



<u>SI</u>	ITE DEVELOPMENT DATA:
'  ]	ACREAGE: ± 20.03 ACRES TAX PARCEL #S: A PORTION OF 019-331-05 EXISTING ZONING: R-4 PROPOSED ZONING: UR-2(CD)
] ]	EXISTING USES: VACANT PROPOSED USES: RESIDENTIAL DWELLING UNITS AND ACCESSORY STRUCTURES AS PERM UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BEL MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS; SUBJECT TO THE L MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO FOU
	ORDINANCE. PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRI
1.	GENERAL PROVISIONS:
a.	<b>SITE LOCATION</b> . THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND S "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HHHUNT ("PETI SITE GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF OLD STATESVILLE ROA
b.	<b>ZONING DISTRICTS/ORDINANCE</b> . DEVELOPMENT OF THE SITE WILL BE GOVERNED BY T (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STAN GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
c.	<b>GRAPHICS AND ALTERATIONS</b> . THE SCHEMATIC DEPICTIONS OF SIDEWALKS, DRIVEWAY ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUN FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZON REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY I AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD
i.	MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON TH
	THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOW DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AM PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
d.	NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUM DEVELOPED ON THE SITE WILL BE LIMITED TO 14. ACCESSORY BUILDINGS AND STRUCTURES THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZ BUILDING(S).
	<b>PERMITTED USES:</b> UP TO 335 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AS ALLOW ZONING DISTRICT.
3.	ACCESS, BUFFERS, SCREENING, OPEN SPACE AND PEDESTRIAN CIRCULATION.
a.	ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD AND INDEPENDENCE HILL R
b.	THE PETITIONER WILL CONSTRUCT A NETWORK OF PUBLIC AND PRIVATE STREETS ON TH INTERNAL PUBLIC AND PRIVATE STREET NETWORK WILL BE ALLOWED TO ACCOMMODAT
c.	THE PETITIONER WILL CONSTRUCT A 12 FOOT MULTI-USE PATH ALONG THE SITE'S OLD S PROJECT TO IMPROVE AND WIDEN OLD STATESVILLE ROAD, THE PETITIONER WILL WO STATESVILLE ROAD.
d.	PETITIONER WILL WORK WITH NCDOT TO ALLOW THE PROPOSED ACCESS TO THE SITE F REZONING PLAN. A DIRECTIONAL CROSS-OVER WILL BE PROVIDED ALONG OLD STATESV IN TO NCDOT TIP PROJECT U-5772, SUBJECT TO NCDOT APPROVAL. IF THE DIRECTIONAL APPROVAL OF NCDOT AND CDOT, THE ACCESS TO THE SITE FROM OLD STATESVILLE ROAT
e.	THE PETITIONER WILL CONSTRUCT A 150 FOOT SOUTHBOUND LEFT TURN LANE WITH APP REZONING PLAN. THE AMOUNT OF STORAGE MAY BE REDUCED IF A TRAFFIC STUDY PE REQUIREMENT MAY ALSO BE ELIMINATED DURING PERMITTING IF CDOT AND NCDOT BOT
f.	A 24 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED
g.	ALONG THE INTERNAL PUBLIC STREETS A 16 FOOT SETBACK AS MEASURED FROM THE BA
h.	THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD, WILL BE IMPROVED WITH AN EIGHT
i.	THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD TO CURB AND GUTTER TO CREATE A SYMMETRICALLY WIDENING OF INDEPENDENCE HILL WILL INCLUDE 5.5 FEET OF PAVEMENT FOR HALF OF A CENTER LEFT TURN LANE, AN 11 DEPICTED ON THE REZONING PLAN. THE BIKE LANE, AND BIKE LANE BUFFER, MAY BE E RIGHT-OF-WAY THE PETITIONER MAY THEN CHOOSE TO DO AN ASYMMETRICAL WIDENIN
j.	THE PETITIONER WILL DEDICATE AND CONVEY 50.5 FEET OF RIGHT-OF-WAY FROM THE EXPLAN.
k.	THE PETITIONER WILL DEDICATE TO NCDOT THE ADDITIONAL RIGHT-OF-WAY INDICATEI NECESSARY TEMPORARY CONSTRUCTION EASEMENTS REQUESTED BY NCDOT TO IMPLE BE PROVIDED WHEN REQUESTED BY NCDOT.
1.	SCREENING OF THE PROPOSED PARKING AREAS AND MANEUVERING AREAS WILL BE PRO LOCATED ADJACENT TO TREE SAVE AREAS WILL BE SCREENED IF VISIBLE FROM THE ADJ
m	. THE PROPOSED BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALON VIA A NETWORK OF INTERNAL SIDEWALKS AND CROSSWALKS. THE MINIMUM WIDTH O THE INTERNAL SIDEWALK SYSTEM VIA SIDEWALKS WITH A MINIMUM WIDTH OF FIVE (5)
n.	THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL F RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE LAST CERTIFIC. PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE THE SIDEWALK WHERE FEASIBLE.
0.	ALL TRANSPORTATION IMPROVEMENTS, EXCEPT ANY OF THE IMPROVEMENTS INCORPORT CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDINGS ON THE SITE SUBJECT TO THE PI THE FIRST CERTIFICATE OF OCCUPANCY.

C:USERS\ORODRIGUEZ\APPDATA\LOCAL\TEMP\ACPUBLISH\_15476\NCC182145RZ4.DWG PRINTED BY: ORODRIGUEZ 2.25.19 @ 2:55 PM LAST SAVED BY: ORODRIGUEZ

<u>HHUNT</u> <u>DEVELOPMENT STANDARDS</u> <u>2/20/19</u> <u>REZONING PETITION NO. 2018-134</u>

		IMRD 1-1 EMRK), EN 5 OK WOOD. VINTE AS A DOIEDING MATERIAE WILL N
		b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCE 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREE DIRECTOR.
SORY STRUCTURES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RIBED AND RESTRICTED BELOW IN SECTION 3).		c. PROHIBITED EXTERIOR BUILDING MATERIALS:
IGS UNITS; SUBJECT TO THE LIMITATIONS DESCRIBED BELOW. TE WILL BE LIMITED TO FOUR (4) STORIES, AND WILL NOT TO EXCEED 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE		i. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).
FOR THE UR-2 ZONING DISTRICT.		ii. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
		d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE
CHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE ON FILED BY HHHUNT ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 20.03 ACRE ON OF OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD (THE "SITE").		i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇAD
TE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE		ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL INDEPENDEN SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER
SHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL		iii. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED OF
IS OF SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE D BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND EPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE N WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE, SINCE THE PROJECT HAS NOT UNDERGONE THE		<ul> <li>e. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG</li> <li>i. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODU MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJE</li> </ul>
NTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE		f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED
E. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE: IGN INTENT DEPICTED ON THE REZONING PLAN.		i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR A WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHAN
MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA		ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURA
V THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE		BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATER
NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE RY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON LL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL		iii. BUILDING ELEVATIONS FACING INDEPENDENCE HILL ROAD, AND THE INT AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANE TREATMENT OF SUCH WALLS.
		g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIG
CTED ON THE SITE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2		i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANS HIPS, DORMERS OR PARAPETS.
NAN CIRCULATION.		ii. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDIN MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
AND INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.		iii. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PEI REQUIREMENTS.
ND PRIVATE STREETS ON THE SITE AS REQUIRED BY THE SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED. MODIFICATIONS TO THE ALLOWED TO ACCOMMODATE SITE CONSTRAINTS AND THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.		h. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFU:
TH ALONG THE SITE'S OLD STATESVILLE ROAD FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN. DUE TO NCDOT'S FUNDED TIP D, THE PETITIONER WILL WORK WITH CDOT TO REQUEST A WAIVER OF CHAPTER 19 IMPROVEMENTS FOR CURB AND GUTTER ALONG OLD		<ul><li>PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 P GENERALLY DEPICTED ON THE REZONING PLAN.</li><li>i. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREET</li></ul>
OSED ACCESS TO THE SITE FROM OLD STATESVILLE ROAD TO BE A RIGHT-IN/RIGHT-OUT, LEFT-IN ACCESS AS GENERALLY DEPICTED ON THE		5. ENVIRONMENTAL FEATURES:
VIDED ALONG OLD STATESVILLE ROAD. THE PETITIONER MAY INCORPORATE THE PROPOSED IMPROVEMENTS ALONG OLD STATESVILLE ROAD ROVAL. IF THE DIRECTIONAL CROSS-OVER IS INCORPORATED INTO THE TIP PROJECT, THE PETITIONER MAY CONSTRUCT, SUBJECT TO THE ROM OLD STATESVILLE ROAD AS A FULL MOVEMENT DRIVEWAY WITH A SOUTHBOUND LEFT TURN.		a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL MANAGEMENT SYSTEMS IF DEPICTED ON THE REZONING PLAN ARE SUB, WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO A
D LEFT TURN LANE WITH APPROPRIATE BAY TAPERS ON OLD STATESVILLE ROAD TO INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON CED IF A TRAFFIC STUDY PERFORMED BY THE PETITIONER INDICATES A SHORTER LEFT TURN LANE IS APPROPRIATE. THIS LEFT TURN LANE NG IF CDOT AND NCDOT BOTH AGREE THAT THE LEFT TURN LANE IS NOT NEEDED.		b. TREES LOCATED IN THE CITY OF CHARLOTTE PUBLIC STREET RIGHT-OF-W REMOVAL OF TREES IN THE PUBLIC STREET RIGHT-OF-WAY OCCURS.
OF CURB WILL BE PROVIDED ALONG INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.		c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
AS MEASURED FROM THE BACK OF CURB WILL BE PROVIDED.		d. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMIT
BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.	{	e. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDI MITIGATED IF REQUIRED BY CITY ORDINANCE.
IDEPENDENCE HILL ROAD TO INCLUDE A MAXIMUM OF 24.5 FEET OF PAVEMENT FROM THE EXISTING CENTER LINE PLUS 2'.6" FOOT STANDARD NG OF INDEPENDENCE HILL ROAD TO INCLUDE ANY REQUIRED LEFT TURN LANES AND A BIKE LANE IF REQUIRED BY NCDOT (THE WIDENING TER LEFT TURN LANE, AN 11 FOOT THROUGH LANE, A FIVE (5) FOOT BIKE LANE PLUS A THREE (3) FOOT BIKE LANE BUFFER) AS GENERALLY		6. <u>OPEN SPACE/ AMENITY AREAS AND IMPROVEMENTS:</u>
KE LANE BUFFER, MAY BE ELIMINATED IF NCDOT DOES NOT REQUIRE A BIKE LANE. IF THE SYMMETRICAL WIDENING REQUIRES ADDITIONAL N ASYMMETRICAL WIDENING (NEAR SIDE WIDENING) TO AVOID HAVING TO ACQUIRE ADDITIONAL RIGHT-OF-WAY.		a. THE PETITIONER WILL PROVIDE AT A MINIMUM THE FOLLOWING TYPE
RIGHT-OF-WAY FROM THE EXISTING CENTER LINE OF INDEPENDENCE HILL ROAD TO CDOT/NCDOT AS GENERALLY DEPICTED ON THE REZONING		LANDSCAPING ELEMENTS, A POOL AREA, A CLUB FACILITY, AND OUTDOO SITE. 7. LIGHTING:
L RIGHT-OF-WAY INDICATED ALONG OLD STATESVILLE ROAD REQUIRED FOR THE IMPLEMENTATION OF NCDOT TIP PROJECT U-5772, AND ANY JESTED BY NCDOT TO IMPLEMENT TIP PROJECT U-5772. THE ADDITIONAL RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENTS WILL		a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALC
		8. AMENDMENTS TO THE REZONING PLAN:
VERING AREAS WILL BE PROVIDED ALONG THE EXISTING AND PROPOSED PUBLIC STREETS AS REQUIRED BY THE ORDINANCE. PARKING AREAS ED IF VISIBLE FROM THE ADJOINING PUBLIC STREET.		a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE
D TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS AND TO THE SIDEWALK ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS KS. THE MINIMUM WIDTH OF THE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE BUILDINGS ON THE SITE WILL ALSO BE CONNECTED TO MINIMUM WIDTH OF FIVE (5) FEET.		9. <u>BINDING EFFECT OF THE REZONING APPLICATION</u> :
YANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL NCE OF THE LAST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE IS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND		a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
HE IMPROVEMENTS INCORPORATED INTO THE TIP PROJECT U-5772, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF		

	<image/> <image/> <image/> <text><text></text></text>
	REVISIONS
	1     12/17/2018     JURISDICTIONAL COMMENTS     DJR/ODR
	2 01/14/2019 CDOT COMMENTS ODR 3 02/25/2019 JURISDICTIONAL ODR
	COMMENTS
4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:	
a. THE PRINCIPAL BUILDINGS USED FOR MULTI-FAMILY RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.	
<ul> <li>b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING</li> </ul>	
DIRECTOR.  c. PROHIBITED EXTERIOR BUILDING MATERIALS:	
i. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).	
ii. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.	
<ul> <li>d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:</li> <li>i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO INDEPENDENCE HILL ROAD AND THE INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.</li> </ul>	KNOW WHAT'S BELOW ALWAYS CALL 811
<ul> <li>BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL INDEPENDENCE HILL ROAD 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).</li> </ul>	BEFORE YOU DIG It's fast. It's free. It's the law.
iii. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.	NOT APPROVED FOR
e. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: i. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS).	CONSTRUCTION
MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING. f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:	PROJECT No.:         NCC182145           DRAWN BY:         DJR           CHECKED BY:         RDH
i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE 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.	DATE: 10/19/2018
ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS A, B AND C. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.	PROJECT: PROP.
iii. BUILDING ELEVATIONS FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS (A, B, AND C) 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.	REZONING DOCUMENTS
<ul> <li>g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:</li> <li>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.</li> </ul>	HHHUNT, INC
ii. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.	
iii. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PER THE REQUIREMENTS. IF ROOFTOP HVAC UNITS ARE USED THEY WILL BE SCREENED FROM THE PUBLIC STREETS PER THE REQUIREMENTS.	LOCATION OF SITE OLD STATESVILLE ROAD &
h. 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 PREFERRED EXTERIOR BUILDING MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.	INDEPENDENCE HILL ROAD MECKLENBURG COUNTY
i. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.	
5. ENVIRONMENTAL FEATURES: a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER	
MANAGEMENT SYSTEMS IF 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>DOILLER</b> ENGINEERING NC, PLLC NCBELS P-1132
b. TREES LOCATED IN THE CITY OF CHARLOTTE PUBLIC STREET RIGHT-OF-WAY ARE PROTECTED BY THE TREE ORDINANCE; LANDSCAPE MANAGEMENT MUST BE CONTACTED BEFORE ANY DISTURBANCE OR REMOVAL OF TREES IN THE PUBLIC STREET RIGHT-OF-WAY OCCURS.	<b>1927 S. TRYON STREET, SUITE 310</b> <b>CHARLOTTE, NC 28203</b> Phone: (980) 272-3400
<ul><li>c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.</li><li>d. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMITTED AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS.</li></ul>	Fax: (980) 272-3401 NC@BohlerEng.com
e. DEVELOPMENT WITHIN THE POST-CONSTRUCTION STORMWATER ORDINANCE STREAM BUFFERS SHALL BE SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORMWATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.	
6. <u>OPEN SPACE/ AMENITY AREAS AND IMPROVEMENTS:</u>	
a. THE PETITIONER WILL PROVIDE AT A MINIMUM THE FOLLOWING TYPE OF AMENITIES FOR THE RESIDENTS OF THE COMMUNITY; A DOG PARK, OUTDOOR SEATING AREAS WITH HARDSCAPE AND LANDSCAPING ELEMENTS, A POOL AREA, A CLUB FACILITY, AND OUTDOOR COOKING AREAS. A MINIMUM OF 8,000 SQUARE FEET OF IMPROVED OPEN SPACE AMENITY AREAS WILL BE PROVIDED ON THE SITE.	PETITION 2018-134
7. <u>LIGHTING:</u>	
<ul> <li>a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.</li> <li>8. AMENDMENTS TO THE REZONING PLAN:</li> </ul>	
<ul> <li>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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.</li> </ul>	SHEET TITLE:
9. BINDING EFFECT OF THE REZONING APPLICATION:	DEVELOPMENT
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 HEREIN AND 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.	STANDARDS
	sheet number: RZ-3