



REZONING PETITION

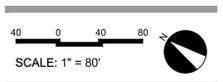
2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA

HH HUNT
1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

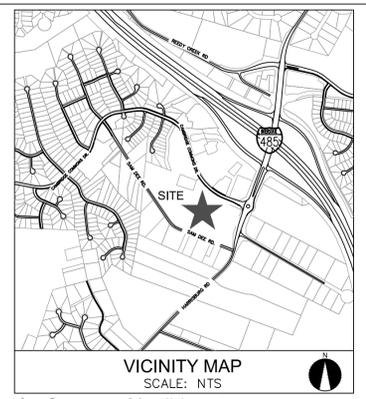
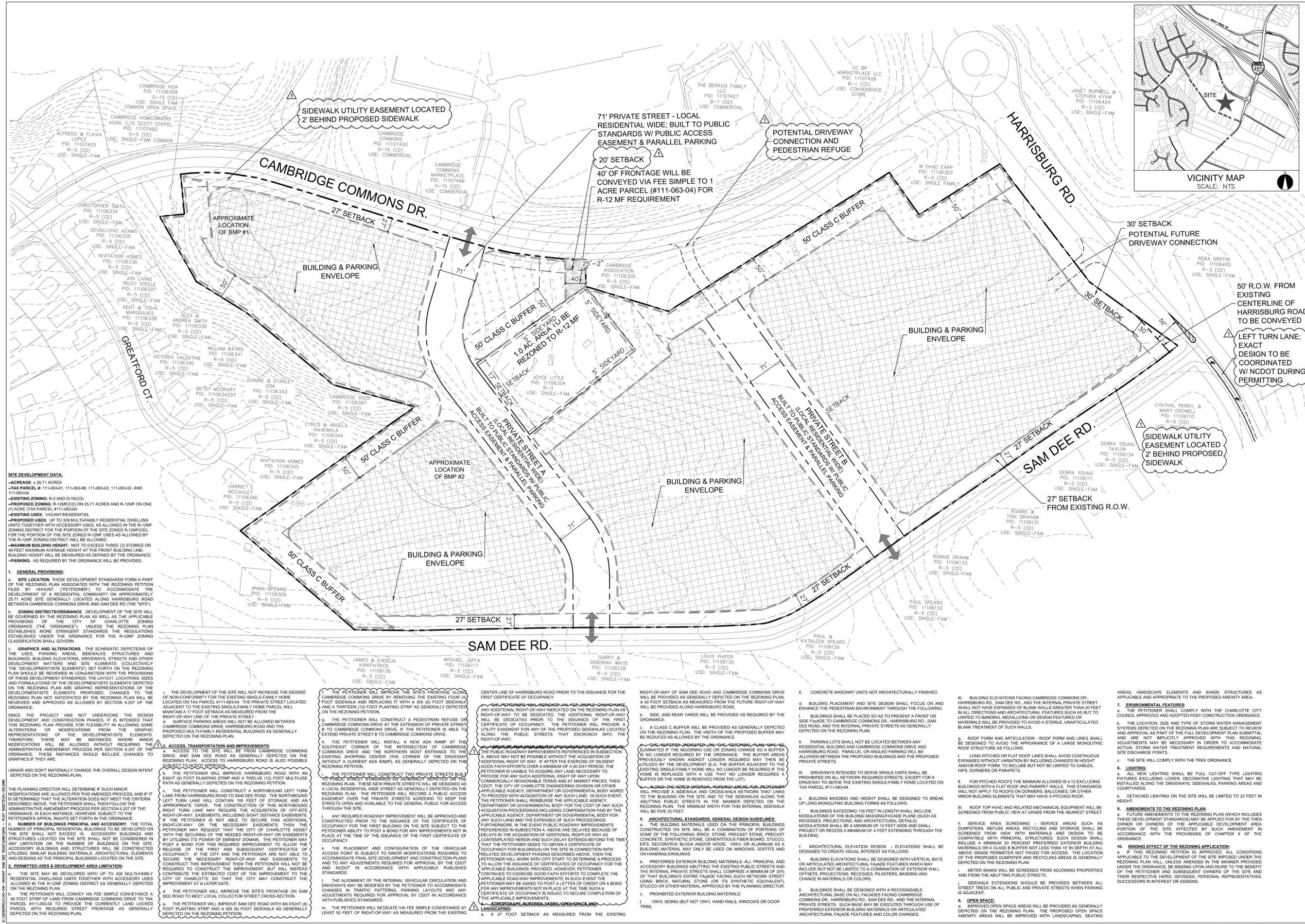
TECHNICAL
DATA SHEET



PROJECT #: 143-041
DRAWN BY: LD
CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:
APRIL 15, 2019 - PER STAFF COMMENTS



SITE DEVELOPMENT DATA:
-ACREAGE: ± 26.71 ACRES
-TAX PARCEL #: 111-063-01, 111-063-98, 111-063-02, 111-063-52, AND 111-063-53
-EXISTING ZONING: R-3 AND O-15(CD)
-PROPOSED ZONING: R-12MF(CD) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE (TAX PARCEL #111-063-04). THE PRIVATE STREET LOCATED ON 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (THE "SITE").
-EXISTING USES: VACANT/RESIDENTIAL
-PROPOSED USES: UP TO 308 MULTIFAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MF(CD). FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.
-MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES OR 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE. BUILDING HEIGHT WILL BE MEASURED AS DERIVED BY THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

1. GENERAL PROVISIONS:
a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HH HUNT (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD (THE "SITE").
b. **ZONING DISTRICT/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL APPLY.
c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
d. **MODIFICATIONS:** SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE PETITIONER TO REOPEN THE REZONING PROCESS. SUCH MODIFICATIONS SHALL FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
ii. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCEDURE, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
e. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 16. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY DETERMINATION OF THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSIDERED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.
f. **PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
i. THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTIFAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
ii. THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A 40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.

a. THE DEVELOPMENT OF THE SITE WILL NOT INCREASE THE DEGREE OF NON-CONFORMITY FOR THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04. THE PRIVATE STREET LOCATED ADJACENT TO THE EXISTING SINGLE-FAMILY HOME PARCEL WILL MAINTAIN A 17 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PRIVATE STREET.
b. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN CAMBRIDGE COMMONS DRIVE, HARRISBURG ROAD AND THE PROPOSED MULTIFAMILY RESIDENTIAL BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. **ACCESS, TRANSPORTATION AND IMPROVEMENTS:**
i. ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE AND SAM DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO THE NECESSARY EASEMENTS.
ii. IMPROVEMENTS TO HARRISBURG ROAD SHALL BE MADE WITH AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTIPURPOSE PATH AS GENERALLY DEPICTED ON THE REZONING PETITION.
iii. THE PETITIONER WILL CONSTRUCT A NORTHBOUND LEFT TURN LANE FROM HARRISBURG ROAD TO SAM DEE ROAD. THE NORTHBOUND LEFT TURN LANE WILL CONTAIN 100 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS NORTHBOUND RIGHT TURN LANE MAY REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS, THEN THE PETITIONER MAY REQUEST THAT THE CITY OF CHARLOTTE ASSIST WITH THE SECURING OF THE NEEDED RIGHT-OF-WAY OR EASEMENTS BY UTILIZING ITS POWER OF EMPOWERED DOMAIN. THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO IMPROVE THE IMPROVEMENT THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE.
iv. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ON SAM DEE ROAD TO MEET LOCAL COLLECTOR STREET CROSS-SECTION.
v. THE PETITIONER WILL IMPROVE SAM DEE ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PETITION.
vi. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ALONG CAMBRIDGE COMMONS DRIVE BY REMOVING THE EXISTING FOUR (4) FOOT SIDEWALK AND REPLACING IT WITH A SIX (6) FOOT SIDEWALK AND A THIRTEEN (13) FOOT PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.
vii. THE PETITIONER WILL CONSTRUCT A PEDESTRIAN REFUGE ON CAMBRIDGE COMMONS DRIVE AT THE EXTENSION OF PRIVATE STREET TO CAMBRIDGE COMMONS DRIVE. IF THE PETITIONER IS ABLE TO EXTEND PRIVATE STREET TO CAMBRIDGE COMMONS DRIVE, THE PETITIONER WILL INSTALL A NEW ADA RAMP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND THE NORTHERN MOST ENTRANCE TO THE EXISTING SHOPPING CENTER (THE CORNER OF THE DRIVEWAY) WITHOUT A CURRENT ADA RAMP), AS GENERALLY DEPICTED ON THE REZONING PETITION.
viii. THE PETITIONER SHALL CONSTRUCT TWO PRIVATE STREETS BUILT TO LOCAL RESIDENTIAL WIDE PUBLIC ACCESS EASEMENT & PARALLEL PARKING STANDARDS. THESE NEW PRIVATE STREETS WILL BE DESIGNED AS A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGH THE SITE.
ix. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
x. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
xi. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
xii. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE AT LEAST 30 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF HARRISBURG ROAD PRIOR TO THE ISSUANCE FOR THE FIRST CERTIFICATE OF OCCUPANCY.
xiii. ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS THAT ENDOUR INTO THE RIGHT-OF-WAY.
xiv. THE PETITIONER SHALL PROVIDE A PUBLIC ACCESS EASEMENT TO THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION a. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS.
xv. THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS.
xvi. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROADWAY IMPROVEMENTS. IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
xvii. **LANDSCAPING:**
a. A 27 FOOT SETBACK AS MEASURED FROM THE EXISTING

RIGHT-OF-WAY OF SAM DEE ROAD AND CAMBRIDGE COMMONS DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. A 30 FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY WILL BE PROVIDED ALONG HARRISBURG ROAD.
b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
c. A CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PROPOSED BUFFER MAY BE REDUCED AS ALLOWED BY THE ORDINANCE.
d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE ROAD AND THE INTERNAL PRIVATE STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
ii. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY RESIDENTIAL BUILDING AND CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD. PARALLEL OR ANGLED PARKING WILL BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE PROPOSED PRIVATE STREETS.
iii. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS, EXCEPT FOR A DRIVEWAY TO SERVE THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04.
iv. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING.
v. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDINGS AND CHANGE IN MATERIALS OR COLORS.
ii. BUILDINGS SHALL BE DESIGNED WITH A REASONABLE ARCHITECTURAL BASE ON ALL FACADES FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD. AND THE INTERNAL PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
vi. PROHIBITED EXTERIOR BUILDING MATERIALS:
i. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).

iii. BUILDING ELEVATIONS FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD. AND THE INTERNAL PRIVATE STREET SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, METALLIC OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
vii. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.
ii. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 1/2 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
iii. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
viii. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 17 IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
ix. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ADJOINING PUBLIC STREETS.
x. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.
xi. OPEN SPACE:
a. IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING

AREAS, HARDSCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.
7. **ENVIRONMENTAL FEATURES:**
a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
8. **LIGHTING:**
a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING
b. ALL NEW LIGHTING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
c. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 22 FEET IN HEIGHT.
9. **AMENDMENTS TO THE REZONING PLAN:**
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
10. **BINDING EFFECT OF THE REZONING APPLICATION:**
a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPROVED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.