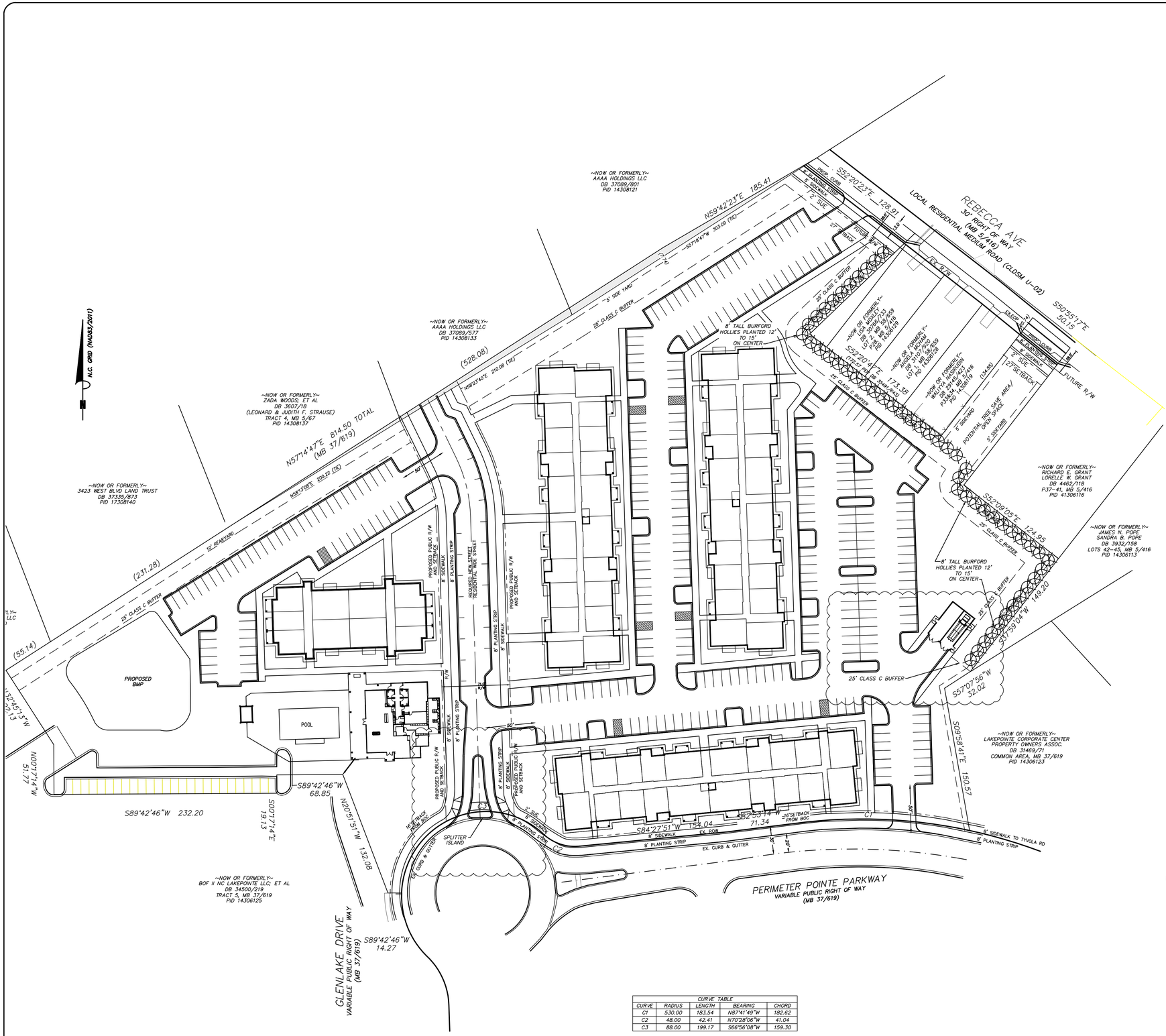


| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | BEARING | CHORD |
| C1 | 530.00 | 183.54 | N87°41'49"W | 182.62 |
| C2 | 48.00 | 42.41 | N70°28'06"W | 41.04 |
| C3 | 88.00 | 199.17 | S66°56'08"W | 159.30 |

**Dominion Realty Partners, LLC**
**Development Standards**
**01/18/2023**
**Rezoning Petition 2022-103**

**Site Development Data:**

--**Acreage**: ± 10.18 acres
--**Tax Parcel** #: 143-061-18, 143-061-21, 143-061-26, and 143-061-27
--**Existing Zoning:** I-1(CD), & R-22MF
--**Proposed Zoning:** UR-2(CD)
--**Existing Uses:** Vacant.
--**Proposed Uses:** Up to 270 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses as more specifically restricted below in Section 2.
--**Maximum Building Height:** Maximum allowed building height will be 65 feet. Building height to be measured as required by the Ordinance.
--**Parking:** Will be provided as required by the Ordinance. The Petitioner will provide a minimum of six (6) EV ready parking spaces (an EV-Ready space is defined as: Installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space).

**1. General Provisions:**

**a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Dominion Realty Partners to accommodate the development of a residential community on an approximately 10.18-acre site located on north side of Perimeter Pointe Parkway, & southwest of Rebecca Ave. (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 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

**c. Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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 for 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 generally 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 buildings to be developed on the Site will be limited to seven (7). 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 will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

**2. Permitted Uses & Development Area Limitation:**

a. The Site may be developed with up to 270 multi-family residential dwelling units, together with accessory uses as allowed in the UR-2 zoning district.

b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than area median income. The Petitioner shall ensure that no fewer than 6% of the total number of units developed on the Site, for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income

**3. Access, and Transportation Improvements:**

a. Access to the Site will be from Perimeter Pointe Parkway & Rebecca Ave., as generally depicted on the Rezoning Plan.

b. The Petitioner will construct a new network required public street as generally depicted on the Rezoning Plan. This new network required public street will be built to a residential wide public street cross-section. An eight (8) foot planting strip and an eight (8) foot sidewalk will be constructed on both sides of the new network required public street as generally depicted on the Rezoning Plan.

c. Along the Site's frontage on Perimeter Pointe Parkway an eight (8) foot planting strip and an eight (8) foot-sidewalk will be provided as generally depicted on the Rezoning Plan. If the proposed sidewalk along Perimeter Point Parkway falls outside of the proposed right-of-way a sidewalk and utility easement located 2-feet form the back of sidewalk will be provided.

d. The Site's frontage on Rebecca Ave. will be improved to a local residential medium street cross-section with eight (8) foot planting strip and a eight (8) foot sidewalk. The Petitioner will dedicate a minimum of 28 feet of right-of-way along Rebecca Avenue as measured from the existing center line prior to the issuance of the first certificate of occupancy. If the proposed sidewalk along Rebecca Avenue falls outside of the proposed right-of-way a sidewalk and utility easement located 2-feet form the back of sidewalk will be provided.

e. The Petitioner will extend an eight (8) foot sidewalk with an eight (8) foot planting strip from the Site to W. Tyvola Rd. along the eastern edge of Perimeter Pointe Parkway. The Petitioner may reduce the width to the planting strip to avoid existing trees or if insufficient r/w exists and/or the Petitioner is not able to secure an easement from the property owner to allow the sidewalk to extend outside of the existing right-of-way.

f. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be post for any improvements not completed at the time the first certificate of occupancy is requested and released.

g. The location of the proposed driveways are preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.

h. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

i. 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 in accordance with published standards.

j. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. 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.

k. 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 road system authority. 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support

**4. Streetscape, Buffers, Yards, and Landscaping:**

a. A 16-foot building and parking setback will be provided as measured from the existing right-of-way of Perimeter Pointe Parkway and from the proposed right-of-way of the network required public street as generally depicted on the Rezoning Plan.

b. A 27-foot building and parking setback as measured from the proposed right-of-way of Rebecca Ave. will also be provided as generally depicted on the Rezoning Plan.

c. Side and rear yards as required by the Ordinance will be provided.

d. A Class C Buffer as generally depicted on the Rezoning Plan will be provided. The Class C Buffer along the eastern property line adjoining the existing homes on Rebecca Ave. will be planted with a row of eight (8) foot tall dwarf Burford Hollies 12 to 15 feet on center as generally depicted on the rezoning plan.

e. Trash collection from the Site will be from a trash compactor as generally depicted on the Rezoning Plan.

**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, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

The following architectural commitments shall apply to the new permanent buildings located in each Development Area.

b. Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 60% of the total existing street frontage (measured along each side of each street at the setback line) along Perimeter Pointe Parkway and the network required public street (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, BMP areas, and/or tree re-planting areas) as generally depicted on the Rezoning Plan. This requirement does not apply to the Site's frontage on Rebecca Ave.

c. All residential ground floor units within 15 feet of the sidewalk located along the Perimeter Pointe Parkway and the network required street shall be raised a minimum of 12-24". Each common building entrance facing Perimeter Pointe Parkway of the internal network required public street will be connected to the adjoining public street via a six (6) foot sidewalk. Common entrance connections will not be required if the building is three (3) or more feet below the grade of the adjoining public street.

d. Building Massing - Buildings exceeding 120 feet in length along Perimeter Pointe Parkway and the network required street shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.

e. Vertical Modulation and Rhythm - Building elevations along Perimeter Pointe Parkway and the network required street shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

f. Building Base - Buildings along Perimeter Pointe Parkway and the network required street shall be designed with a recognizable architectural base. A minimum of three elevations of the proposed building will be articulated with a recognizable base a minimum of three (3) feet in height.

g. Building elevations facing new or existing public streets shall not have expanses of blank walls greater than 20 feet.

h. 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 along Perimeter Pointe Parkway and the network required street.

i. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

(i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).

(ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

j. Ground mounted utility structures, such as HVAC units, shall be screened from public view and from view of adjacent properties at grade architecturally or with evergreen plant material.

k. Dumpster and recycling area will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

l. Meter banks will be screened from adjoining properties and from the abutting public streets.

**6. Open Space and Amenity Area Improvements:**

a. Open space and an amenity area(s) will be provided on the Site. A minimum of 8,000 square feet of improved open space will be provided at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.

**7. Environmental Features:**

a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.

c. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**8. 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.

**9. Signs:**

a. Reserved.

**10. 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.

**11. 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.

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| PROJECT MANAGER | DRAWING SCALE |
| JLB | AS SHOWN |
| DESIGN BY | PROJECT DATE |
| JLB | |
| APPROVED BY | PROJECT NUMBER |
| PJSC | |
| FILE NAME | FSR PHASE |
| | POST DATE |

REV. | DATE

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