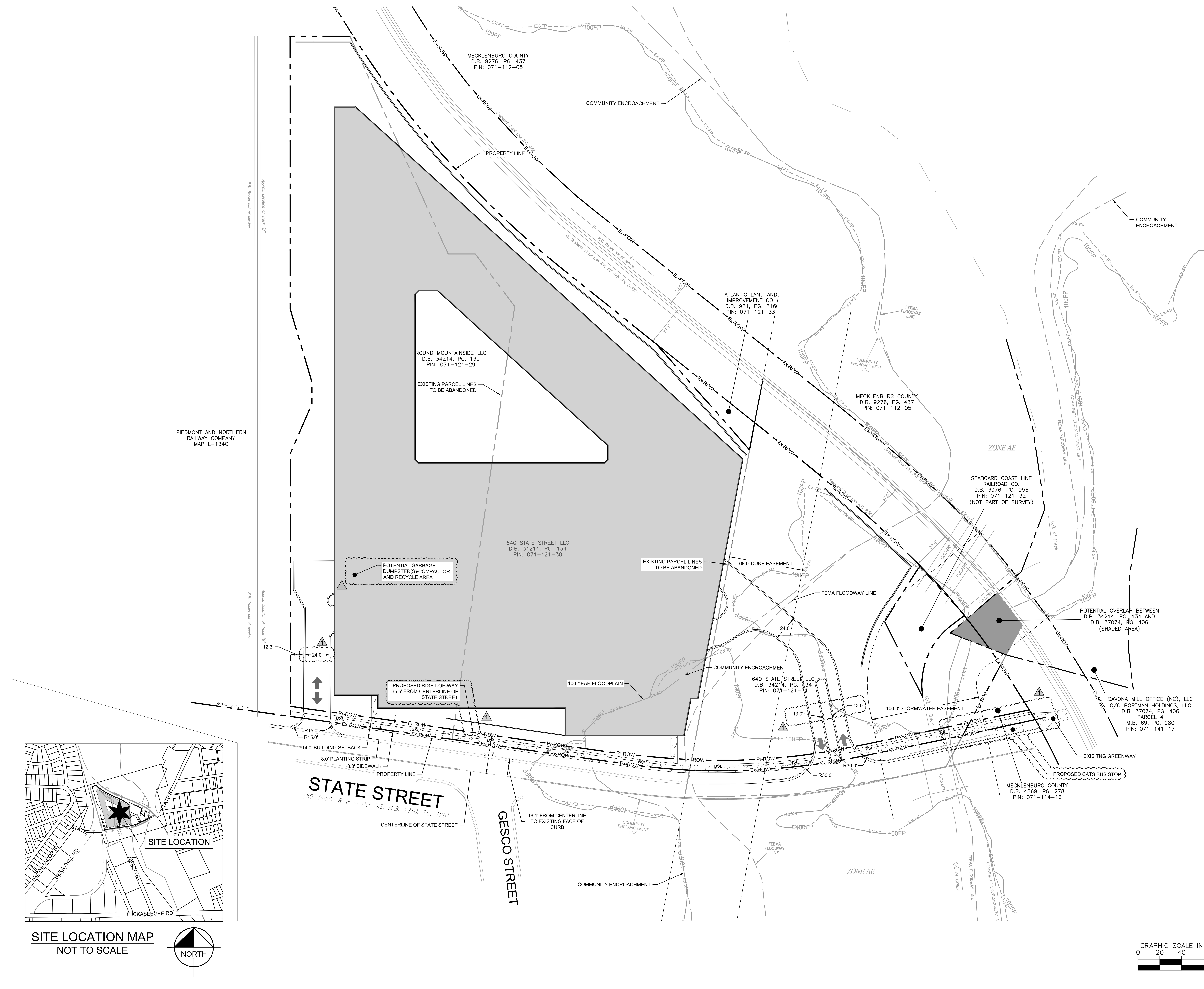

SITE DATA

ACREAGE: ± 6.075 ACRES

TOTAL MULTIFAMILY UNITS: 450

PARKING REQUIRED: 1 SPACE PER DWELLING UNIT
PARKING PROVIDED: PER ORDINANCE

OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

LEGEND

—— – – ——	PROPERTY LINE
——— – ———	COMMUNITY ENCROACHMENT
— — — — —	FEMA FLOODWAY
——– – – EX-FP ——	EXISTING 100 YEAR FLOODPLAIN
——100FP——	FUTURE 100 YEAR FLOODPLAIN
▭	PROPOSED BUILDING
═══	PROPOSED CURB & GUTTER

CONDITIONAL NOTES

STATE STREET SHALL HAVE A 35.5' RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF THE ROAD.

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 HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	REZONING COMMENTS	10/16/2023	KHA

Kimley»Horn
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NC LICENSE #F-0102

REZONING PETITION #2023-001

KH PROJECT 017524007
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY ILG
DRAWN BY ILG
CHECKED BY KMS

REZONING SITE PLAN

LOWER TUCK
PREPARED FOR KAIROI
CHARLOTTE N.C.

SHEET NUMBER
RZ-1

Plotted By:Strobridge, Kelsey Sheet Set:################## Layout:RZ-1 November 21, 2023 04:51:33pm K:\CHL_PRJ\017524 Kairoi Residential\007 Lower Tuck\02 - DWG\PlanSheets\Rezoning\RZ-1.dwg

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SITE DEVELOPMENT DATA

--**ACREAGE**: ± 6.075
--**TAX PARCEL NOS**: 071-121-29, 071-121-30 AND 071-121-31
--**EXISTING ZONING**: ML-2
--**PROPOSED ZONING**: MUDD (CD)
--**EXISTING USE**: INDUSTRIAL
--**PROPOSED USE**: UP TO 450 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

1. GENERAL PROVISIONS

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY KAIROI RESIDENTIAL (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 6.075 ACRE SITE LOCATED ON THE NORTH SIDE OF STATE STREET AT THE INTERSECTION OF GESCO STREET AND STATE STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 071-121-29, 071-121-30 AND 071-121-31.

B. ZONING DISTRICTS/ORDINANCE. THE DEVELOPMENT AND USE 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS, INTERNAL DRIVES 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 CONCEPTUAL 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 DOCUMENTATION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE ALTERATIONS AND/OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES 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 ALTERATIONS AND/OR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION OR MODIFICATION 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY BE DEVELOPED WITH UP TO 450 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, CO-WORKING AREAS, SWIMMING POOL, DOG PARK, PLAYGROUND AND OTHER GATHERING AREAS TYPICALLY FOUND IN MULTI-FAMILY RESIDENTIAL COMMUNITIES.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS

A. VEHICULAR ACCESS 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 DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND INTERNAL VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND PARKING LAYOUTS AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL A DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO STATE STREET AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 35.5 FEET FROM THE EXISTING CENTERLINE OF STATE STREET, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

D. 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 HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

E. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING CONSTRUCTED ON THE SITE. 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.

F. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING CONSTRUCTED ON THE SITE.

G. SUBJECT TO THE APPROVAL OF CDOT, CATS AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW BUILDING CONSTRUCTED ON THE SITE, CONSTRUCT A BUS STOP WAITING PAD IN ACCORDANCE WITH CATS DETAIL 60.02A ON THE SITE'S FRONTAGE ON STATE STREET. THE FINAL LOCATION OF THE BUS STOP WAITING PAD WILL BE COORDINATED WITH CATS DURING THE PERMITTING PROCESS. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE BUS STOP WAITING PAD, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT IT.

4. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 90 FEET.

B. THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO A MULTI-FAMILY BUILDING CONSTRUCTED ON THE SITE.

(1) REQUIRED EXTERIOR BUILDING MATERIALS: FOR PRINCIPAL AND ACCESSORY BUILDINGS THAT ABUT A NETWORK REQUIRED PUBLIC OR PRIVATE STREET, A MINIMUM OF 30% OF THE FACADES OF SUCH BUILDINGS THAT FACE A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL BE COMPRISED OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR. A FACADE IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA OF THE FACADE EXCLUDING WINDOWS, DOORS AND TRIM, SO THAT WINDOWS, DOORS AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF REQUIRED EXTERIOR BUILDING MATERIALS.
(2) PROHIBITED EXTERIOR BUILDING MATERIALS:
(AA) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS, EAVES, TRIM, DOORS, GARAGE DOORS OR DOOR TRIM).
(BB) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
(3) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
(AA) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
(BB) BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
(CC) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
(4) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
(AA) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE ONE OR MORE 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 2 FEET EXTENDING THROUGH THE BUILDING.
(5) ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
(AA) 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, BANDING AND CHANGE IN MATERIALS OR COLORS.
(BB) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF THE REQUIRED EXTERIOR BUILDING MATERIALS, CHANGES IN MATERIALS, ARTICULATED ARCHITECTURAL FACADE FEATURES AND/OR COLOR CHANGES.
(CC) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

(6) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
(AA) 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.
(BB) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
(CC) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
(7) 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 MASONRY VENEER OR A CLASS B BUFFER NOT LESS THAN 10 IN DEPTH AT ALL ABOVE GRADE PERIMETERS NOT PAVED FOR ACCESS.
(8) THE MINIMUM FLOOR TO FLOOR HEIGHT FOR THE GROUND FLOOR USES DIRECTLY ABUTTING STATE STREET SHALL BE 16 FEET.
(9) THE GROUND FLOOR OF THE BUILDING DIRECTLY ABUTTING STATE STREET SHALL HAVE A MINIMUM TRANSPARENCY REQUIREMENT OF 30%. MORE SPECIFICALLY, 30% OF THE WALL AREA OF THE GROUND FLOOR OF THE BUILDING DIRECTLY ABUTTING STATE STREET SHALL MEET THE TRANSPARENCY REQUIREMENT. TRANSPARENCY REFERS TO THE REQUIRED AMOUNT OF WINDOW OR GLAZING AREA AS A PERCENTAGE OF THE SPECIFIED FAÇADE AREA. DOORS ARE INCLUDED IN GROUND FLOOR TRANSPARENCY WHEN SUCH DOORS ARE DESIGNED WITH GLASS OR OTHER TRANSPARENT MATERIALS. GARAGE ENTRANCES SHALL NOT BE INCLUDED IN GROUND FLOOR TRANSPARENCY CALCULATIONS.

5. STREETSCAPE

A. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON STATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY PORTION OF THE SIDEWALK 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.

B. SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES AND AUTHORITIES AND THE DONATION OF ANY REQUIRED EASEMENTS BY MECKLENBURG COUNTY TO PETITIONER, PETITIONER SHALL EXTEND THE MINIMUM 8 FOOT WIDE SIDEWALK REFERENCED ABOVE IN PARAGRAPH 5.A FROM THE EASTERN BOUNDARY LINE OF THE SITE TO THE EXISTING STEWART CREEK GREENWAY/CROSSWALK LOCATED TO THE EAST OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "EXTENDED SIDEWALK"). IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL REQUIRED APPROVALS AND PERMITS OR THE DONATION OF ANY EASEMENTS FROM MECKLENBURG COUNTY REQUIRED TO INSTALL THE EXTENDED SIDEWALK, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THE EXTENDED SIDEWALK. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, DUE TO THE EXISTING CULVERT LOCATED TO THE EAST OF THE SITE, THE EXTENDED SIDEWALK MAY BE LOCATED AT THE BACK OF CURB AND IT SHALL HAVE A MINIMUM WIDTH OF 5 FEET.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

C. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

7. AMENITY AREA

A. AN AMENITY AREA SHALL BE PROVIDED ON THE SITE. AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A CLUBHOUSE, FITNESS CENTER AND A SWIMMING POOL TO BE UTILIZED BY RESIDENTS OF THE COMMUNITY. THE AMENITY AREA IS GENERALLY DEPICTED REZONING PLAN.

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 SITE 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.

B. IF THIS REZONING PETITION IS APPROVED, THE EXISTING USE(S) LOCATED ON THE SITE MAY CONTINUE AS LEGAL, NON-CONFORMING USES IN ACCORDANCE WITH THE ORDINANCE UNTIL SUCH TIME THAT THE SITE IS REDEVELOPED IN ACCORDANCE WITH THE REZONING PLAN.

Know what's below. Call before you dig.

BY	DATE	REVISIONS
KHA	10/19/2023	REZONING COMMENTS

Kimley»Horn
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NC LICENSE #F-0102

REZONING PETITION #2023-001

KH PROJECT	017524007
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	ILG
DRAWN BY	ILG
CHECKED BY	KMS

DEVELOPMENT STANDARDS

LOWER TUCK

PREPARED FOR KAIROI

CHARLOTTE N.C.

SHEET NUMBER
RZ-2

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Plotted By:Gladden, Lilla Sheet Set:CLT-DS_SSM TEMPLATE Layout:RZ-2 November 21, 2023 03:48:38pm K:\CHL_PR\017524 Kairoi Residential\d\007 Lower Tuck\02 - DWG\Plans\Sheets\Rezoning\RZ-1.dwg