

CLIENT:
 FALL LINE DEVELOPMENT INC.
 PO BOX 754
 SUMMERFIELD, NC 27358
 E: wise@falllineinvest.com

PROJECT NAME & LOCATION:
Fall Line Development - IBM Drive
 Charlotte, NC
REZONING PETITION: 2022-132

REZONING PETITION NO. 2022-132
 Development Standards
 (2/23/2023)

Development Data Table:

Site Area:	± 17.95 acres
Tax Parcel:	047-391-41
Existing Zoning:	RE-2
Proposed Zoning:	R-17MF(CD)
Existing Use:	Vacant
Maximum Development:	260 Multi-Family Residential Dwelling Units
Maximum Building Height:	80' measured per the Ordinance from average grade
Parking:	Meet or exceed Ordinance minimums
Maximum Density:	14.5 DU/A

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Fall Line Development Inc. (the "Petitioner") to accommodate the development of a residential community on that approximately 17.95-acre site located at the southeast intersection of IBM Drive and University Pointe Boulevard, abutting Interstate 185, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 047-391-41.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Zoning Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance Rezoning for the R-17MF zoning district shall govern the development and use of the Site.

4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, the building locations and sizes and the shapes of the building footprints and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of two hundred sixty (260) Multi-family Residential Dwelling Units and any incidental and accessory uses relating thereto that are permitted in the R-17MF zoning district.

III. Transportation & Streetscape

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 modifications required to accommodate final site and construction plans and designs and as required for approval by the North Carolina Department of Transportation, as applicable (NCDOT/CDOT).

2. Petitioner shall construct a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of IBM Drive, as generally depicted on the Rezoning Plan. Petitioner shall extend the proposed multi-use path to a bike ramp installed per CLDSM 10.43 on University Pointe Boulevard as long as reasonably feasible within the existing right-of-way.

3. Petitioner shall widen IBM Drive in order to construct a dedicated left turn lane at the Site's proposed entrance.

4. Petitioner shall dedicate a minimum of thirty-five (35) feet of right-of-way from the road centerline along the Site's frontage on IBM Drive. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to NCDOT/City of Charlotte, as applicable, prior to the issuance of the Site's first building certificate of occupancy. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

5. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

6. 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 area, by way of a private/public partnership effort or other public sector project support.

7. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (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.

8. Petitioner shall construct an ADA compliant bus stop type 60.03A. The final location will be determined during the Land Development plan review process.

IV. Architectural Standards for Multi-family Residential Dwelling Buildings

1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.

MAP LEGEND

	PROPERTY BOUNDARY
	STREET CENTERLINE
	SETBACK LINE
	BUFFER LINE
	STREAM CENTERLINE
	100 YEAR FLOOD PLAIN
	S.W.I.M BUFFER
	POTENTIAL TREE SAVE AREA

NOTE: MAPPING IS BASED UPON GIS DATA AND MAY CHANGE WITH FINAL FIELD SURVEY.

2. Prohibited Exterior Building Materials: (i) vinyl siding. However, the use of vinyl siding in interior breezeways, and vinyl windows, handrails, soffits, doors, garage doors, and railings shall be permitted, and (ii) concrete masonry units not architecturally finished.

3. Surface parking areas shall not be permitted between IBM Drive and the proposed multi-family residential building(s).

4. Multi-Family Building Placement and Site Design: Building placement and Site Design shall focus on and enhance the pedestrian environment through the following standards:

- Building Street Frontage: buildings shall be arranged and oriented with a front appearance along public streets through the use of entrances and/or walkways directly to the sidewalk fronting the public street.
- Building entrances shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least three (3) of the following features: (i) decorative pedestrian lighting sconces; (ii) architectural details carried above the ground floor; (iii) covered porches, eaves, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or missed planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.
- Buildings shall have a minimum ten (10) foot separation from each other.
- Parking areas shall not be located between the building(s) and public streets.

5. Multi-Family Building Massing and Height: Building massing shall be designed to break up long, monolithic building forms through the following standards:

- Building Massing: buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (recess, projection, architectural treatment, etc.). Modulations shall extend or recess a minimum of two (2) feet, extending through all floors. Modulations shall occur at least every sixty (60) feet, if provided.
- Building Height shall be a maximum of eighty (80) feet.

6. Multi-family Architectural Elevation Design: architectural elevations shall be designed to create visual interest through the following standards:

- Vertical Modulations and Rhythm: building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not be limited to, a combination of exterior wall offsets, projections, and/or recesses, pilasters, and/or change in materials.
- Blank Walls: building elevations facing public streets shall not have expanses of blank walls greater than twenty (20) feet.
- Architectural features such as, but not limited to, banding, medallions, building articulation, and/or change in materials will be provided to avoid unarticulated blank walls.

7. Multi-family Building Roof Form and Articulation: roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- Long rooflines (pitched or flat) shall avoid continuous expanses without changing in height and/or roof form (e.g., dormers, gables, etc.).
- For pitched roofs, if provided, the allowed minimum pitch shall be 5:12 (five feet in vertical height for every twelve in horizontal length), excluding buildings with a flat roof and parapet walls.
- Roof top HVAC and related mechanical equipment, excluding vents, will be screened from public view at grade from the nearest street and from the nearest single-family structure.

V. Amenities and Greenway Dedication

1. Petitioner shall provide an easement for the portion of the 100-foot SWIM buffer associated with Doby Creek for greenway development, as generally depicted on the Rezoning Plan. Petitioner shall coordinate with Mecklenburg County Park and Recreation Department on the location of a sixty (60) foot easement between the greenway trail easement and the development to provide access for residents of the development.

2. Petitioner shall provide a minimum 4,500 square foot plaza/amenity space as generally depicted on the Rezoning Plan, which may include, but shall not be limited to, a swimming pool, plaza, trails, and/or dog park.

VI. Environmental Features

1. The Petitioner shall comply with the Post Construction Stormwater 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.

2. The Petitioner shall comply with the Tree Ordinance.

VII. Lighting

1. All freestanding lighting fixtures installed on the Site greater than twenty-five (25) feet in total height (i.e., excluding decorative lighting less than 25' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

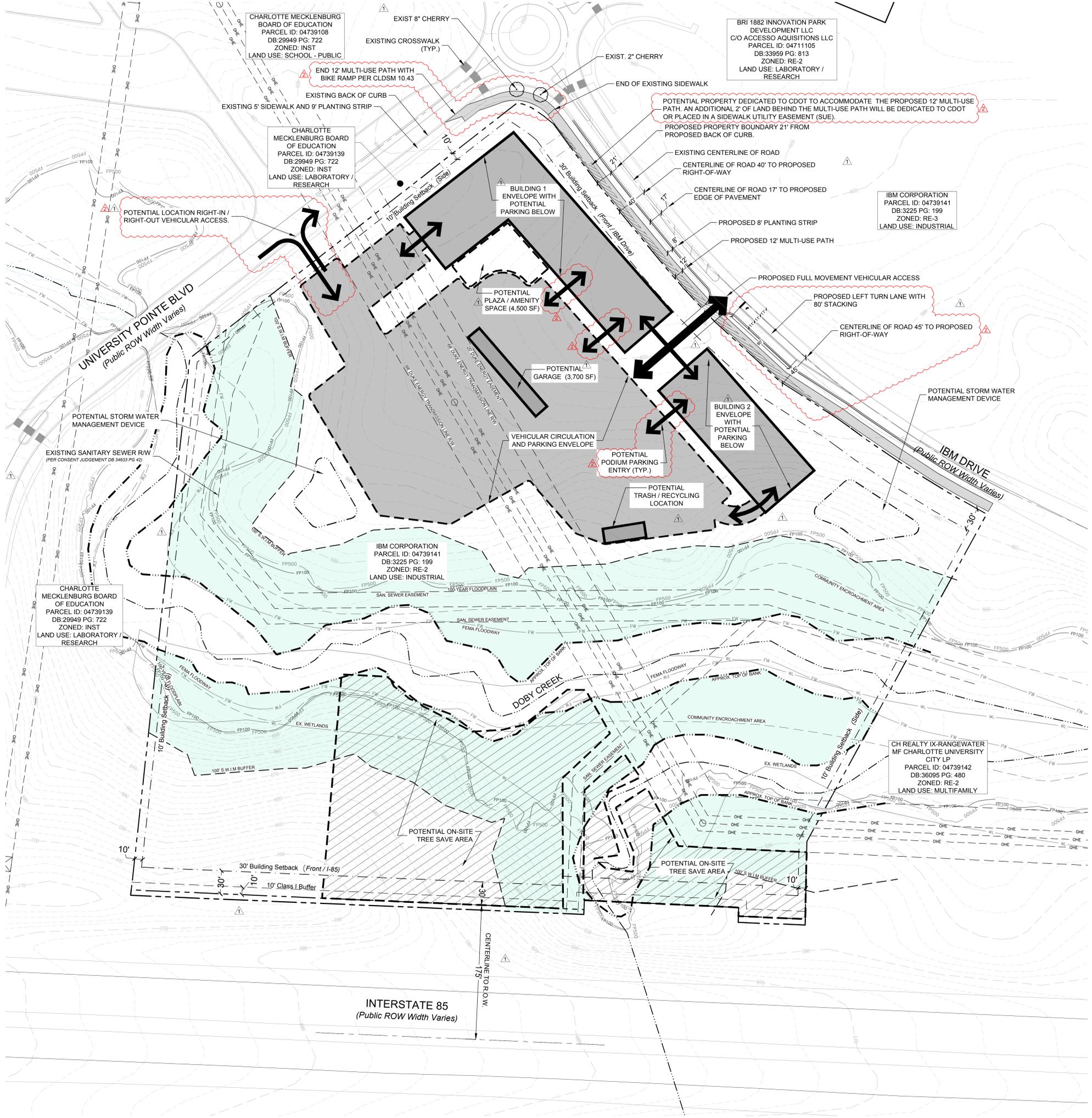
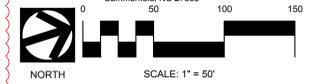
VIII. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

OWNER(S)
 Owner: Fall Line Development Inc.
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PETITIONER(S)
 Petitioner: Fall Line Development Inc.
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