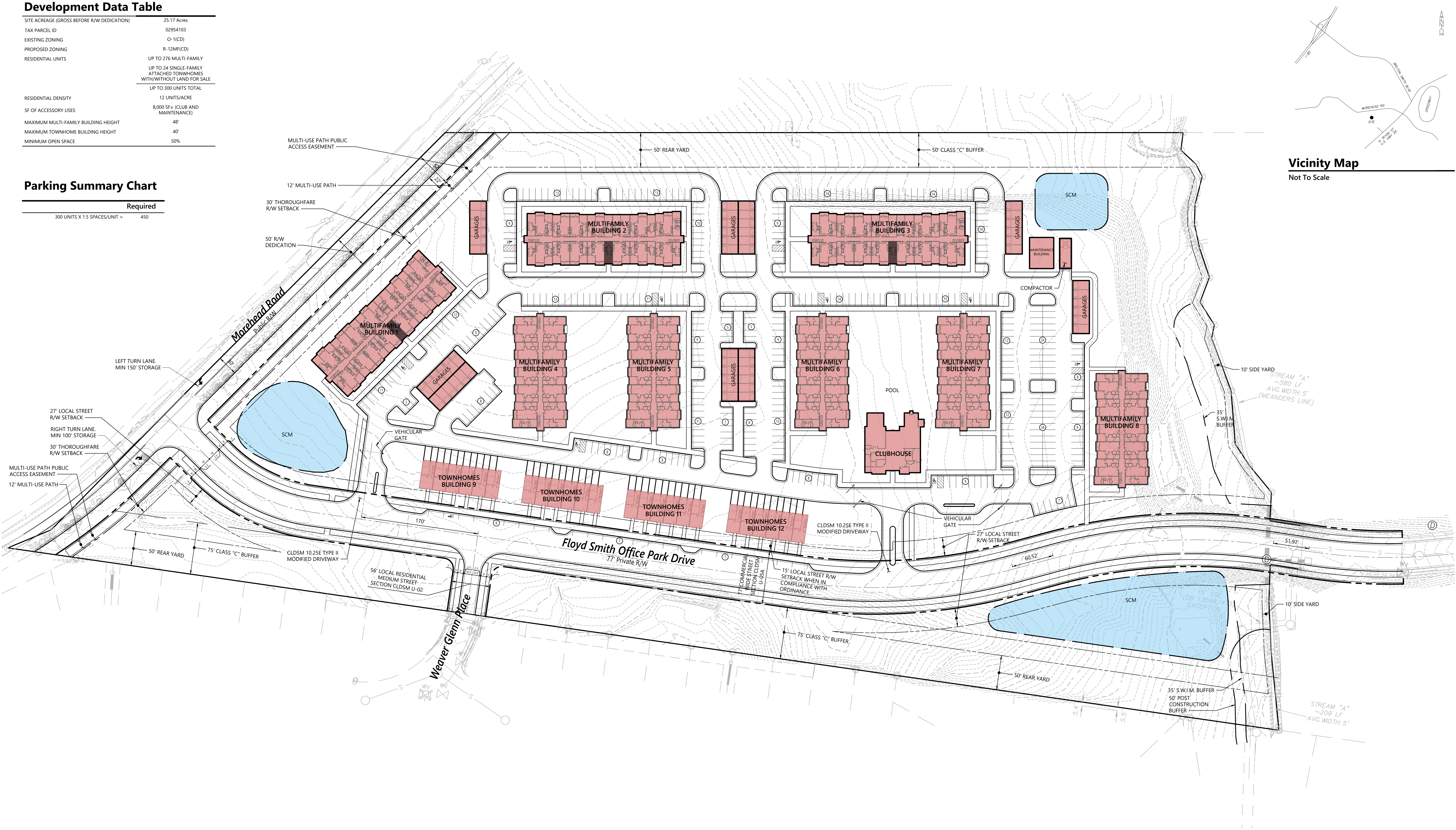


Development Data Table

SITE ACREAGE (GROSS BEFORE R/W DEDICATION)	25.17 Acres
TAX PARCEL ID	02954103
EXISTING ZONING	O-1(CD)
PROPOSED ZONING	R-12MF(CD)
RESIDENTIAL UNITS	UP TO 276 MULTI-FAMILY UP TO 24 SINGLE-FAMILY ATTACHED TOWNHOMES WITH/WITHOUT LAND FOR SALE UP TO 300 UNITS TOTAL
RESIDENTIAL DENSITY	12 UNITS/ACRE
SF OF ACCESSORY USES	8,000 SF ± (CLUB AND MAINTENANCE)
MAXIMUM MULTI-FAMILY BUILDING HEIGHT	48'
MAXIMUM TOWNHOME BUILDING HEIGHT	40'
MINIMUM OPEN SPACE	50%

Parking Summary Chart

Required
300 UNITS X 1.5 SPACES/UNIT = 450



Conceptual Site Plan

Carter Multifamily Rezoning 2021-210

Floyd Smith Office Park Drive, Charlotte, NC

Development Standards

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carter Acquisitions, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 25.17 acre site located on the east side of Morehead Road south of the border between Mecklenburg County and Cabarrus County, Tax Parcel No. 029-541-03, which site is more particularly depicted on the Rezoning Plan (the "Site").
- 2. 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").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 zoning district shall govern the development and use of the Site.
- 4. 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 building footprints as well as internal private streets/private alleys 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.
- 5. 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.

B. Permitted Uses/Development Limitations

- 1. The Site may be devoted only to a residential community containing up to 276 multifamily dwelling units and up to 24 single family attached dwelling units, and to any incidental and accessory uses relating thereto that are allowed in the R-12 zoning district.

C. Transportation

- 1. 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 (CDOT) and/or the North Carolina Department of Transportation (NCDOT).
- 2. The Site will be served by internal private streets in those locations more particularly depicted on the Rezoning Plan. Minor adjustments to the locations of the internal private streets shall be allowed during the construction permitting process.
- 3. The private street more particularly depicted on the Rezoning Plan and labeled "Floyd Smith Office Park Drive" shall be installed as a commercial wide street per CLDSM U-05A.
- 4. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along both sides of proposed Floyd Smith Office Park Drive, as generally depicted on the Rezoning Plan.
- 5. The private street more particularly depicted on the Rezoning Plan and labeled "Weaver Glenn Place" shall be installed as a local residential medium street per CLDSM U-02.
- 6. A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along both sides of proposed Weaver Glenn Place, as generally depicted on the Rezoning Plan.
- 7. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT (as applicable) those portions of the site located immediately adjacent to Morehead Road as required to provide right-of-way measuring to 50 feet from the road centerline as more particularly depicted on the Rezoning Plan. A public access easement shall be provided beyond the right-of-way limit on the Site side of Morehead Road in those locations more particularly depicted on the Rezoning Plan. The terminus of the sidewalk easement shall be located 2 feet behind the back of the multi-use path as more particularly depicted on the Rezoning Plan.
- 8. A minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Morehead Road, as generally depicted on the Rezoning Plan. The multi-use path will be privately maintained by the Petitioner.
- 9. Subject to the approval of NCDOT and/or CDOT, Petitioner shall install a northbound right-turn lane with 100 feet of storage on Morehead Road at the intersection of Morehead Road and Floyd Smith Office Park Drive, as generally depicted on the Rezoning Plan.
- 10. Subject to the approval of NCDOT and/or CDOT, Petitioner shall install a southbound left-turn lane with 150 feet of storage on Morehead Road at the intersection of Morehead Road and Floyd Smith Office Park Drive, as generally depicted on the Rezoning Plan.
- 11. Subject to the approval of NCDOT and/or CDOT, Petitioner shall install a northbound leftover or reduced conflict intersection at the intersection of North Tryon Street and Floyd Smith Office Park Drive.
- 12. All transportation improvements will be approved and constructed, and all right of way shall be dedicated and conveyed, prior to the issuance of the first certificate of occupancy for a new building constructed on the Site
- 13. Any public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner, at its option, on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

D. Architectural Standards

- 1. For principal and accessory buildings constructed on the Site that abut Floyd Smith Office Park Drive, a minimum of 30% of that building's façade facing that network required street shall use as an exterior building material brick, painted brick, brick veneer or similar masonry products, natural stone, manufactured stone, stucco, cementitious siding, or such other material approved by the Planning Director.
- 2. The architectural standards set out below shall apply to the buildings constructed on the Site containing multifamily dwelling units (not to buildings containing single-family attached (townhome style) dwelling units).
 - (a) The maximum height in feet of any building constructed on the Site containing multifamily dwelling units shall be 48 feet as measured under the Ordinance when in compliance with Section 9.305(l)(j)(A) of the Ordinance.
 - (b) Vinyl, EIFS or masonite may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings. Additionally, concrete masonry units not architecturally finished shall not be a permitted exterior building material.
 - (c) 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 façade features which may include a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - ii. Buildings shall be designed with a recognizable architectural base on all façades facing network required public or private streets. Such base may be executed through use of the above stated preferred exterior building materials or articulated architectural façade features and color changes.
 - iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions, and shall include architectural features such as but to limited to banding, medallions or other design features or materials to avoid a sterile, unarticulated blank treatment of such walls.
 - (d) 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 expanses 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 slope is 4:12, excluding buildings with a flat roof and parapet walls.
 - iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - (e) Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design compatible with the principal structures located on the Site.
- 3. The architectural standards set out below shall apply to the buildings constructed on the Site containing single-family attached (townhome style) dwelling units (not to buildings containing multifamily dwelling units).
 - (a) The maximum height in feet of the single-family attached dwelling units constructed on the Site shall be 40 feet as measured under the Ordinance.
 - (b) Vinyl, EIFS or masonite may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings. Additionally, concrete masonry units not architecturally finished shall not be a permitted exterior building material.
 - (c) To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
 - (d) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - (e) Garage doors visible from a network required public or private streets should minimize the visual impact by providing a setback of 9 inches from the front wall plane and include additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - (f) The buildings containing single-family attached (townhome style) dwelling units fronting public or private network required streets shall be limited to 6 individual units or fewer.

E. Lighting

- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along driveways, private streets/private alleys and sidewalks, walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- 2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

F. Environmental Features

- 1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- 2. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- 3. 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 submittal 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.
- 4. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

G. Amenities

- 1. Amenities to be included in open space areas on the Site may include a combination of the following: a swimming pool and clubhouse, a dog park, an open lawn area, an outdoor games space, a dining area with grills, a seating nook, and/or a fire pit.

H. Binding Effect of the Rezoning Documents and Definitions

- 1. 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.
- 2. 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.

