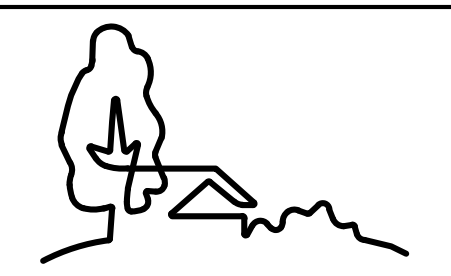


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	219-124-14 219-124-15 219-124-21
TOTAL SITE AREA:	4.39 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12MF
SETBACKS:	PER ORDINANCE
BUILDING HEIGHT:	PER ORDINANCE
PROPOSED USE:	48 MULTI-FAMILY UNITS
VEHICULAR PARKING:	PER ORDINANCE
BICYCLE PARKING:	PER ORDINANCE

- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS**
 - These development standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Joy Homes, LLC (the "Petitioner") to accommodate the development of a multi-family residential community on an approximately 4.39-acre site located on the south side of South Tryon Street between Tamarack Drive and Greybriar Forest Lane (the "Site"). The Site is comprised of Tax Parcel Nos. 219-124-14, 219-124-15 and 219-124-21.
 - The development and use 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 R-12MF zoning district shall govern the development and use of the Site.
 - 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 buffer 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.
 - A maximum of two principal residential buildings may be constructed on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal residential buildings located on the Site. Accessory buildings and structures will be constructed by utilizing similar building materials, colors, architectural elements and designs as the principal residential buildings located on the Site.
 - PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - The Site may only be devoted to a residential community containing a maximum of 48 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities.
 - 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 ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
 - The alignments of the internal public street, the internal private street, the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
 - ARCHITECTURAL STANDARDS**
 - The maximum height of any building constructed on the Site shall be governed by the Ordinance.
 - The architectural standards set out below shall apply to the principal residential buildings located on the Site.
 - Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that 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.
 - 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 facade to all network required streets (public or private).
 - Building 1 shall front a minimum of 60% of the Site's street frontage along South Tryon Street (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - Parking lots shall not be located between Building 1 and South Tryon Street.
 - Driveways intended to serve single units shall be prohibited on all network required streets.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.
 - Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with vertical bays or articulated architectural facade 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.
 - Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - Building elevations facing network required public or private streets 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.
 - Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 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.
 - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - 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 or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
 - STREETSCAPE/BUFFERS**
 - Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(5) of the Ordinance.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
 - A minimum 8-foot wide planting strip and a minimum 6-foot wide sidewalk shall be installed along the Site's frontage on South Tryon Street as depicted on the Rezoning Plan.
 - A minimum 8-foot wide planting strip and a minimum 5-foot wide sidewalk shall be installed along the west side of the private street to be constructed within the Site as depicted on the Rezoning Plan.
 - A minimum 8-foot wide planting strip and a minimum 6-foot wide sidewalk shall be installed along both sides of Clovercliff Road located within the Site as depicted on the Rezoning Plan.
 - ENVIRONMENTAL FEATURES**
 - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - AMENDMENTS TO THE REZONING PLAN**
 - Future amendments to the Rezoning Plan (which includes 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.
 - 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.



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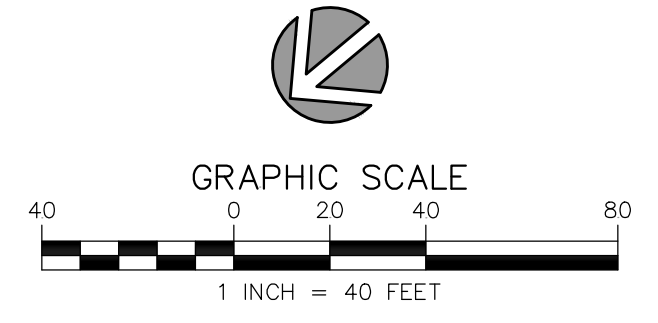
Joy Homes, LLC
 Rama Yada

South Tryon Apt

S. Tryon Street Charlotte, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 21-CLT-XXX
 Date: Nov. 18, 2021
 Designed By: UDP
 Checked By: UDP
 Sheet No:



RZ-1.0