

VICINITY MAP
NOT TO SCALE

| SITE AND DEVELOPMENT DATA | |
|---------------------------|---------------------------------------|
| JURISDICTION | CITY OF CHARLOTTE |
| TAX PARCEL(S) | 071-072-14 & 071-072-15 |
| SITE ADDRESS | 539 STATE STREET & 532 KATONAH AVENUE |
| ZONING | I-2 & R-8 |
| PROPOSED ZONING | MUDD-O |
| USE CLASSIFICATION | MULTIFAMILY RESIDENTIAL |
| TOTAL AREA | 0.73 ACRES |



FIRM LICENSE # C-0873
P.O. BOX 351
Indian Trail, NC 28079
(704) 982-4222
www.eaengineerinc.com

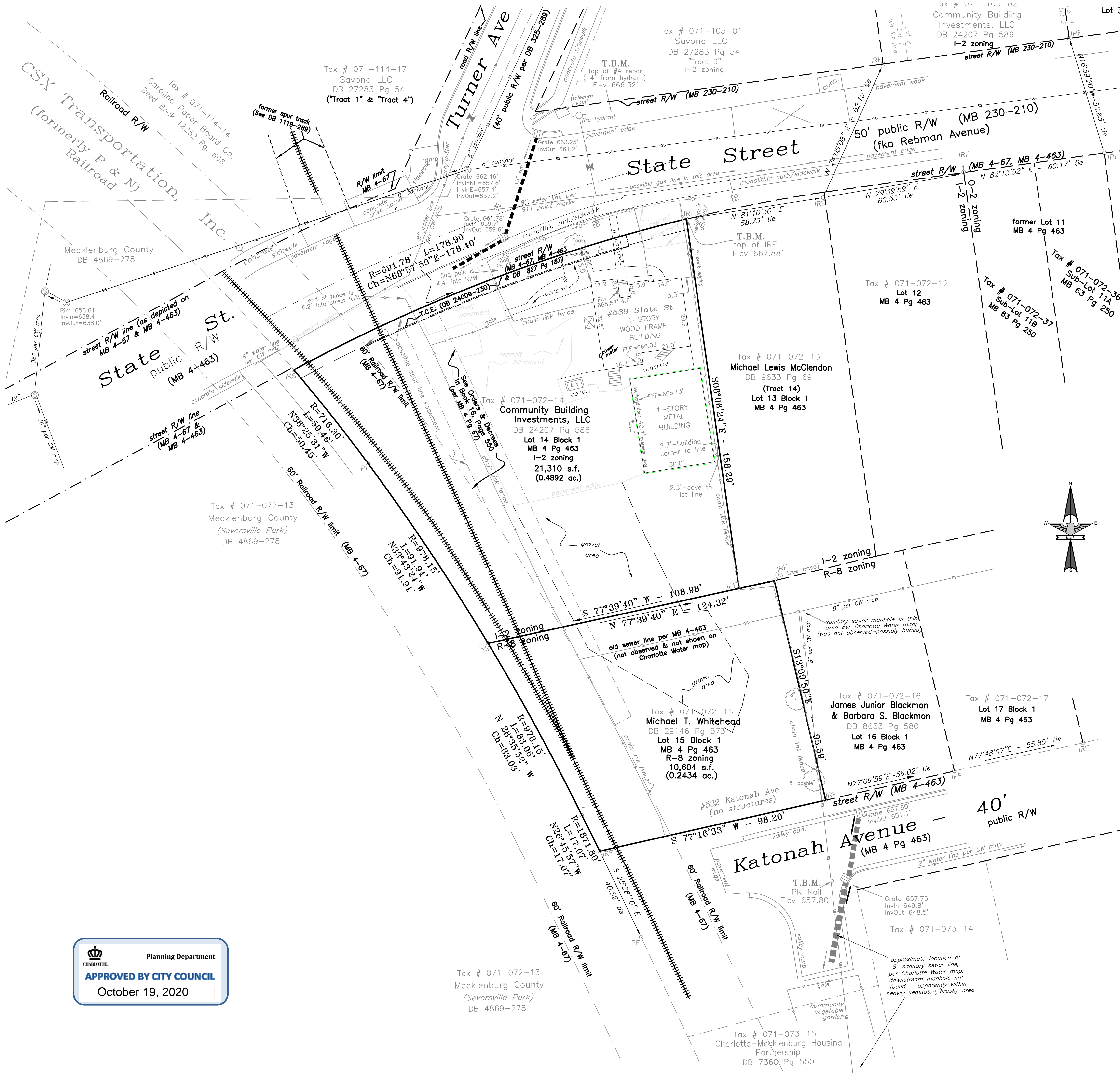
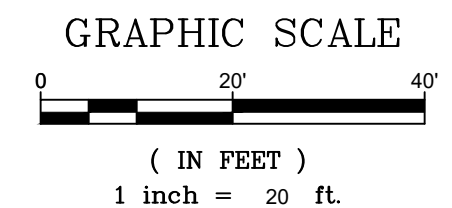
STATE STREET APARTMENTS
539 STATE STREET, CHARLOTTE, NC
GRUBB PROPERTIES, INC.
4601 Park Road, Suite 450
CHARLOTTE, NC 28209

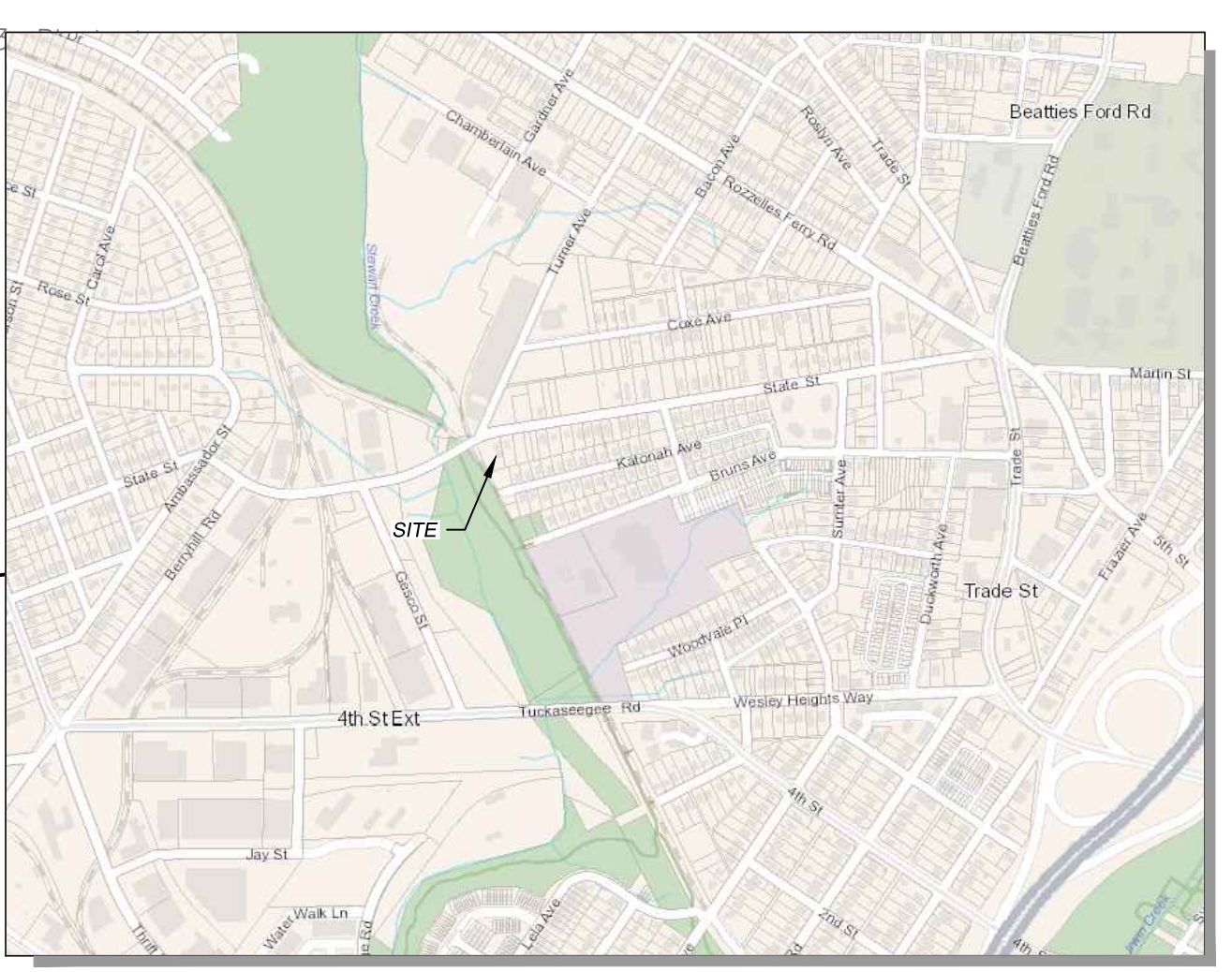
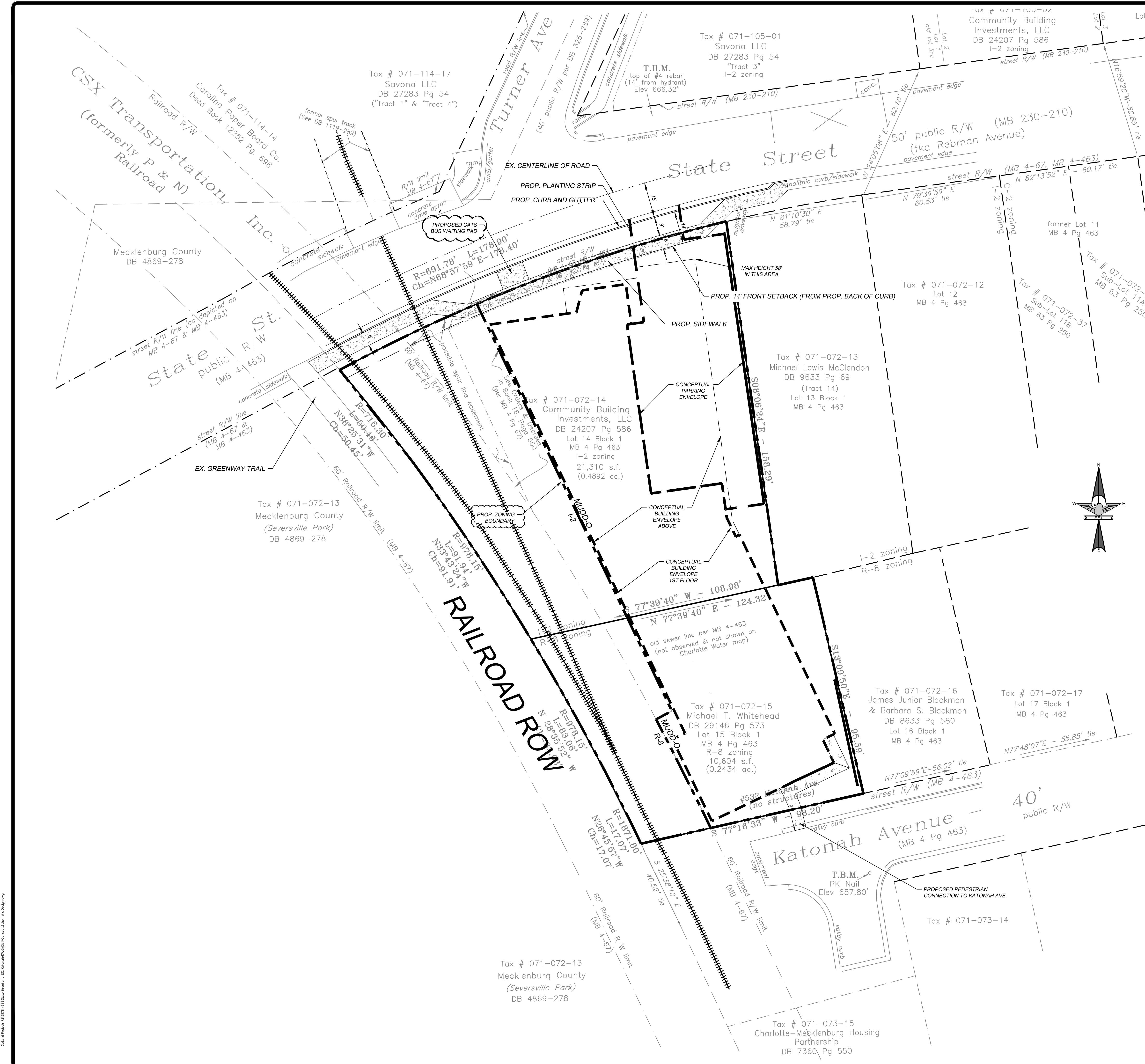
| EXISTING SITE | |
|---------------|------------|
| DESIGNED BY | N/A |
| DRAWN BY | JLR |
| CHECKED BY | JLR |
| DATE | 11/01/2019 |
| AS SHOWN | AS SHOWN |
| JOB NUMBER | 8978 |

PRELIMINARY
NOT FOR
CONSTRUCTION

EXHIBIT-1

Charlotte
Planning Department
APPROVED BY CITY COUNCIL
October 19, 2020





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|---------------------------|---------------------------------------|
| JURISDICTION | CITY OF CHARLOTTE |
| TAX PARCEL(S) | 071-072-14 & 071-072-15 |
| SITE ADDRESS | 539 STATE STREET & 532 KATONAH AVENUE |
| ZONING | I-2 & R-8 |
| PROPOSED ZONING | MUDD-O |
| USE CLASSIFICATION | MULTIFAMILY RESIDENTIAL |
| TOTAL SITE AREA | 0.73 ACRES |
| PROPOSED REZONING AREA | 0.48 ACRES |

ENGINEERING

FIRM LICENSE # C-0873
 P.O. BOX 351
 Indian Trail, NC 28079
 (704) 982-4222
 www.eggeinc.com

| NO. | DATE | BY | ISSUE |
|-----|----------|-----|--|
| 1 | 05/11/20 | JLR | UPDATE BUILDING/PARKING OUTLINE & DEV. NOTES |
| 2 | 07/22/20 | JLR | ADD BUS STOP & UPDATE DEV. NOTES |
| 3 | | | |

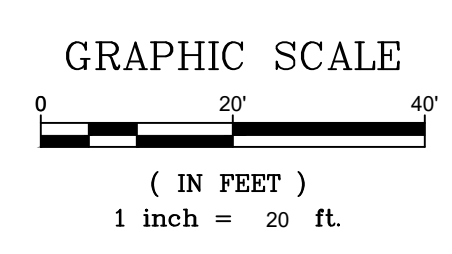
STATE STREET APARTMENTS
 539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.
 4601 Park Road, Suite 450
 CHARLOTTE, NC 28209

| SCHEMATIC SITE PLAN | |
|---------------------|------------|
| DESIGNED BY | N/A |
| CHECKED BY | JLR |
| DRAWN BY | JLR |
| DATE | 11/01/2019 |
| AS SHOWN | AS SHOWN |
| JOB NUMBER | 8978 |
| SCALE | |

PRELIMINARY
 NOT FOR
 CONSTRUCTION

EXHIBIT 2



ALL RIGHTS RESERVED. 50 State Street, Charlotte, NC 28202. www.eggeinc.com

Development Data Table:

Site Area: +/- 0.7 acres
 Tax Parcels: 07107214 and 07107215
 Existing Zoning: I-2, R-8
 Proposed Zoning: MUDD-O
 Existing Use: Industrial, residential and vacant
 Proposed Uses: Up to 104 Multifamily Residential Units
 Maximum Building Height: Up to 65 feet, as further restricted below and measured per MUDD Ordinance standards
 Parking: Per the Optional Provision below in Section II.

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Grubb Management, LLC (the "Petitioner") to accommodate the development of a privately-funded workforce housing community on that approximately 0.7-acre site located on the south side of State Street and north side of Katonah Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 071-072-14 and 071-072-15.
- 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 MUDD zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such 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, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Optional Provisions

The Petitioner requests an optional provision to allow a variation from the typical MUDD parking standards for a total of six (6) parking spaces on Site.

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of one hundred four (104) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

IV. 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 by CDOT for approval.
- The Petitioner shall construct a six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of State Street.
- Assuming right-of-way availability and coordination with Mecklenburg County, the Petitioner shall extend the proposed sidewalk beyond the Site's frontage of State Street to connect to the Stewart Creek Greenway within the existing right-of-way (sidewalk dimensions to be coordinated during the permitting phase of development). No planting strip shall be required for the extension area beyond the Site.
- Petitioner shall construct a CATS bus waiting pad along the Site's frontage of State Street if a bus route is developed to the Site within five (5) years of this Rezoning approval.
- Where applicable, the Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- All transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

V. Architectural Standards

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Building massing 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, wall offsets, pilasters, and other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
- Architectural elevations shall be designed to create visual interest as follows:
 - Buildings shall be designed with a recognizable architectural base on all facades facing network required streets and the greenway. Such base may be executed through the use of articulated architectural facade features, changes in building materials, or color changes; and
 - Building elevations facing network required streets or the greenway shall not have expanses of blank walls greater than twenty (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 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.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets and the greenway.
- The ground floor of the building frontage facing the greenway shall comprise of 100% active uses, such as but not limited to residential units, leasing, fitness, and/or cycle facilities (exclusive of stairways, mechanical, storage and other similar uses).
- Building height shall not exceed sixty-five (65) feet. Building height at the eastern edge of the proposed building envelope shall be a maximum of fifty-eight (58) feet, transitioning upwards to a maximum of sixty-five (65) feet towards the center of the proposed building envelope, as generally depicted on the Rezoning Plan.

VI. Workforce Housing

The Petitioner shall voluntarily provide a workforce housing program to ensure that the proposed residential units are reasonably priced for persons earning less than the average median income for the area. Petitioner shall ensure that 50% of the residential units, for a period not less than fifteen (15) years, maintains monthly rents that are, on average, affordable for persons earning not more than 80% of the area median income.

VII. Alternative Transportation Commitments:

- Bicycle:**
 - Each Unit will be given a minimum of one (1) bike rack space per bedroom in climate-controlled area;
 - The community bicycle center will have a minimum of 116 bicycle rack spaces; and
 - Optional additional ceiling-mounted rack in individual units, if desired.
- Ride Share:**
 - A minimum of two (2) ride-share (e.g., Uber, Lyft) parking and loading space will be provided; and
 - A minimum of three (3) visitor parking spaces will be provided (one ADA).
- Other Multi-modal amenities:**
 - A minimum of seven (7) spaces to be reserved for cargo/e-bike or other similar styled multi-modal transportation aids; and
 - A minimum of one (1) electronic multi-modal transportation aid charging station, as applicable based on current technology.

VIII. Amenities Intended to Encourage Car-Free Lifestyle:

- Bicycle maintenance program ("Spoke Easy Program") available to residents.
- Oversized refrigeration and package system lockers of multiple sizes and dimensions of approximately 60 lockers, to allow for grocery and food delivery.

IX. Greenway Access

The Petitioner will use good faith efforts to provide a public pedestrian pathway from Katonah Avenue to the Stewart Creek Greenway, assuming authorization is granted by the necessary parties for crossing the adjacent railway spur.

X. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

XI. Environmental Features

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and tree save requirements.

XII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XIII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



| NO. | DATE | BY | ISSUE |
|-----|----------|-----|--|
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| 2. | 07/22/20 | JLR | ADD BUS STOP & UPDATE DEV. NOTES |
| 3. | | | |

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4601 Park Road, Suite 450
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| DEVELOPMENT STANDARDS | | | |
|-----------------------|-----|------------|------------|
| DESIGNED BY | N/A | CHECKED BY | JLR |
| DRAWN BY | JLR | DATE | 11/01/2019 |
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