

Planning Department

SITE DEVELOPMENT DATA:

PARCEL #: 24.13 ACRES

--TAX PARCEL # 053-022-10, 11, 12, 19, 20, 21, 24, & 25; AND A PORTION OF AN UNOPENED R/W.

--EXISTING ZONING: R-12MF (CD) LWPA

--PROPOSED ZONING: R-12MF (CD) LWPA

--EXISTING USES: RESIDENTIAL AND COMMERCIAL USES.

--PROPOSED USES: UP TO 268 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE R-12MF ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.1.12 OF THE ORDINANCE.

--MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED AVERAGE BUILDING HEIGHT WILL BE 48 FEET AS MEASURED AT THE FRONT BUILDING LINE. BUILDINGS #1 AND #2 WILL BE LIMITED TO TWO-STORIES ALONG MT. HOLLY RD. AND THREE-STORIES ON THE INTERIOR SIDE ADJOINING THE PROPOSED PARKING AREA AS GENERALLY DEPICTED ON THE REZONING PLAN (A 2/3 SPLIT BUILDING). BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.

--PARKING: AS REQUIRED BY THE ORDINANCE, AND WITH THE FOLLOWING ADDITIONAL STANDARDS FOR THE NEW PARKING SPACES CONSTRUCTED ON THE SITE: (I) 20% OF THE PARKING SPACES WILL BE ELECTRICAL VEHICLE (EV) CAPABLE; (II) 10% OF THE PARKING SPACES WILL BE EV READY; AND (III) 2% OF THE PARKING SPACES WILL HAVE EV CHARGING STATIONS INSTALLED (EVSE-INSTALLED).

EV-CAPABLE: RESERVATION OF SPACE IN THE ELECTRICAL ROOM FOR A PANEL TO SERVE THE FUTURE EV CHARGERS AND CONTINUOUS RACEWAY FROM THE RESERVED PANEL SPACE TO THE FUTURE EV PARKING SPACE.

EV-READY: INSTALLATION OF ELECTRICAL PANEL CAPACITY AND RACEWAY WITH CONDUIT TO TERMINATE IN A JUNCTION BOX OR 240-VOLT OUTLET ACCESSIBLE TO PARKING SPACE.

EVSE-INSTALLED: EV CHARGING STATIONS CAPABLE OF PROVIDING A MINIMUM OF 32AMP 7.2 KW.

1. GENERAL PROVISIONS.

A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PENLER DEVELOPMENT, LLC TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 24.13-ACRE SITE LOCATED BETWEEN MT. HOLLY RD. AND OF CRESTON CIRCLE (THE "SITE").

B. 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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING DISTRICT FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND 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 FOR 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:

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

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

D. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 10. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION.

a. THE SITE MAY BE DEVELOPED WITH UP TO 268 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-12MF ZONING DISTRICT.

b. HIGH PERFORMANCE CONSTRUCTION STANDARDS. THE MULTI-FAMILY BUILDINGS WILL BE DESIGNED AND CONSTRUCTED TO MEET NGBS BRONZE STANDARDS.

c. TRUST FUND CONTRIBUTION. THE PETITIONER WILL CONTRIBUTE \$125,000 TO THE CITY OF CHARLOTTE AFFORDABLE HOUSING TRUST FUND PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS.

a. ACCESS TO THE SITE WILL BE FROM MT. HOLLY RD. & CRESTON CIRCLE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL CONSTRUCT NETWORK REQUIRED PRIVATE STREET BUILT TO LOCAL RESIDENTIAL WIDE STREET CROSS-SECTION THAT EXTENDS FROM MT. HOLLY RD. TO CRESTON CR. AS GENERALLY DEPICTED ON THE REZONING PLAN. THE NETWORK REQUIRED PRIVATE STREET WILL HAVE A RECORDED PUBLIC ACCESS EASEMENT.

c. THE PETITIONER WILL CONSTRUCT ALONG MT. HOLLY RD. THE FOLLOWING ROADWAY IMPROVEMENTS:

I. A WESTBOUND LEFT-TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER AT THE SITE'S ACCESS FROM MT. HOLLY RD.

II. AN EASTBOUND LEFT-TURN LANE ON MT. HOLLY RD. TO LATTA AVE. TO MEET INTERSECTION GEOMETRY REQUIREMENTS.

III. AN EASTBOUND RIGHT TURN LANE WITH 100-FEET OF STORAGE AND APPROPRIATE TAPER AT THE SITE'S ACCESS FROM MT. HOLLY RD.

IV. A WESTBOUND LEFT-TURN LANE FROM MT. HOLLY RD. TO CRESTON RD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. ALONG THE SITE'S FRONTAGE ON MT. HOLLY RD. THE PETITIONER WILL CONSTRUCT AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH (MUP) AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PROPOSED PLANTING 8-FOOT STRIP AND 12-FOOT MUP WILL BE LOCATED BASED ON THE FUTURE BACK OF CURB. THE FUTURE BACK OF CURB IS PROPOSED TO BE LOCATED 33 FEET FROM THE EXISTING CENTER LINE OF MT. HOLLY RD. THE 12-FOOT MUP WILL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY OF MT. HOLLY RD. AND WILL BE PROVIDED WITH A PUBLIC ACCESS EASEMENT. THE 12-FOOT MUP WILL BE MAINTAINED BY THE PETITIONER.

f. THE PETITIONER WILL DEDICATE AND CONVEY 50 FEET OF R/W FROM THE EXISTING CENTER LINE OF MT. HOLLY RD. TO CDOT/NC DOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

g. THE SITE'S FRONTAGE ON CRESTON CIRCLE WILL BE IMPROVED AS REQUIRED BY THE SUBDIVISION ORD. AND IMPROVED TO MEET THE STREET CROSS-SECTION SHOWN ON THE REZONING PLAN (THE CROSS-SECTION IS BASED ON NCDOT STANDARD). AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON CRESTON CIRCLE. THE REQUIRED SIDEWALK WILL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND WILL BE PROVIDED WITH A PUBLIC ACCESS EASEMENT. THE SIDEWALK WILL BE MAINTAINED BY THE PETITIONER.

h. THE PETITIONER WILL DEDICATE A MINIMUM OF 26- FEET OF RIGHT-OF-WAY FROM THE CENTERLINE OF CRESTON CIRCLE AS GENERALLY DEPICTED ON THE REZONING PETITION PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE SITE.

i. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS, IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND OR LETTER OF CREDIT TO BE POST FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

j. THE LOCATION OF THE PROPOSED DRIVEWAYS ARE PRELIMINARY AND MAY CHANGE BASED ON MEETING REQUIRED INTERSECTION SIGHT DISTANCE WHEN REVIEWED DURING THE PERMITTING PROCESS.

k. 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 CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

l. 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 CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

m. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON 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 PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

n. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

o. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

4. STREETScape, BUFFERS, YARDS, AND LANDSCAPING.

a. A 30-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE RIGHT LINE OF MT. HOLLY RD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A 30-FOOT BUILDING AND PARKING SETBACK WILL ALSO BE PROVIDED ALONG CRESTON CR. AS MEASURED FROM THE EXISTING RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE SETBACK ALONG CRESTON CR. WILL BE LANDSCAPED WITH TREES AND SHRUBS AS INDICATED ON THE REZONING PLAN. THE PETITIONER WILL ALSO INSTALL WITHIN THE CRESTON CR. SETBACK A FIVE (5) FOOT BLACK ALUMINUM FENCE AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. SIDE AND REAR YARDS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

e. A CLASS C BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED. A BUFFER IS NOT REQUIRED BETWEEN THE AREA DEDICATED TO MECKLENBURG COUNTY FOR THE LONG CREEK GREENWAY, UNLESS THE COUNTY DOES NOT ACCEPT THE AREA.

5. GENERAL DESIGN GUIDELINES.

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE NEW PERMANENT BUILDINGS LOCATED IN EACH DEVELOPMENT AREA.

b. BUILDING MASSING -- BUILDINGS EXCEEDING 120 FEET IN LENGTH ALONG MT. HOLLY RD. OR CRESTON CR. SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/PARADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS.

c. VERTICAL MODULATION AND RHYTHM -- BUILDING ELEVATIONS ALONG MT. HOLLY RD. & CRESTON CR. SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PLASTERS, AND CHANGE IN MATERIALS.

d. BUILDING BASE -- BUILDINGS ALONG MT. HOLLY RD. & CRESTON CR. SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF THE PROPOSED BUILDING WILL BE ARTICULATED WITH A WATER TABLE A MINIMUM OF THREE (3) FEET IN HEIGHT.

e. BUILDING ELEVATIONS FACING NEW OR EXISTING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.

f. 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 ALONG MT. HOLLY RD. & CRESTON CR.

g. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGHOUT THE FOLLOWING STANDARDS:

(I). LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.).

(II). FOR PITCHED ROOFS THE ALLOWED MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY TWELVE FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

h. GROUND MOUNTED UTILITY STRUCTURES, SUCH AS HVAC UNITS, SHALL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.

i. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

j. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.

6. OPEN SPACE AND AMENITY AREA IMPROVEMENTS.

a. OPEN SPACE AND AN AMENITY AREA(S) WILL BE PROVIDED ON THE SITE. A MINIMUM OF 8,000 SQUARE FEET OF IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AT A LOCATION THAT CENTRAL TO THE DEVELOPMENT AND CONVENIENT TO THE FUTURE RESIDENTS OF THE COMMUNITY. THE PROPOSED OPEN SPACE AREAS WILL BE IMPROVED WITH AT LEAST THREE OF THE FOLLOWING ELEMENTS: WALKING PATHS, LANDSCAPING, SEATING AREAS, AND STRUCTURES APPROPRIATE TO THE PROPOSED OPEN SPACE AREA.

7. ENVIRONMENTAL FEATURES.

a. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. ANY OF THE REQUIRED TREE SAVE AREA FOR THE SITE IS INCLUDED IN THE AREA TO BE DEDICATED TO MECKLENBURG COUNTY FOR THE LONG CREEK GREENWAY, THE REQUIRED TREE SAVE AREA MUST BE IDENTIFIED AND RECORDED ON THE PLAT DEDICATING THE LAND TO THE COUNTY.

c. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

8. LIGHTING.

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

9. SIGNS.

a. RESERVED.

10. GREENWAY DEDICATION ALONG LONG CREEK.

a. THE PETITIONER WILL CONVEY TO MECKLENBURG COUNTY FOR THE DEVELOPMENT OF A GREENWAY A PORTION OF THE SITE ALONG LONG CREEK AS IS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO PROVIDE AN ACCESS EASEMENT FROM THE PROPOSED RESIDENTIAL COMMUNITY TO THE LONG CREEK GREENWAY AREA TO ALLOW FOR A FUTURE CONNECTION BY MECKLENBURG COUNTY PARK AND RECREATION BETWEEN THE GREENWAY AND RESIDENTIAL COMMUNITY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE AREA OF THE SITE AND THE ACCESS EASEMENT WILL BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.

b. THE AREA OF THE SITE TO BE DEDICATED TO MECKLENBURG COUNTY FOR THE LONG CREEK GREENWAY MAY ALSO INCLUDE THE TREE SAVE AREA FOR THE SITE. ANY TREES SAVE AREAS INCLUDED IN THE LAND TO BE DEDICATED AND CONVEYED TO THE COUNTY MUST BE IDENTIFIED AND RECORDED ON THE PLAT USED TO CONVEY THE LAND TO THE COUNTY AS TREE SAVE AREAS.

11. CATS WAITING PAD ALONG MT. HOLLY ROAD.

a. THE PETITIONER WILL INSTALL AN ADA COMPLIANT CATS BUS STOP WAITING PAD CONSISTENT WITH CLDSM 60.02A ALONG MT. HOLLY RD. THE LOCATION OF THE BUS STOP WAITING PAD TO BE COORDINATED WITH CATS DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE.

12. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

13. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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704.343.0608
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REZONING PETITION
FOR PUBLIC HEARING
2022 - 160

REZONING DOCUMENTS

CRESTON CIRCLE
 CHARLOTTE, NORTH CAROLINA

PENLER
 42964 PEACHTREE RD NW, STE 275
 ATLANTA, GA 3035
 704.576.6500

DEVELOPMENT
STANDARDS

PROJECT #: 955-002
DRAWN BY: DK
CHECKED BY: SVK

JUNE 16 2023

REVISIONS:

1. SITE AND NOTE REVISIONS
2. REVISIONS PER STAFF COMMENTS
3. REVISIONS PER STAFF COMMENTS
4. REVISIONS PER STAFF COMMENTS
5. REVISIONS PER STAFF COMMENTS
6. REVISED SITE PLAN - 8/23

RZ1.00

