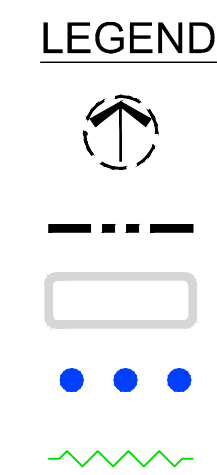




DEVELOPMENT DATA TABLE	
SITE AREA	±16.5 ACRES
TAX PARCELS	167-193-05, 167-193-13
EXISTING ZONING	B-2(CD)
PROPOSED ZONING	R-17MF (CD)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY
MAX. RESIDENTIAL DENSITY	PER ZONING ORDINANCE (R-17MF) 200 UNITS MAXIMUM
MAX. FLOOR AREA RATIO FOR NON-RESIDENTIAL BUILDINGS	PER ZONING ORDINANCE (R-17MF)
MAX. BUILDING HEIGHT	PER ZONING ORDINANCE (R-17MF)
MIN. SETBACK FROM PROP. R/W	PER ZONING ORDINANCE (R-17MF)
MIN. SIDE YARD	PER ZONING ORDINANCE (R-17MF)
MIN. REAR YARD	PER ZONING ORDINANCE (R-17MF)
MIN. OPEN SPACE	PER ZONING ORDINANCE (R-17MF)
NUMBER OF PARKING SPACES	PER ZONING ORDINANCE
REQUIRED STREETScape	SEE TYPICAL SECTION STREET TREES PER TREE ORIGINATOR



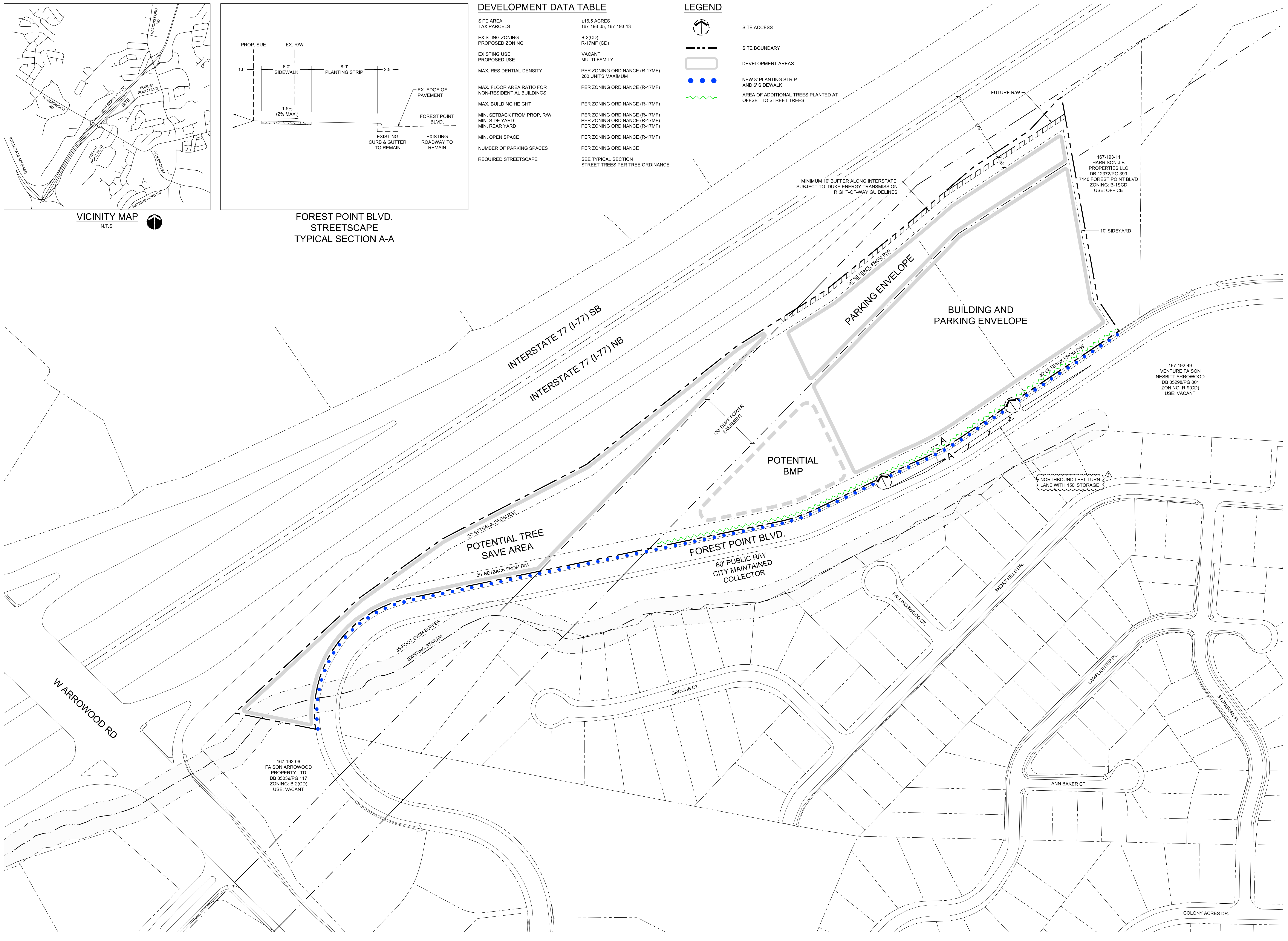
SITE ACCESS

SITE BOUNDARY

DEVELOPMENT AREAS

NEW 8' PLANTING STRIP
AND 6' SIDEWALK

OFFSET TO STREET TREES



KEY MAP

REAL

REZONING PETITION #2018-165

PROJECT

FOREST POINT

THE NRP GROUP LLC
228 EUCLID AVENUE
CLEVELAND, OH 44115

INDDESIGN PROJ.# 1018483

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

ERT: N/A
ORZ: 1"=100'

SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ-1

February 11, 2019
May 24, 2019

- I.A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NRP Properties, LLC to accommodate the development of a multi-family residential community on that approximately 16.6 acre site located on the west side of Forest Point Boulevard, north of the intersection of Forest Point Boulevard and West Arrowwood Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 167-193-05 and 167-193-13.
- I.B. The development 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 R-17 MF zoning district shall govern the development and use of the Site.
- I.C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development 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 and landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- I.D. All principal buildings and accessory structures developed on the Site must be located within the building/parking envelope depicted on the Rezoning Plan. Parking areas may be located within the building/parking envelope and the parking envelope depicted on the Rezoning Plan.
- I.E. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located on the Site. The number of principal buildings, accessory structures and parking areas that may be located on the Site shall be governed by the applicable provisions of the Ordinance.
- I.F. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2.A. The Site may only be devoted to a multi-family residential community containing a maximum of 200 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities for the residents.

2.B. The dwelling units constructed on the Site shall maintain monthly rents that are income restricted to households earning 80% or less on average 60% of the area median income for a period of not less than 15 years from the date of the issuance of the first certificate of occupancy for the first new building to be constructed on the Site.

- 3.A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”).
- 3.B. The alignments of the internal driveways and vehicular circulation areas 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 applicable published standards.
- 3.C. Petitioner shall reserve for future right of way for the future widening of North Interstate 77 to be constructed by others (and not Petitioner) that portion of the Site located along the northern boundary line of the Site that is more particularly depicted on the Rezoning Plan (the “Future Right of Way”). The Future Right of Way shall be dedicated and conveyed to the City or to NCDOT by Petitioner upon the request of the City or NCDOT when the future widening of North Interstate 77 is to be constructed by others.

3.E.

4.A. The maximum height of any building constructed on the Site in stories shall be 4 stories.

4.B. The architectural and design standards set out below shall apply to any building constructed on the Site.

4.B.1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street (Forest Point Boulevard) a building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

4.B.2. Prohibited Exterior Building Materials:

4.B.2.a. Vinyl siding (but not vinyl hand rails, windows, soffits, doors or door trim).

4.B.2.b. Concrete masonry units not architecturally finished.

4.B.3. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

4.B.3.a. Buildings shall be placed so as to present a front or side facade to all network required streets (public or private) (Forest Point Boulevard) .

4.B.3.b. Buildings shall present a minimum of 60% of the street network required (Forest Point Boulevard) street frontage on north of the southernmost vehicular access point into the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

4.B.3.c. Parking lots shall not be located between any building and any network required public or private street (Forest Point Boulevard) .

4.B.3.d. Driveways intended to serve single units shall be prohibited on all network required streets.

4.B.6.c. Roof top HVAC and related mechanical equipment will be screened from public

7.C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.