

SITE DEVELOPMENT DATA

SITE ACREAGE: ±10.04 ACRES
087-021-08, 087-021-09, 087-021-16;
087-021-52

TAX PARCEL #: I-2

EXISTING ZONING: MUDD-O, 5-YEAR VESTED RIGHTS

PROPOSED ZONING: VACANT

PROPOSED USE: MULTIFAMILY RESIDENTIAL
UP TO 350 RESIDENTIAL UNITS
34-88 UNITS/ACRE

MAXIMUM BUILDING HEIGHT: UP TO 75 AND 5 STORES

PARKING PROVIDED: SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS

VEHICULAR INGRESS/EGRESS

BUILDING/PARKING/SERVICE ENVELOPE

ZONING BOUNDARY

greater than 8 feet wide and constitutes 274 square feet minimum of planting area exclusive of the sidewalk extension, then the Planter will be permitted to install type on grade concrete or stone with a maximum depth of 12 inches. The planter shall be installed parallel to the sidewalk and shall be installed in a manner that does not impede the sidewalk or create a tripping hazard. The planter shall be installed in a manner that does not impede the sidewalk or create a tripping hazard. The planter shall be installed in a manner that does not impede the sidewalk or create a tripping hazard.

VII. Internal Side Yards and Rear Yards
The Planter may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VIII. Environmental Features
The Planter shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

IX. Lighting
The Planter shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

X. Signage
The Planter shall limit the number of signs to one per street frontage.

XI. Amendments to Rezoning Plan
The Planter shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

XII. Binding Effect of the Rezoning Documents and Definitions
The Planter shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.

3. Building elevations facing network required public or private streets shall not have exposures of blank walls greater than 20 feet in all directions and shall be finished with a material that is aesthetically pleasing. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

f) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a flat roof. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

g) Service Area Screening - service areas such as dumpsters, utility areas, and other service areas shall be screened from the street. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

h) Preferred Exterior Building Materials - exterior building materials shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

i) Residential and floor entrance - residential and floor entrance shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

j) Security gates for private parking areas - security gates shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

k) Planning strip - planning strip shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

l) Intersecting streets - buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

m) Building elevations - buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

n) Building elevations - buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

o) Building elevations - buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

VI. Architectural and Streetscape Standards

a) Preferred Exterior Building Materials: All principal and accessory buildings shall be finished with a material that is aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

b) Preferred Exterior Building Materials: exterior building materials shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

c) Building Placement and Site Design: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

d) Building Massing and Height: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

e) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

f) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

g) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

h) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

i) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

j) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

k) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

l) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

m) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

n) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

o) Building Elevations: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

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 maximum number of residential units shall be 350 residential units together with any incidental or accessory uses associated therewith.

V. Transportation
The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

a) Vehicular Access: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

b) Pedestrian Access: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

c) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

d) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

e) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

f) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

g) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

h) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

i) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

j) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

k) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

l) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

m) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

n) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

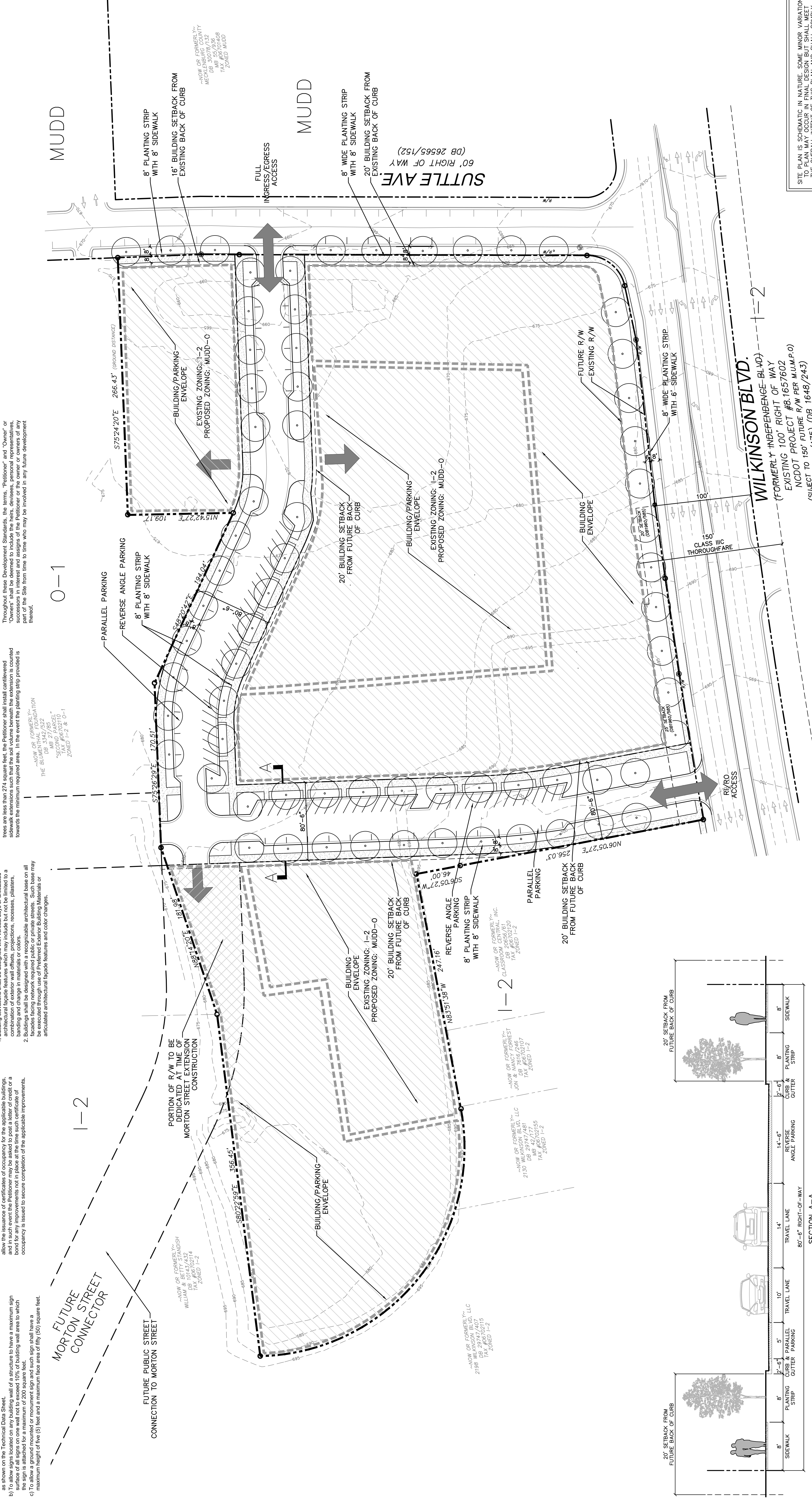
o) Public Street: buildings shall be aesthetically pleasing and compatible with the surrounding area. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features. The Planter shall provide a minimum of 20% of the facade area with windows, doors, or other architectural features.

II. MUD-O Optional Provisions

a) To allow for the use of a "green screen" to meet the screening requirements of the Ordinance as alternative screening between surface parking and Public Street 2.

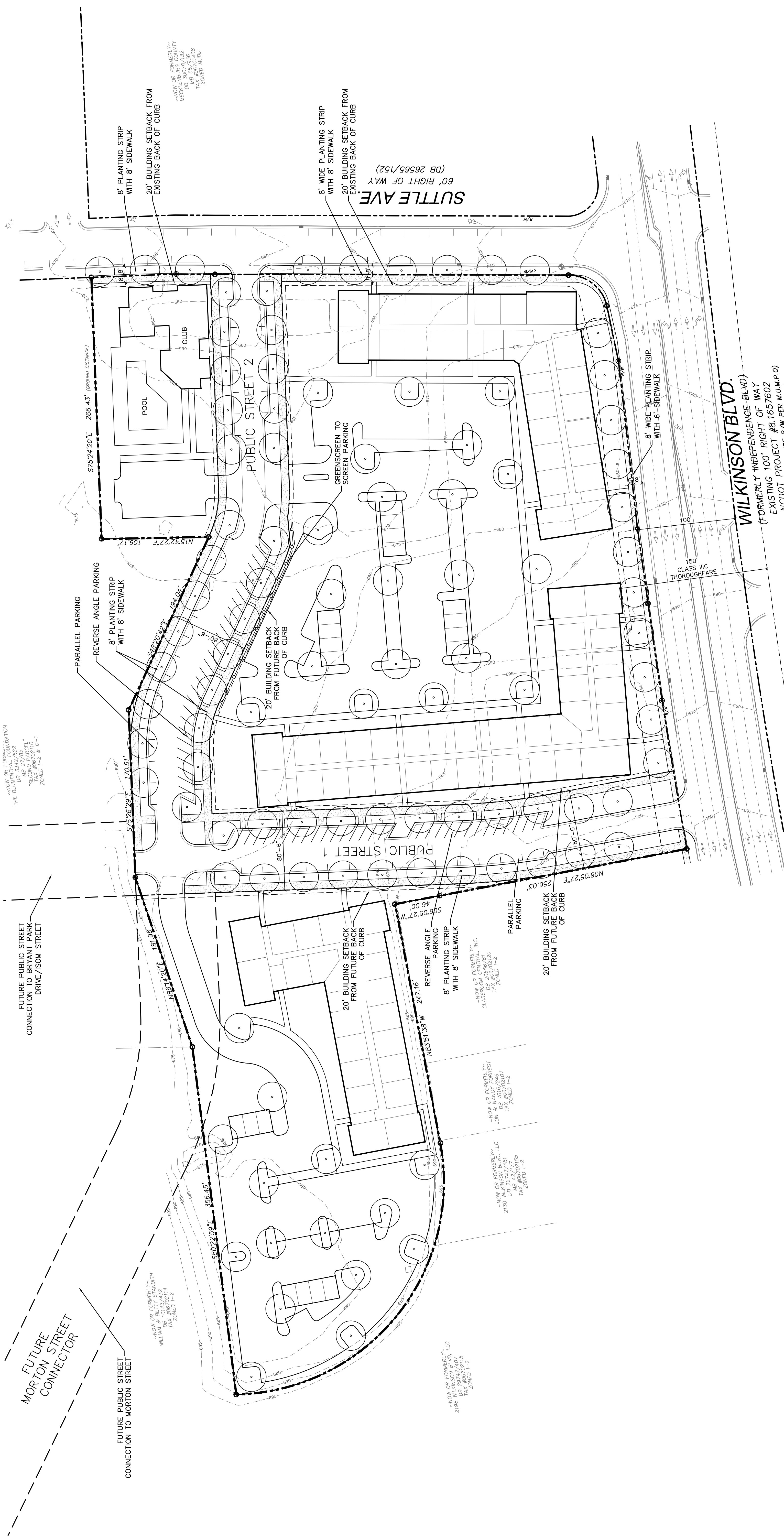
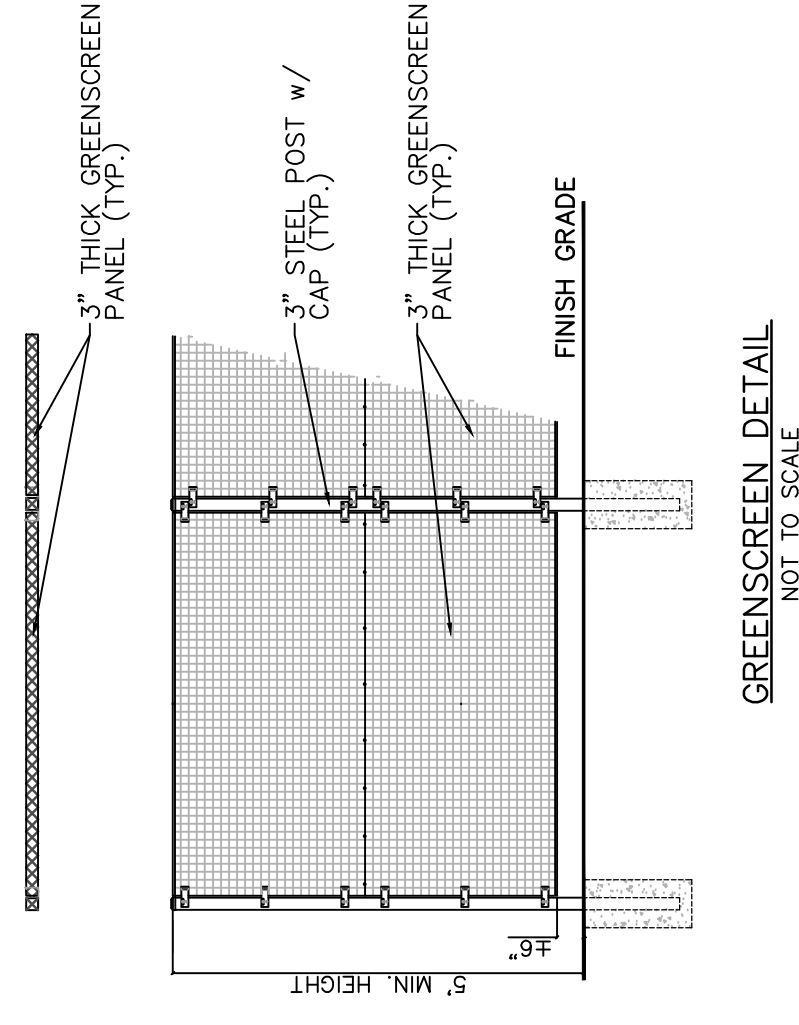
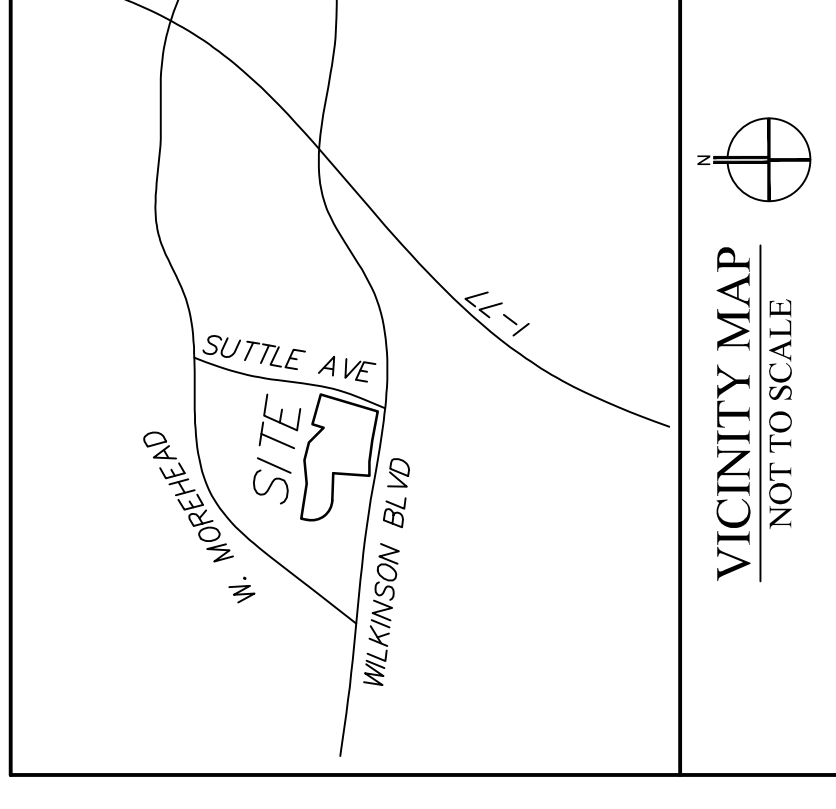
b) To allow signs located on any building wall of a structure to have a maximum sign surface of all signs on one wall not to exceed 10% of building wall area to which the sign is attached for a maximum of 200 square feet.

c) To allow a green screen to be used as a screen for a sign and shall have a maximum height of five (5) feet and a maximum area of one hundred (100) square feet.



SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR 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

SECTION A-A
NOT TO SCALE



SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR 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.