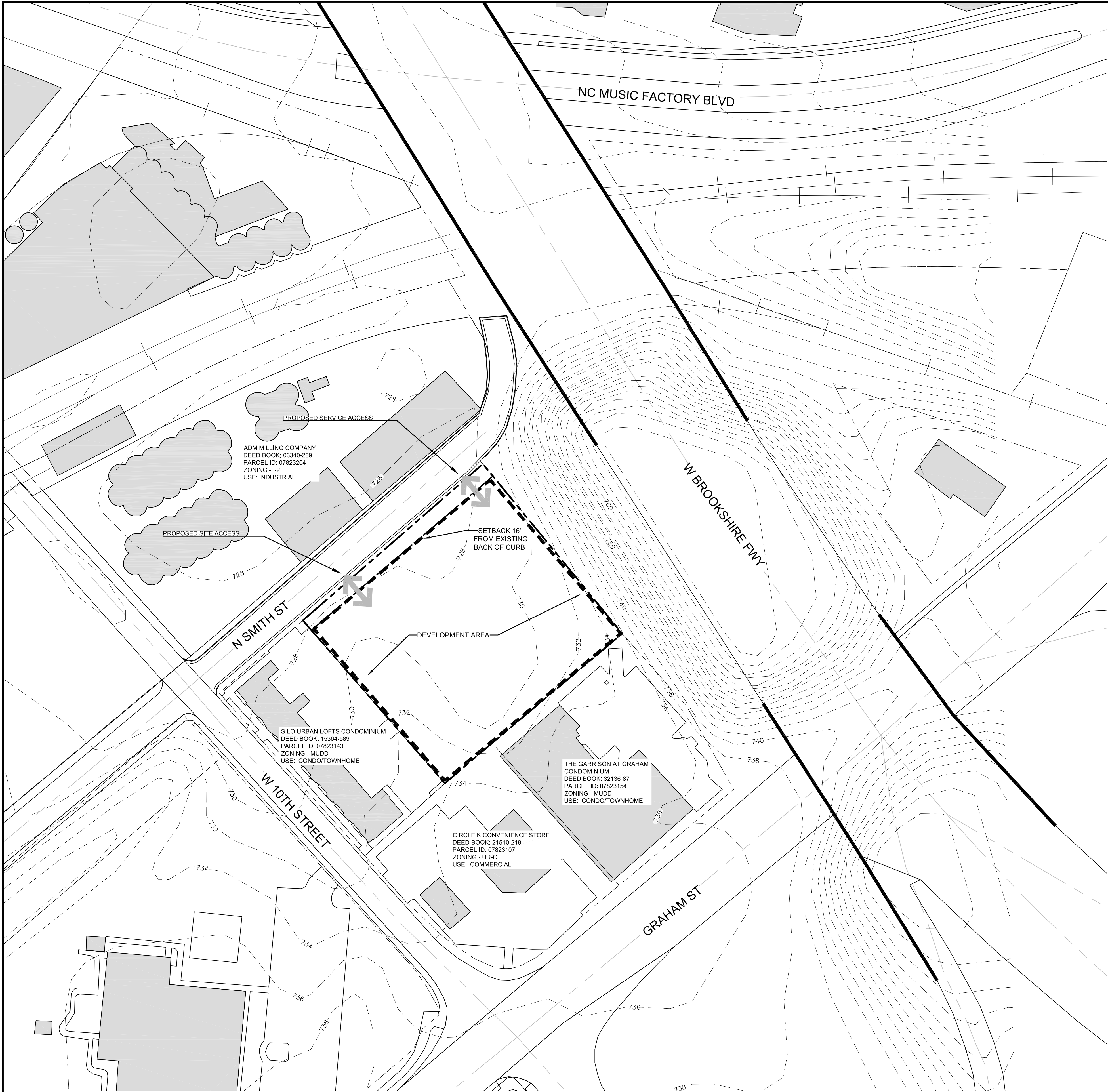


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LEGEND:

ROAD CENTERLINE:	---
EXISTING PAVEMENT:	----
EXISTING BUILDINGS:	-----
PROPERTY BOUNDARY:	- - - - -
PROPOSED R/W:	=====
EXISTING LOT LINE:	=====
CONTOUR LINE:	-----

DEVELOPMENT DATA:

Site Area:	~1-0.08 acres
Tax Parcels:	07823101, 07823102, 07823103, 07823112
Existing Zoning:	I-1
Proposed Zoning:	UMUD-O
Existing Uses:	Industrial
Proposed Uses:	320 Multi-family units + up to 5,000 SF commercial
Density Proposed:	327 Units/AC
Min. Setback:	16' from BOC,
Min. Side Yard:	0'
Min. Rear Yard:	0'
Maximum Building Height:	Per Ordinance
Parking Required:	1.0 Spaces per unit
Parking Provided:	1.0 Spaces per unit minimum
PCCO:	Per Ordinance

Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolina Development Group, NC LLC to accommodate the development of a high-rise, mixed-use building on that approximately 0.98 acre site located on the south side of North Smith Street, east of West 10th Street, and north of North Graham Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 078-231-01, 078-231-02, 078-231-03, and 078-231-12.
- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD-Optional zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design, development and construction document phases.
- 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 Section 6.207 of the Ordinance.

B. Optional Provisions

- This petition proposes to utilize the Optional provisions within UMUD to change the required streetscape along the project's N. Smith Street frontage to an 8' paved planting strip (with tree grates) and an 8' sidewalk, to be located behind the existing back of curb. Building setback will be located 16' behind existing back of curb on N. Smith Street.

C. Permitted Uses

- The Site may be devoted only to a mixed-use development containing a maximum of 320 multi-family dwelling units (condo or apartment), up to 5,000 SF commercial space, and to any incidental and accessory uses relating thereto that are allowed in the UMUD-O zoning district.

D. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

E. Architectural Standards

- The maximum height in stories of the building located on the Site shall be 32 stories (combined-structured parking & residential/commercial) with optional rooftop amenity space atop structured parking.
- The primary exterior building materials for the primary building to be constructed on the Site will be a combination of portions of the following: brick veneer, precast, or similar masonry products, stone, manufactured stone, cementitious siding, metal, or glass. The street-level facade along North Smith Street shall be designed per the zoning ordinance Section 9.906 and referenced sub-sections to include storefront glass, entry vestibules and screening for parking structure.
- Vinyl, EPS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.

F. Streetscape and Landscaping

- A minimum 8-foot-wide, paved planting strip with tree grates and a minimum 8-foot-wide sidewalk shall be installed along the Site's Smith street frontage as generally depicted on the Rezoning Plan, located at the back of existing curb.
- The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

G. Environmental Features

- In the event that a solid waste enclosure is provided on the Site, the actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan

H. Parks, Greenways, and Open Space

I. Fire Protection

J. Signage

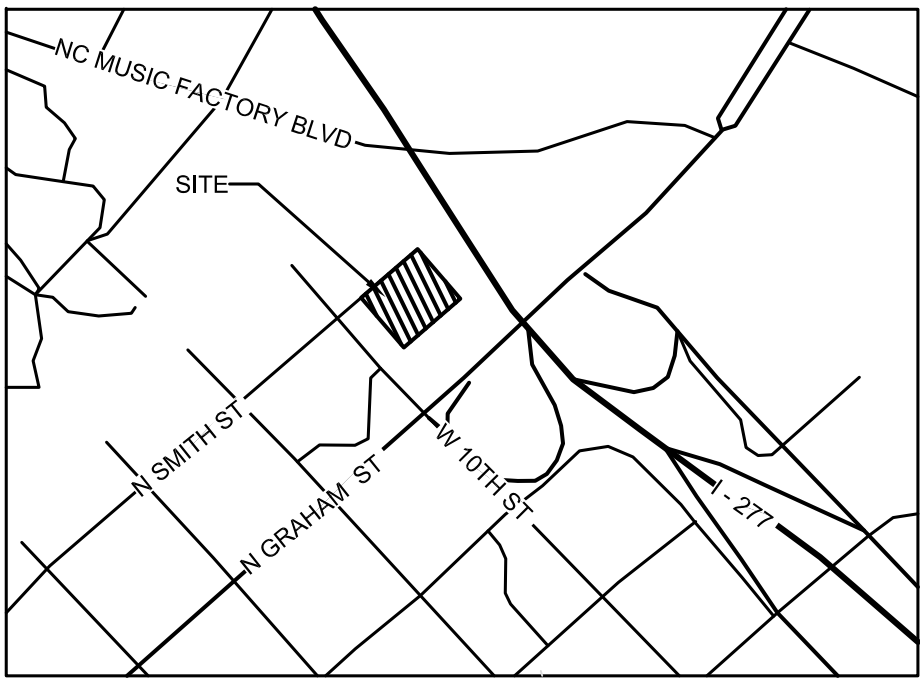
K. Lighting

L. Phasing

M. Other

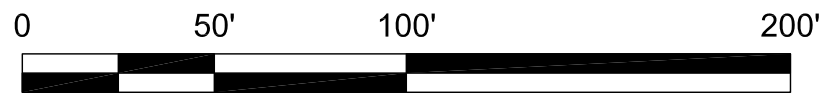
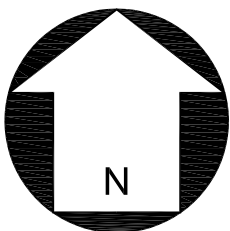
N. Binding Effect of the Rezoning Documents and Definitions

- 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.
- 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.



VICINITY MAP

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



SCALE: 1"=50'

REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS  
NC PE : C-2930 NC LA : C-253  
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: MDL

Date: 6/7/19

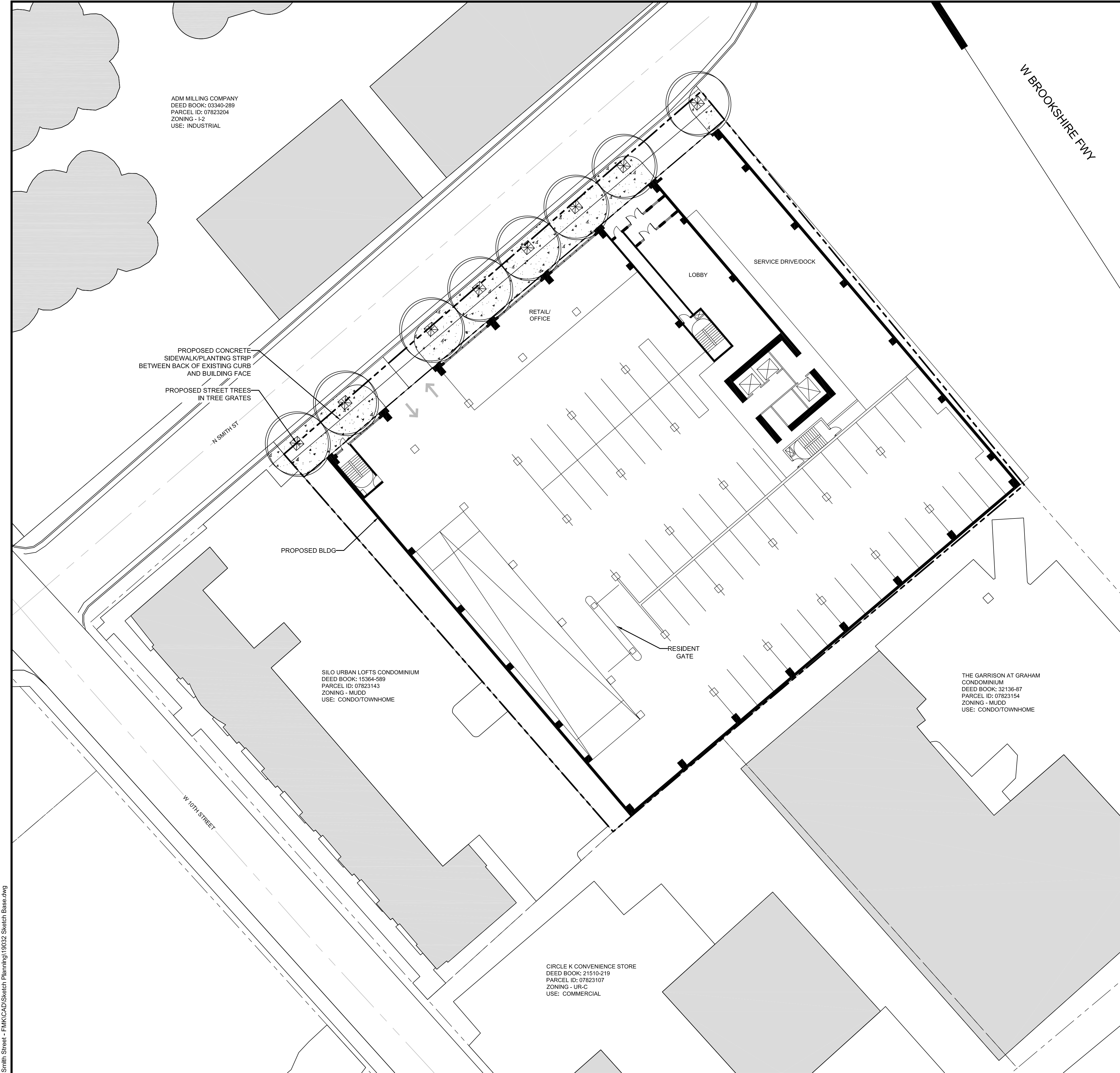
Project Number: 19032

Sheet Number:

RZ-1



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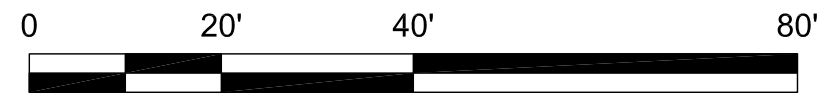
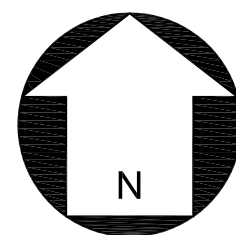


- LEGEND:
- ROAD CENTERLINE: \_\_\_\_\_
  - EXISTING PAVEMENT: \_\_\_\_\_
  - EXISTING BUILDINGS: \_\_\_\_\_
  - PROPERTY BOUNDARY: \_\_\_\_\_
  - PROPOSED RW: \_\_\_\_\_
  - EXISTING LOT LINE: \_\_\_\_\_
  - CONTOUR LINE: \_\_\_\_\_



SAMPLE MASSING MODEL (NTS)

This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



REVISIONS:			
No.	Date	By	Description

712 NORTH SMITH STREET  
CAROLINA DEVELOPMENT GROUP, NC LLC  
CHARLOTTE, NC  
REZONING PETITION #: 2019-XX

REZONING  
SITE PLAN

CORPORATE CERTIFICATIONS  
NC PE : C-2930 NC LA : C-253  
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: MDL

Date: 6/7/19

Project Number: 19032

Sheet Number:

RZ-2