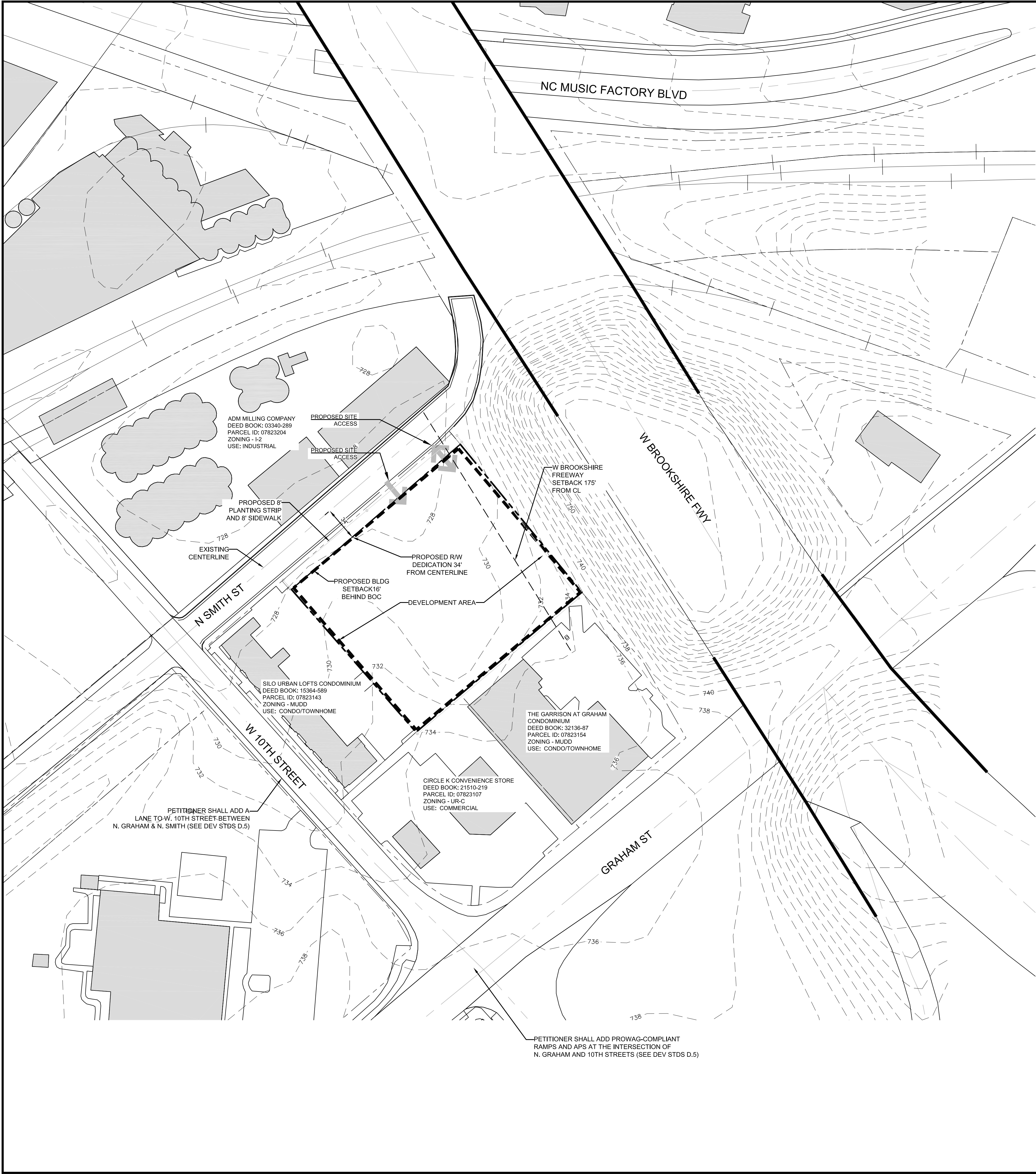
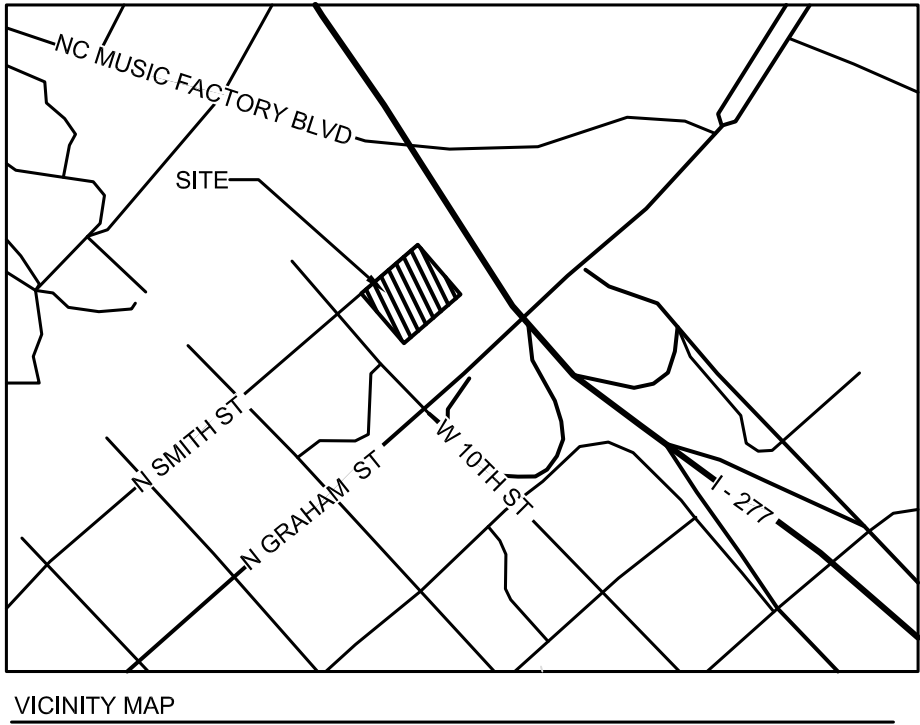


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DEVELOPMENT DATA:	
Site Area:	+/- 0.98 acres
Tax Parcels:	07823101, 07823102, 07823103, 07823112
Existing Zoning:	I-1
Proposed Zoning:	UMUD-O (Historic District Overlay)
Existing Use:	Industrial
Proposed Uses:	up to 350 units + up to 6,500 SF commercial
Min. Setback:	16' from BOC.
Min. Side Yard:	0'
Min. Rear Yard:	0'
Maximum Building Height:	Per Ordinance
Parking Required:	1.0 Spaces per unit
Parking Provided:	1.0 Spaces per unit minimum
PCCO:	Per Ordinance



Development Standards

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolina Development Group, NC LLC to accommodate the development of a high-rise, mixed-use building on that approximately 0.98 acre site located on the south side of North Smith Street, east of West 10th Street, and north of North Graham Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 078-231-01, 078-231-02, 078-231-03, and 078-231-12.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD-Optional zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- 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 Section 6.207 of the Ordinance.

B. Optional Provisions

- This petition proposes to utilize the Optional provisions within UMUD to change the required streetscape along the project's N. Smith Street frontage to an 8' paved planting strip (with tree grates) and an 8' sidewalk, to be located behind the existing back of curb. Building setback will be located 16' behind existing back of curb on N. Smith Street.

C. Permitted Uses

- The Site may be devoted only to a mixed-use development containing a maximum of 350 multi-family dwelling units (condo or apartment), up to 6,500 SF commercial space, and to any incidental and accessory uses relating thereto that are allowed in the UMUD-O zoning district.

D. Transportation

- 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 any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- Prior to the issuance of the first certificate of occupancy for a dwelling unit for the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to North Smith Street as required to provide right of way measuring 34 feet from the centerline of existing North Smith Street, to the extent that such right of way does not already exist.
- The Petitioner agrees to provide vehicle clearance for the ground floor, such that the service, delivery, and trash pickup areas are designed to accommodate a SU-30 vehicle.
- In accordance with the approved Traffic Impact Study for the project, the Petitioner agrees to:
 - Provide an additional continuous 11' wide travel lane on 10th Street between N. Smith Street and N. Graham Street, including acquiring any additional right-of-way, providing new curb and gutter, and pavement widening.
 - Provide accessible ramps to comply with PROWAG Guidelines on three (3) of the four (4) corners of the N. Graham Street and 10th Street intersection (SE corner already improved)
 - Provide Accessible Pedestrian Signalization (APS) Improvements at Graham Street and 10th Street.

- All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a dwelling unit for the Site.
- Right-of-way Availability: It is understood that some of the public roadway improvements referenced above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified in the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Department or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings.

E. Architectural Standards

- The maximum height in stories of the building located on the Site shall be per ordinance (combined-structured parking & residential/commercial) with optional rooftop amenity space atop structured parking.
- The primary exterior building materials for the primary building to be constructed on the Site will be a combination of portions of the following: brick veneer, precast, or similar masonry products, stone, manufactured stone, cementitious siding, metal, or glass. The street-level facade along North Smith Street shall be designed per the zoning ordinance Section 9.906 and referenced sub-sections to include storefront glass, entry vestibules and screening for parking structures.
- Vinyl, EIFS or masonry may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, soffits, trim and railings.
- Streetscape and Landscaping
 - A minimum 8-foot-wide, paved planting strip with tree grates and a minimum 8-foot-wide sidewalk shall be installed along the Site's Smith street frontage as generally depicted on the Rezoning Plan, located at the back of existing curb.
 - The sidewalks described above in paragraph 1 may be located in a sidewalk utility easement.

G. Environmental Features

- In the event that a solid waste enclosure is provided on the Site, the actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan

H. Parks, Greenways, and Open Space

I. Fire Protection

J. Signage

K. Lighting

L. Phasing

M. Other

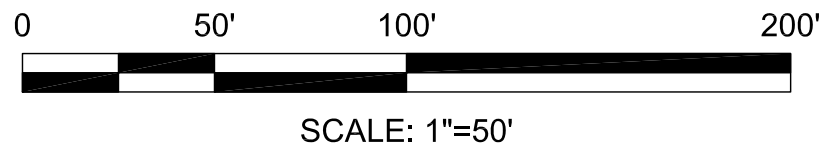
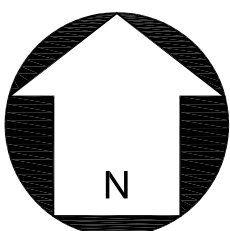
N. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 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.

LEGEND:

ROAD CENTERLINE:	_____
EXISTING PAVEMENT:	_____
EXISTING BUILDINGS:	_____
PROPERTY BOUNDARY:	_____
PROPOSED R/W:	_____
EXISTING LOT LINE:	_____
CONTOUR LINE:	_____

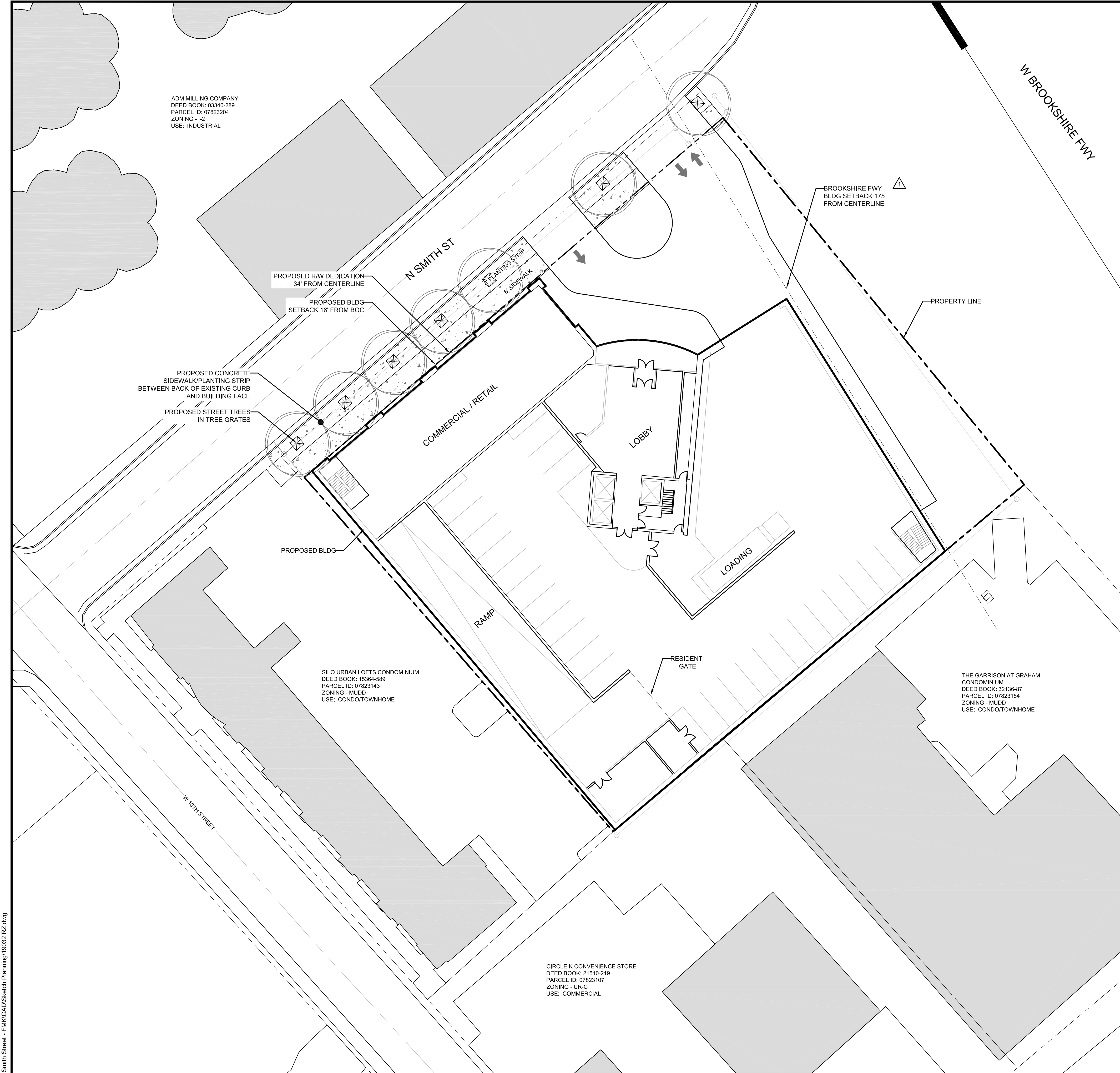
This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

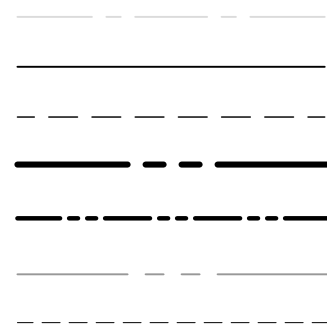
No.	Date	By	Description
1	9/16/19	MDH	PLAN REVIEW AND RESPONSE TO RW, SB, PLANTING STRIP RECOMMENDATIONS
2	12/23/19	MDL	REVISED DEVELOPMENT STANDARDS TO REFLECT TRANSPORTATION COMMITMENTS FROM TIA
3	01/08/20	DRW	UPDATED DEVELOPMENT STANDARDS AND REVISED ALLOWABLE COMMERCIAL SQUARE FOOTAGE TO MATCH TRANSPORTATION COMMITMENTS FROM TIA

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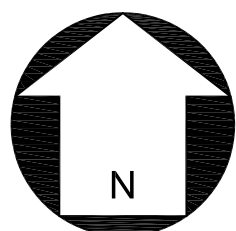


LEGEND:

ROAD CENTERLINE:
EXISTING PAVEMENT:
EXISTING BUILDINGS:
PROPERTY BOUNDARY:
PROPOSED R/W:
EXISTING LOT LINE:
CONTOUR LINE:



This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1	9/16/19	MDH	PLAN REVIEW AND RESPONSE TO R/W, SB, PLANTING STRIP RECOMMENDATIONS
2	12/23/19	MDL	REVISED DEVELOPMENT STANDARDS TO REFLECT TRANSPORTATION COMMITMENTS FROM TIA

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 9/16/19

Project Number: 19032

Sheet Number:

RZ-2

SHEET # 2 OF 3



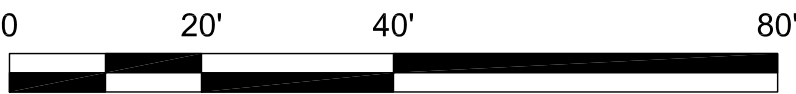
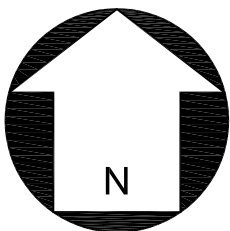
NORTH PERSPECTIVE NTS



BIRD'S EYE VIEW NTS



NOTE:
THESE CONCEPTUAL, SCHEMATIC IMAGES ARE INTENDED TO DEPICT
THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN
TREATMENT AND CHARACTER OF THE PROPOSED BUILDING.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1	9/16/19	MDH	ADDED SHEET
2	12/23/19	MDL	REVISED DEVELOPMENT STANDARDS TO REFLECT TRANSPORTATION COMMITMENTS FROM TIA

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 9/16/19

Project Number: 19032

Sheet Number:

RZ-3

712 NORTH SMITH STREET
CAROLINA DEVELOPMENT GROUP, NC LLC
CHARLOTTE, NC
REZONING PETITION #: 2019-092

CONCEPTUAL
RENDERINGS