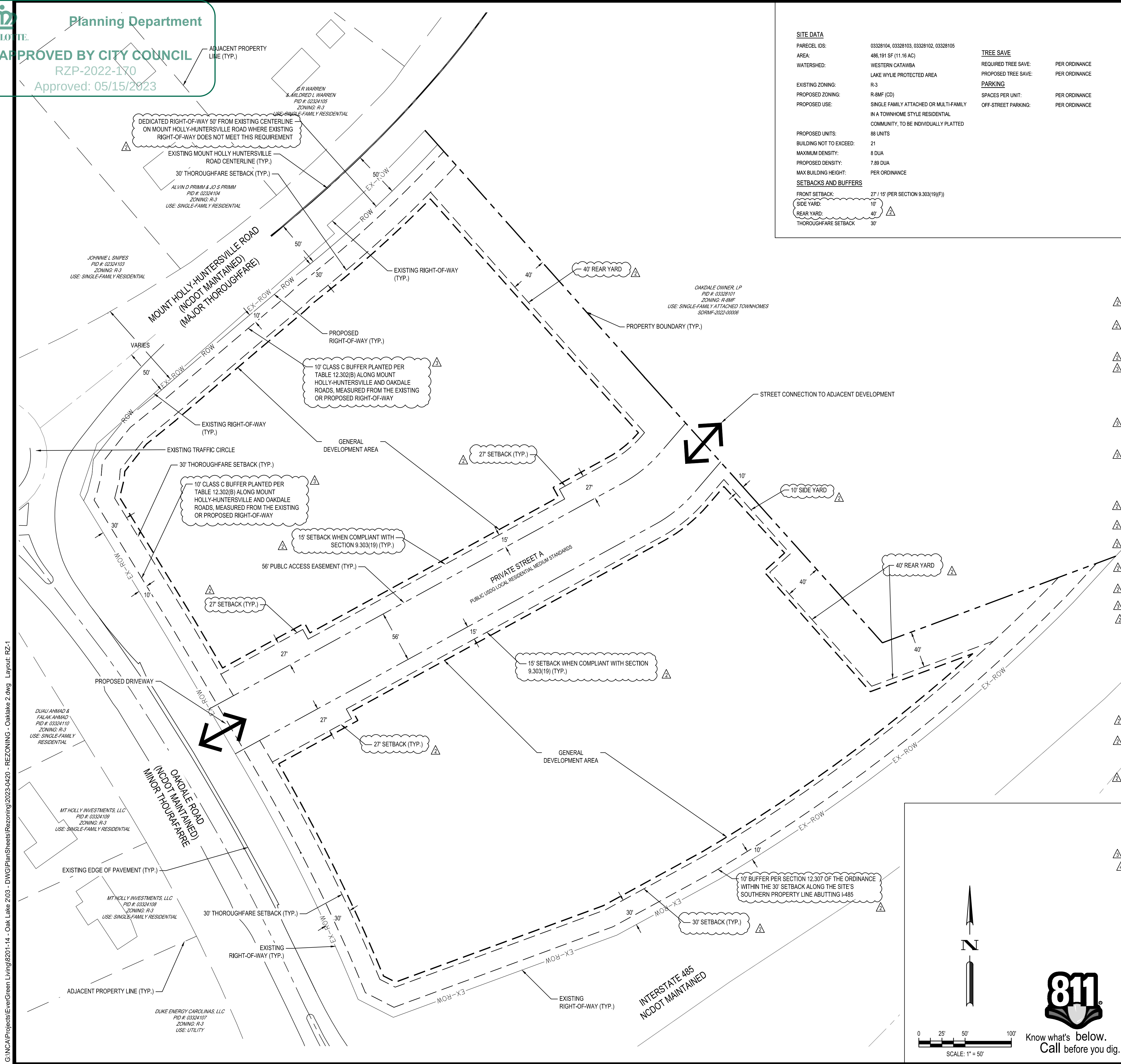




1. GENERAL PROVISIONS:

A. SITE LOCATION.

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CANVAS RESIDENTIAL, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 11.23-ACRE SITE GENERALLY LOCATED ON MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD (THE "SITE").

B. ZONING DISTRICTS/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 IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8MF ZONING CLASSIFICATION SHALL GOVERN.

C. GRAPHICS AND ALTERATIONS.

THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE 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 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.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, 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.

D. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.

THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWENTY-ONE (21). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. THE SITE MAY BE DEVELOPED WITH UP TO EIGHTY-EIGHT (88) ATTACHED RESIDENTIAL DWELING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

A. ACCESS TO THE SITE SHALL BE FROM OAKDALE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. 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 AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

C. PRIVATE STREET A AS GENERALLY DEPICTED ON THE REZONING PLAN IS TO BE A PRIVATE STREET CONSTRUCTED TO PUBLIC USDG LOCAL RESIDENTIAL MEDIUM STANDARDS WITH A 56' WIDE PUBLIC ACCESS EASEMENT.

D. THE INSTALLING OF CURB AND GUTTER ALONG MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE PROVIDED UPON APPROVAL FROM THE APPROPRIATE DEPARTMENT OF TRANSPORTATION. THE PETITIONER SHALL ALSO INSTALL THE TWELVE (12) FOOT MULTI-USE PATH AS GENERALLY DEPICTED ON THE REZONING PLAN.

E. THE PETITIONER SHALL DEDICATE AND FEE SIMPLE CONVEY RIGHTS-OF-WAY 50' FROM THE EXISTING CENTERLINE OF MT. HOLLY-HUNTERSVILLE ROAD TO THE APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL PROVIDE AN ADDITIONAL TWO (2) FEET OF RIGHT-OF-WAY BEHIND THE SIDEWALK WHERE FEASIBLE. IF NOT FEASIBLE, A TWO (2) FOOT SIDEWALK UTILITY EASEMENT WILL BE PROVIDED. ON PUBLIC STREETS INTERNAL TO THE SITE, A SIDEWALK UTILITY EASEMENT WILL BE PROVIDED ONE (1) FOOT BEHIND THE SIDEWALK.

F. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. 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, THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

G. ALL ON-SITE RIGHT-OF-WAY DEDICATION WILL BE COMPLETED AS REQUIRED BY THE SUBDIVISION ORDINANCE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

H. IT IS UNDERSTOOD, A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION.

I. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE JURISDICTION. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE / PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

A. A FIFTEEN (15) FOOT BUILDING SETBACK AS MEASURED FROM THE 36' PUBLIC ACCESS EASEMENT ON PRIVATE STREET A WILL BE ALLOWED AS PROVIDED FOR IN SECTION 9.303(19)(F) OF THE ORDINANCE. GARAGES MUST BE LOCATED TWENTY (20) FEET FROM THE BACK OF SIDEWALK.

B. A THIRTY (30) FOOT THOROUGHFARE SETBACK AS MEASURED FROM THE RIGHT-OF-WAY ON MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD WILL BE PROVIDED FOR IN AS PER SECTION 9.305(1)(e) OF THE ORDINANCE AS GENERALLY DEPICTED ON THE REZONING PLAN.

C. ALONG PRIVATE STREET A, AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. ALONG MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH WILL BE PROVIDED. A SIDEWALK CONNECTION WILL BE PROVIDED FROM PRIVATE ALLEY C TO THE MULTI-USE PATH ALONG MT. HOLLY-HUNTERSVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

E. A TEN (10) FOOT BUFFER WILL BE PROVIDED PER SECTION 12.307 OF THE ORDINANCE WITHIN THE 30' SETBACK ALONG THE SITE'S SOUTHERN PROPERTY LINE ABUTTING I-485 AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. A TEN (10) FOOT WIDE CLASS "C" BUFFER WILL BE PROVIDED ALONG MT. HOLLY-HUNTERSVILLE ROAD AND OAKDALE ROAD AS MEASURED FROM THE EXISTING OR PROPOSED RIGHTS-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

G. AMENITY AREA(S) TO INCLUDE HARDSCAPE, GATHERING AREAS, SEATING OPPORTUNITIES, AND/OR OTHER SIMILAR FEATURES.

5. GENERAL DESIGN GUIDELINES:

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, STUCCO, EIFS, DECORATIVE BLOCK, AND /OR WOOD. ALUMINUM AND VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, DOORS, AND ON HANDRAILS/RAILINGS.

B. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS AT GRADE.

C. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

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.

E. END UNITS THAT ABUT THE PUBLIC AND INTERNAL PRIVATE STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL. THE MAXIMUM BLANK WALL DISTANCE SHALL BE LIMITED TO TEN (10) FEET IN ALL DIRECTIONS.

F. THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL BE MINIMIZED BY PROVIDING ONE OR MORE OF THE FOLLOWING:
 - A. A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE; OR
 - B. ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS

G. ALL BUILDINGS ON THE SITE WILL BE LIMITED TO FIVE (5) UNITS OR LESS.

6. ENVIRONMENTAL FEATURES:

A. THE SITE WILL COMPLY WITH POST CONSTRUCTION ORDINANCE. 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.

B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

C. OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

D. A MINIMUM OF 3,000 SQUARE FEET OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS, AND COURTYARDS.

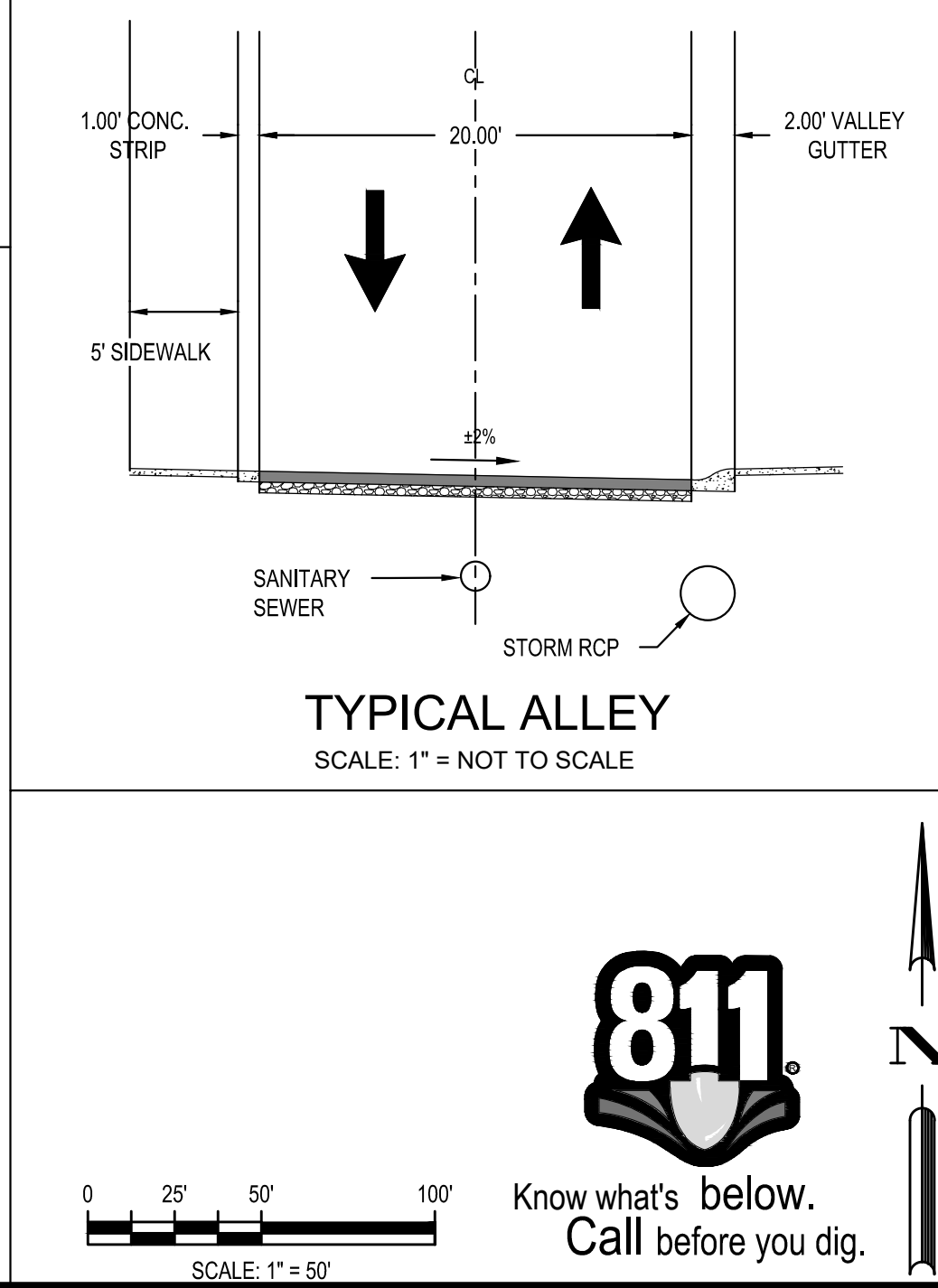
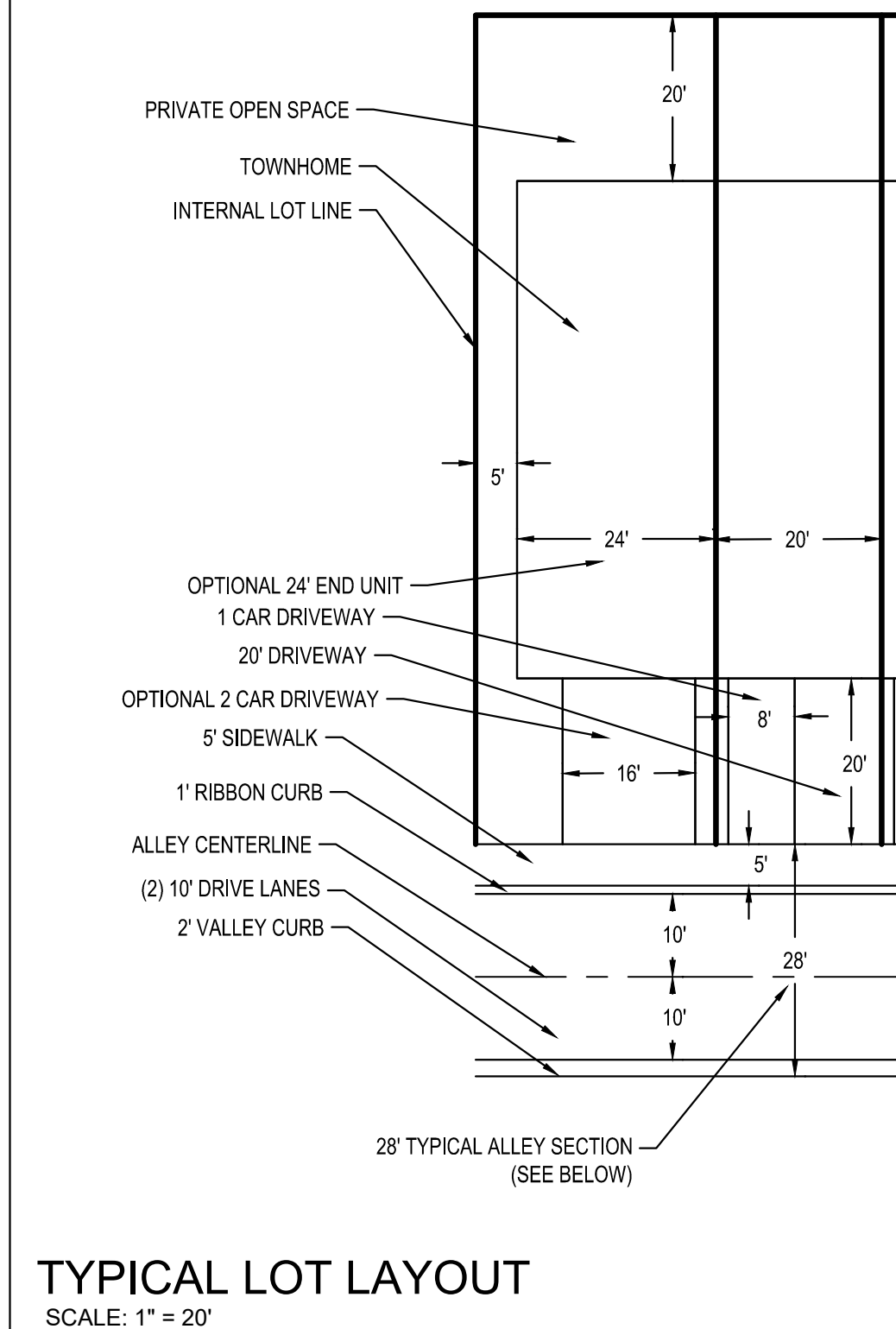
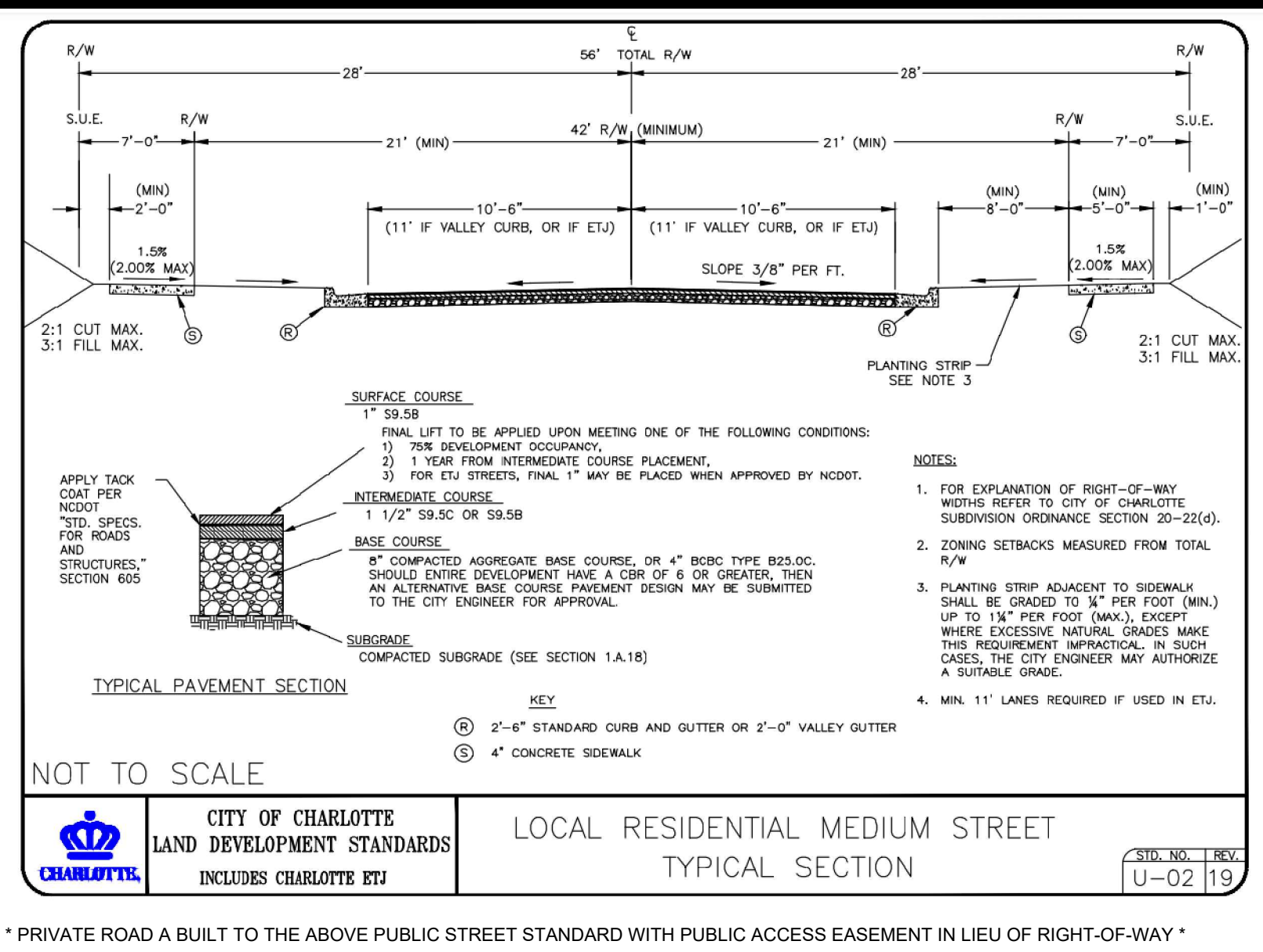
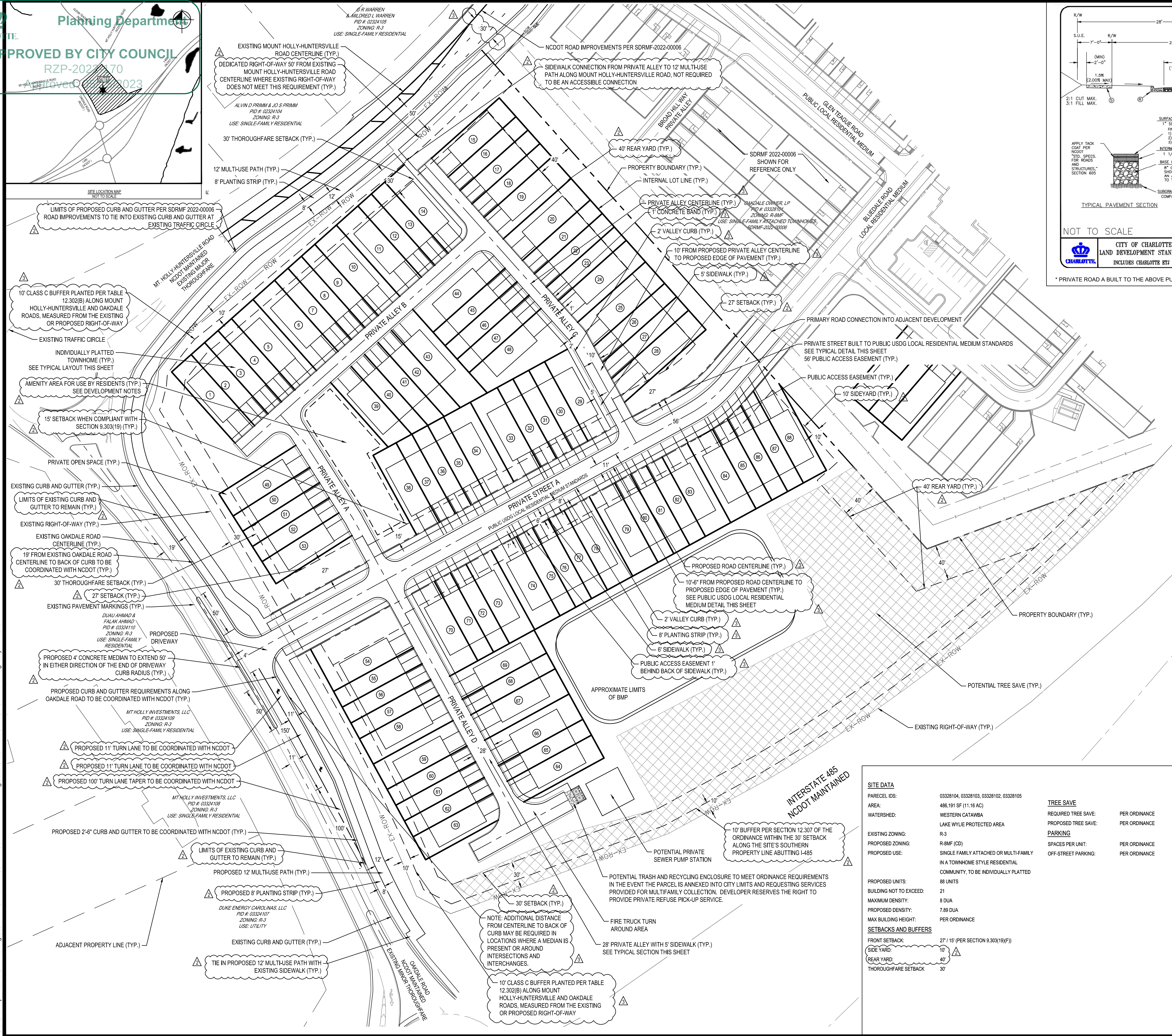
B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO TWENTY-ONE (21) FEET IN HEIGHT.

8. 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.

9. BINDING EFFECT OF THE REZONING APPLICATION:

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED 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.
- | PER CITY OF CHARLOTTE REZONING COMMENTS | PER CITY OF CHARLOTTE REZONING COMMENTS | PER CITY OF CHARLOTTE REZONING COMMENTS | ADDITIONAL PARCEL ADDED | DESCRIPTION |
|--|---|---|-------------------------|-------------|
| 04-20-2023 | 04-10-2023 | 03-13-2023 | 01-23-2023 | REV |
| DESIGNED BY: | AP | | | |
| DRAWN BY: | AP | | | |
| REVIEWED BY: | JN | | | |
| 1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.AGENC.COM
NC LICENSE #C-4397 | | | | ©2023 |
| CANVAS
residential
1200 E. MOREHEAD STREET, SUITE 104
CHARLOTTE, NC 28204 | | | | |
| OAK LAKE 2
MT. HOLLY-HUNTERSVILLE RD
SOUTHEAST OF GLEN TEAGUE RD
CHARLOTTE, NC 28216 | | | | |
| REZONING PETITION #2022-170
REZONING PLAN AND
TECHNICAL DATA SHEET | | | | |
| NOT FOR
CONSTRUCTION | | | | |
| FILE NUMBER:
8201-14 | | | | |
| AUGUST 25, 2022 | | | | |
| RZ-1-2 | | | | |



NOT FOR CONSTRUCTION		REZONING PETITION #2022-170		OAK LAKE 2 MT. HOLLY-HUNTERSVILLE RD. SOUTHEAST OF GLEN TEAGUE RD. CHARLOTTE, NC 28216		 CANVAS Residential 1200 E. MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28204		 1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 WWW.BGEINC.COM NC LICENSE PC-4387		DESIGNED BY: AH DRAWN BY: AP REVIEWED BY: JN		<table><thead><tr><th>△</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>△</td><td>04.20.2023</td><td>PER CITY OF CHARLOTTE REZONING COMMENTS</td></tr><tr><td>△</td><td>04.10.2023</td><td>PER CITY OF CHARLOTTE REZONING COMMENTS</td></tr><tr><td>△</td><td>03.13.2023</td><td>PER CITY OF CHARLOTTE REZONING COMMENTS</td></tr><tr><td>△</td><td>01.23.2023</td><td>ADDITIONAL PARCEL ADDED</td></tr></tbody></table>		△	DATE	DESCRIPTION	△	04.20.2023	PER CITY OF CHARLOTTE REZONING COMMENTS	△	04.10.2023	PER CITY OF CHARLOTTE REZONING COMMENTS	△	03.13.2023	PER CITY OF CHARLOTTE REZONING COMMENTS	△	01.23.2023	ADDITIONAL PARCEL ADDED
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RZ2-2		AUGUST 25, 2022		FILE NUMBER: 8201-14																								