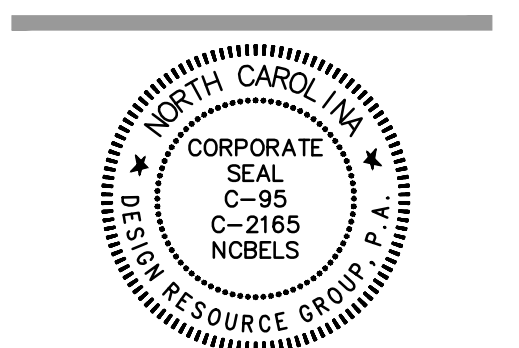
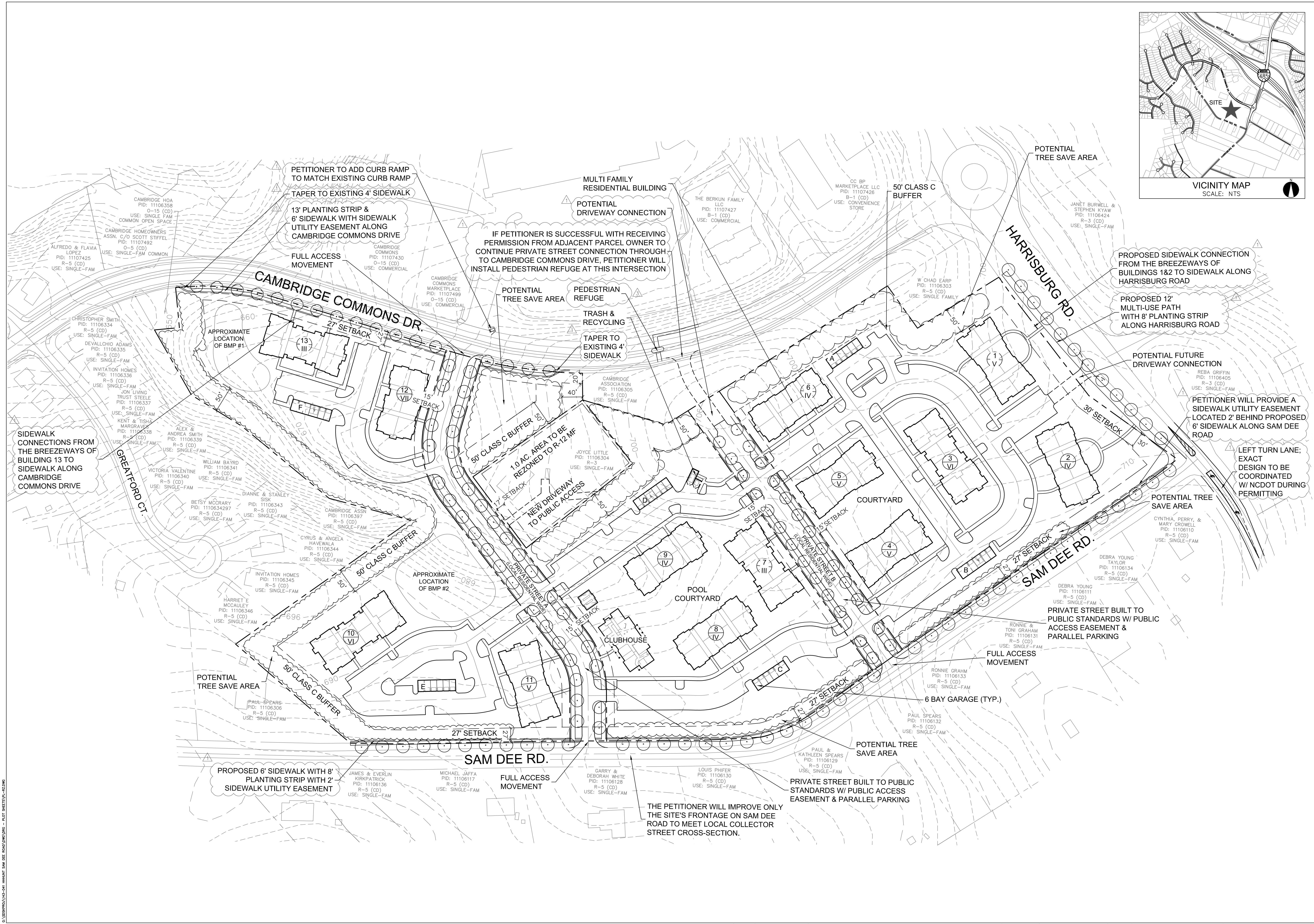




REZONING PETITION
2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA
HH HUNT
1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

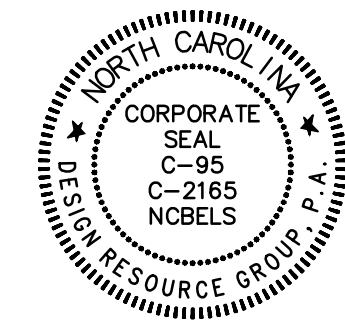
**SCHEMATIC
SITE PLAN**

40 0 40 80
SCALE: 1" = 80'

PROJECT #: 143-041
DRAWN BY: LD
CHECKED BY: SK

FEBRUARY 14, 2019

REVISIONS:
1. APRIL 15, 2019 - PER STAFF COMMENTS
2. MAY 13, 2019 - NOTES UPDATE
3. JUNE 6, 2019 - PER STAFF COMMENTS
4. JULY 22, 2019 - PER 07.15.19 PUBLIC HEARING



REZONING PETITION

2019 - 028

REZONING DOCUMENT

HARRISBURG ROAD
CHARLOTTE, NORTH CAROLINA

HH HUNT

1401 SUNDAY DRIVE, SUITE 109
RALEIGH, NORTH CAROLINA 27607

TECHNICAL
DATA SHEET

40 0 40 80
SCALE: 1" = 80'

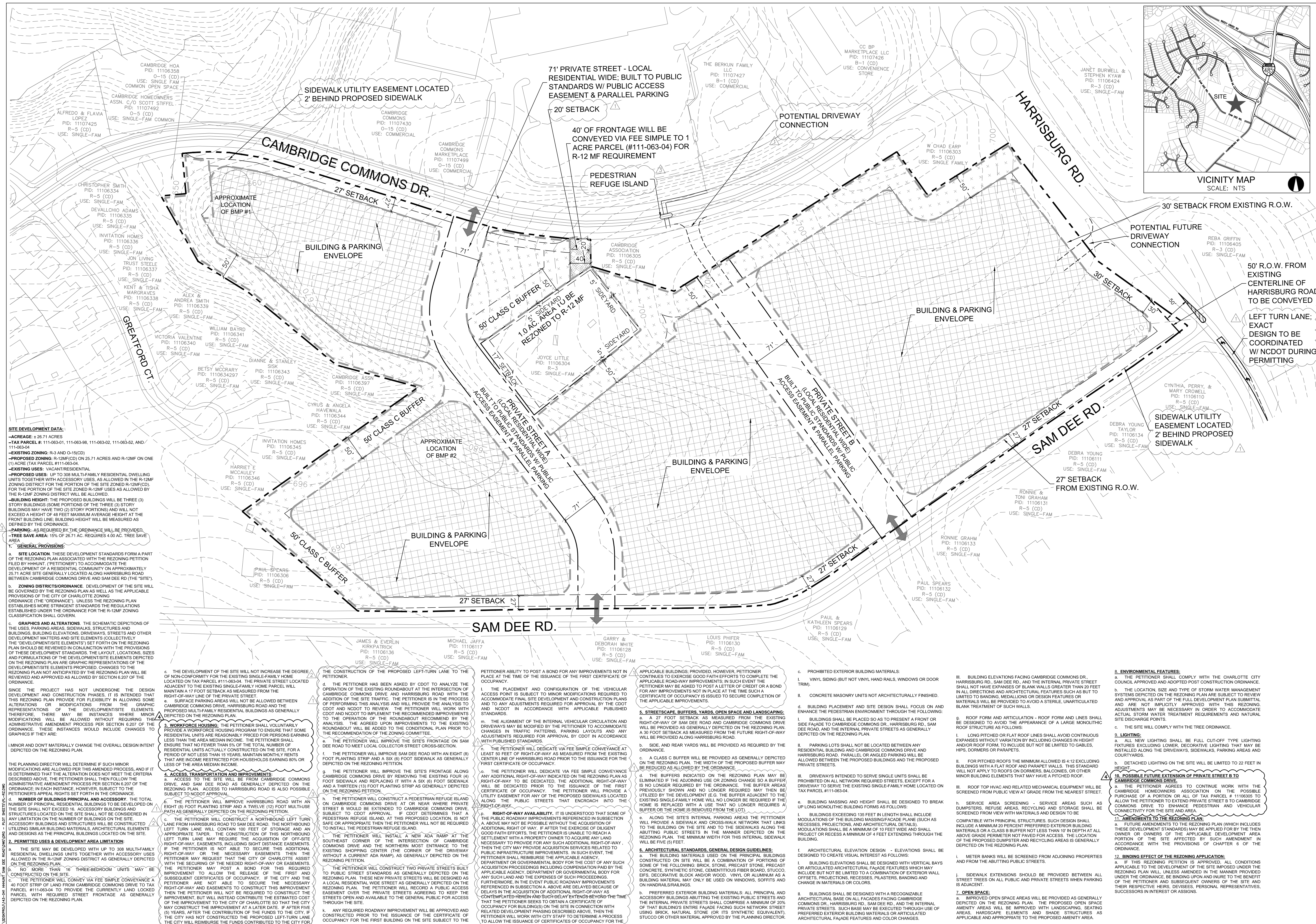
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RZ-2.0 OF 2



SITE DEVELOPMENT DATA:

- ACREAGE: ± 26.71 ACRES
- TAX PARCEL #: 111-063-01, 111-063-98, 111-063-02, 111-063-52, AND/ 111-063-04
- EXISTING ZONING: R-3 AND O-15(CD)
- PROPOSED ZONING: R-12MFC(D) ON 25.71 ACRES AND R-12MF ON ONE (1) ACRE (TAX PARCEL #111-063-04)
- EXISTING USES: VACANT/RESIDENTIAL
- PROPOSED USES: UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE ZONED R-12MFC(D), FOR THE PORTION OF THE SITE ZONED R-12MF USES AS ALLOWED BY THE R-12MF ZONING DISTRICT WILL BE ALLOWED.
- BUILDING HEIGHT: THE PROPOSED BUILDINGS WILL BE THREE (3) STORY BUILDINGS (SOME PORTIONS OF THE THREE (3) STORY BUILDINGS MAY HAVE TWO (2) STORY PORTIONS) AND WILL NOT EXCEED A HEIGHT OF 48 FEET MAXIMUM AVERAGE HEIGHT AT THE FRONT BUILDING LINE. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
- TREE SAVE AREA: 15% OF 26.71 AC. REQUIRES 4.00 AC. TREE SAVE AREA.

1. GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HH HUNT, (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 25.71 ACRE SITE GENERALLY LOCATED ALONG HARRISBURG ROAD BETWEEN CAMBRIDGE COMMONS DRIVE AND SAM DEE RD. (THE "SITE").
- 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 THAN THE STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING CLASSIFICATION SHALL GOVERN.
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUTURES AND OTHER 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 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:

MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THE AMENDMENT 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.

2. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 16. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSTRUCTED ON ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 308 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- NO MORE THAN 16 THREE-BEDROOM UNITS MAY BE CONSTRUCTED ON THE SITE.
- THE PETITIONER WILL CONVEY VIA FEE SIMPLE CONVEYANCE A 40 FOOT STRIP OF LAND FROM CAMBRIDGE COMMONS DRIVE TO TAX PARCEL #111-063-04 TO PROVIDE THE CURRENTLY LAND LOCKED PARCEL WITH REQUIRED STREET FRONTAGE AS GENERALLY DEPICTED ON THE REZONING PLAN.

- THE DEVELOPMENT OF THE SITE WILL NOT INCREASE THE DEGREE OF NON-CONFORMITY FOR THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04. THE PRIVATE STREET LOCATED ADJACENT TO THE EXISTING SINGLE-FAMILY HOME PARCEL WILL MAINTAIN A 10 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE PRIVATE STREET.
- SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN CAMBRIDGE COMMONS DRIVE, HARRISBURG ROAD AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 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 THE AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 5% OF THE TOTAL NUMBER OF RESIDENTIAL UNITS ACTUALLY CONSTRUCTED 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.

4. ACCESS, TRANSPORTATION AND IMPROVEMENTS:

- ACCESS TO THE SITE WILL BE FROM CAMBRIDGE COMMONS DRIVE, AND SAM DEE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO HARRISBURG ROAD IS ALSO POSSIBLE SUBJECT TO NCDOT APPROVAL.
- THE PETITIONER WILL IMPROVE HARRISBURG ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT MULTI-USE PATH AS GENERALLY DEPICTED ON THE REZONING PETITION.
- THE PETITIONER WILL CONSTRUCT A NORTHBOUND LEFT TURN LANE FROM HARRISBURG ROAD TO SAM DEE ROAD. THE NORTHBOUND LEFT TURN LANE WILL CONTAIN 100 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS NORTHBOUND LEFT TURN LANE MAY REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE. IF AFTER FIVE (5) YEARS, AFTER THE CONTRIBUTION OF THE FUNDS TO THE CITY, IF THE CITY HAS NOT CONSTRUCTED THE PROPOSED LEFT-TURN LANE, THE CITY WILL REIMBURSE THE FUNDS CONTRIBUTED TO THE CITY FOR

- THE CONSTRUCTION OF THE PROPOSED LEFT-TURN LANE TO THE PETITIONER.
- THE PETITIONER HAS BEEN ASKED BY CDD TO ANALYZE THE OPERATION OF THE EXISTING ROUNDABOUT AT THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD WITH THE ADDITION OF THE SITE TRAFFIC. THE PETITIONER IS IN THE PROCESS OF PERFORMING THIS ANALYSIS AND WILL PROVIDE THE ANALYSIS TO CDD AND NCDOT TO REVIEW. THE PETITIONER WILL WORK WITH CDD AND NCDOT TO IMPLEMENT THE RECOMMENDED IMPROVEMENTS TO THE OPERATION OF THE ROUNDABOUT RECOMMEND BY THE ANALYSIS. THE AGREED UPON IMPROVEMENTS TO THE EXISTING ROUNDABOUT WILL BE ADDED TO THE CONDITIONAL PLAN PRIOR TO THE REZONING PETITION.
- THE PETITIONER WILL IMPROVE THE SITES FRONTAGE ON SAM DEE ROAD TO MEET LOCAL COLLECTOR STREET CROSS-SECTION.
- THE PETITIONER WILL IMPROVE SAM DEE ROAD WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PETITION.
- THE PETITIONER WILL IMPROVE THE SITES FRONTAGE ALONG CAMBRIDGE COMMONS DRIVE AT OR NEAR WHERE PRIVATE STREET B WOULD BE DEDEDICATED TO CAMBRIDGE COMMONS DRIVE. SUBJECT TO CDD APPROVAL, IF CDD DETERMINES THAT A PEDESTRIAN REFUGE ISLAND, AT THIS PROPOSED LOCATION, IS NOT NECESSARY, THE PETITIONER WILL NOT BE REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND.

THE PETITIONER WILL INSTALL A NEW ADA RAMP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CAMBRIDGE COMMONS DRIVE AND THE NORTHERN MOST ENTRANCE TO THE EXISTING SHOPPING CENTER (THE CORNER OF THE DRIVEWAY WITHOUT A CURRENT ADA RAMP), AS GENERALLY DEPICTED ON THE REZONING PETITION.

- THE PETITIONER WILL CONSTRUCT TWO PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE NEW PRIVATE STREETS WILL BE DESIGNED AS A LOCAL RESIDENTIAL WIDE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL RECORD A PUBLIC ACCESS EASEMENT OVER THE PRIVATE STREETS AGREEING TO KEEP THE STREETS OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR ACCESS THROUGH THE SITE.
- ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE

PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

- 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 CDD AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- 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 CDD IN ACCORDANCE WITH PUBLISHED STANDARDS.
- THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE AT LEAST THE RIGHT-OF-WAY INDICATED ON THE FIRST CERTIFICATE OF OCCUPANCY.
- THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE TO 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 UTILITY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS THAT ENDOUR INTO A RIGHT-OF-WAY.
- RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION 4. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS, THE PETITIONER IS UNABLE TO REACH A SETTLEMENT WITH A PROPERTY OWNER TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT-OF-WAY, THEN THE CITY MAY PROVIDE ACQUISITION SERVICES RELATED TO PUBLIC INFRASTRUCTURE IMPROVEMENTS. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY.
- IF THE PETITIONER SEEMS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE

APPLICABLE BUILDINGS. PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROADWAY IMPROVEMENTS. IN SUCH EVENT, THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

5. STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

- A 27 FOOT SETBACK AS MEASURED FROM THE EXISTING RIGHT-OF-WAY OF SAM DEE ROAD AND CAMBRIDGE COMMONS DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. A 30 FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY WILL BE PROVIDED ALONG HARRISBURG ROAD.
- SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- A CLASS C BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE PROPOSED BUFFER MAY BE REDUCED AS ALLOWED BY THE ORDINANCE.
- THE BUFFERS INDICATED ON THE REZONING PLAN MAY BE ELIMINATED IF THE ADDING USE OR ZONING CHANGE SO A BUFFER IS NO LONGER REQUIRED BY THE ORDINANCE. THE BUFFER AREAS PREVIOUSLY SHOWN AND NO LONGER REQUIRED MAY THEN BE UTILIZED BY THE DEVELOPMENT (E.G. THE BUFFER ADJACENT TO THE EXISTING SINGLE-FAMILY HOME WILL NO LONGER BE REQUIRED IF THE HOME IS REPLACED WITH A USE THAT NO LONGER REQUIRES A BUFFER OR THE HOME IS REMOVED FROM THE LOT).
- ALONG THE SITES INTERNAL PARKING AREAS THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG THE ADJUTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

6. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:

- THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE SYNTHETIC STONE, CEMENTitious FIBER BOARD, STUCCO, ETC. DECORATIVE BLOCK AND/OR WOOD, VINYL, OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SLOTTEDS AND ON HANDRAILS.
- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING THE EXISTING PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS SHALL COMPREHEND A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE OR ITS SYNTHETIC EQUIVALENT. THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE

- PROHIBITED EXTERIOR BUILDING MATERIALS:
- VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM).
- CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
- BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE ROAD AND THE INTERNAL PRIVATE STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

- PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY RESIDENTIAL BUILDING AND CAMBRIDGE COMMONS DRIVE AND HARRISBURG ROAD, PARALLEL OR ANGLED PARKING WILL BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND THE PROPOSED PRIVATE STREETS.

- DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS, EXCEPT FOR A DRIVEWAY TO SERVE THE EXISTING SINGLE-FAMILY HOME LOCATED ON TAX PARCEL #111-063-04.

- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
- BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS).

- 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.

- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE AREAS 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 OR A GLASS 8' BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

- ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
- 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, PLASTER, BANDING AND CHANGE IN MATERIALS OR COLORS.

- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD. AND THE INTERNAL PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

- IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.

- 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.

- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE AREAS 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 OR A GLASS 8' BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

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- ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
- 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, PLASTER, BANDING AND CHANGE IN MATERIALS OR COLORS.

- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING CAMBRIDGE COMMONS DR., HARRISBURG RD., SAM DEE RD. AND THE INTERNAL PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

- IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.