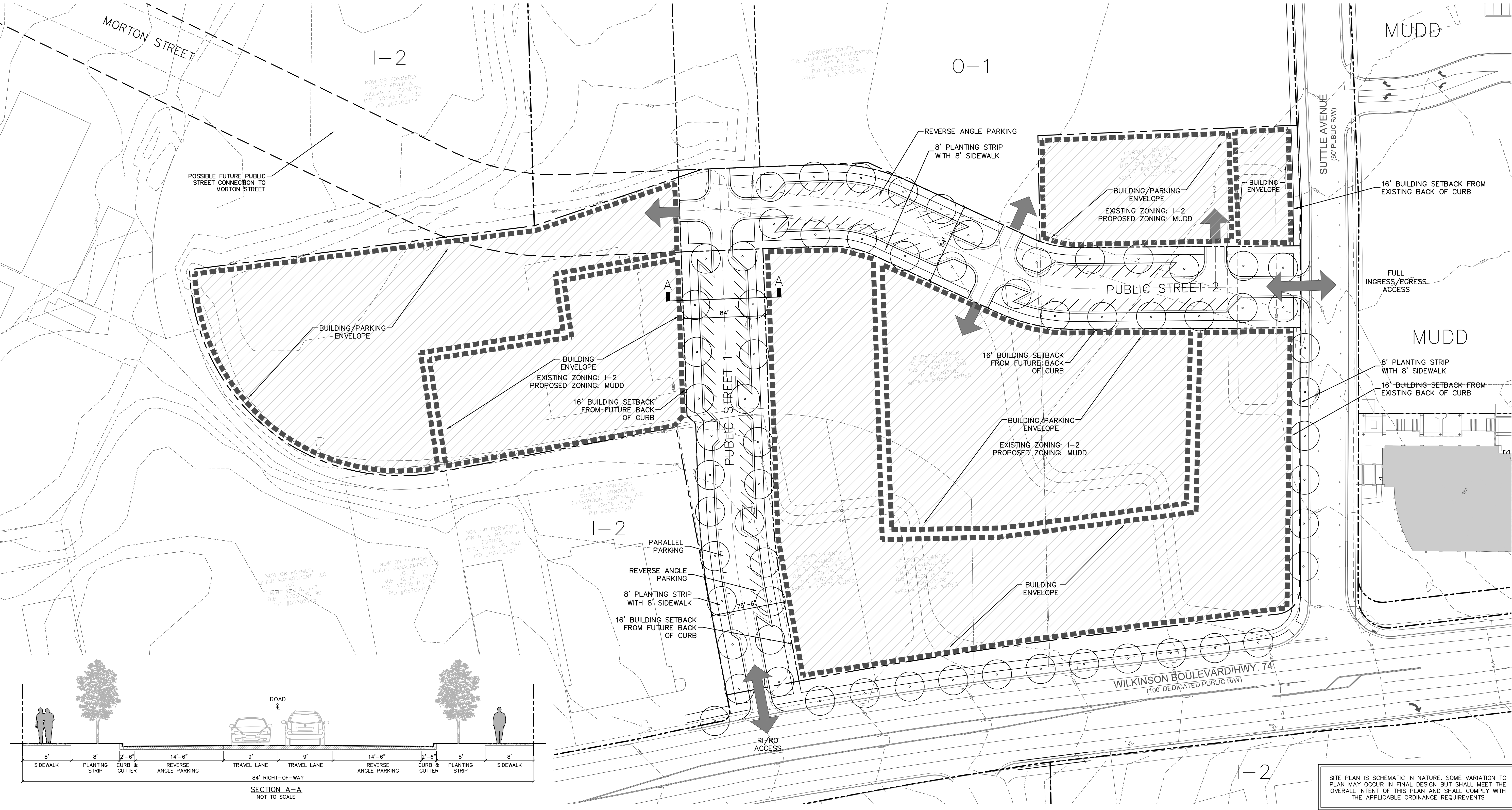
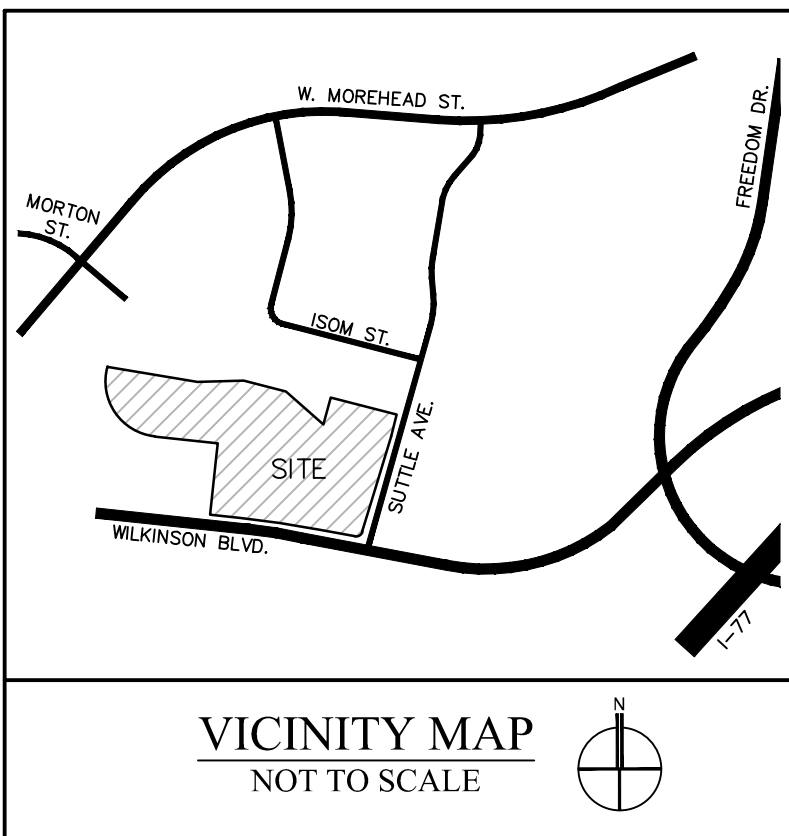
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

SITE DEVELOPMENT DATA

SITE ACREAGE:	±10.04 ACRES
TAX PARCEL #:	067-021-08; 067-021-09; 067-021-16; 067-021-52
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MAXIMUM DEVELOPMENT:	UP TO 350 RESIDENTIAL UNITS
PROPOSED DENSITY:	34.86 UNITS/ACRE
BUILDING HEIGHT:	UP TO 75' PER MUDD-O ZONING ORDINANCE
PARKING PROVIDED:	SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS

VEHICULAR INGRESS/EGRESS

BUILDING/PARKING/SERVICE ENVELOPE



SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

PETITION 2016-XXX

BRYANT PARK APARTMENTS

ALLIANCE RESIDENTIAL COMPANY
708 EAST BLVD., SUITE E
CHARLOTTE, NC 28203
704-941-0972

TECHNICAL
DATA SHEET

SCALE: 1"=50'

PROJECT #: 355-008
DRAWN BY: BMS
CHECKED BY: BS

DECEMBER 15, 2016

REVISIONS: