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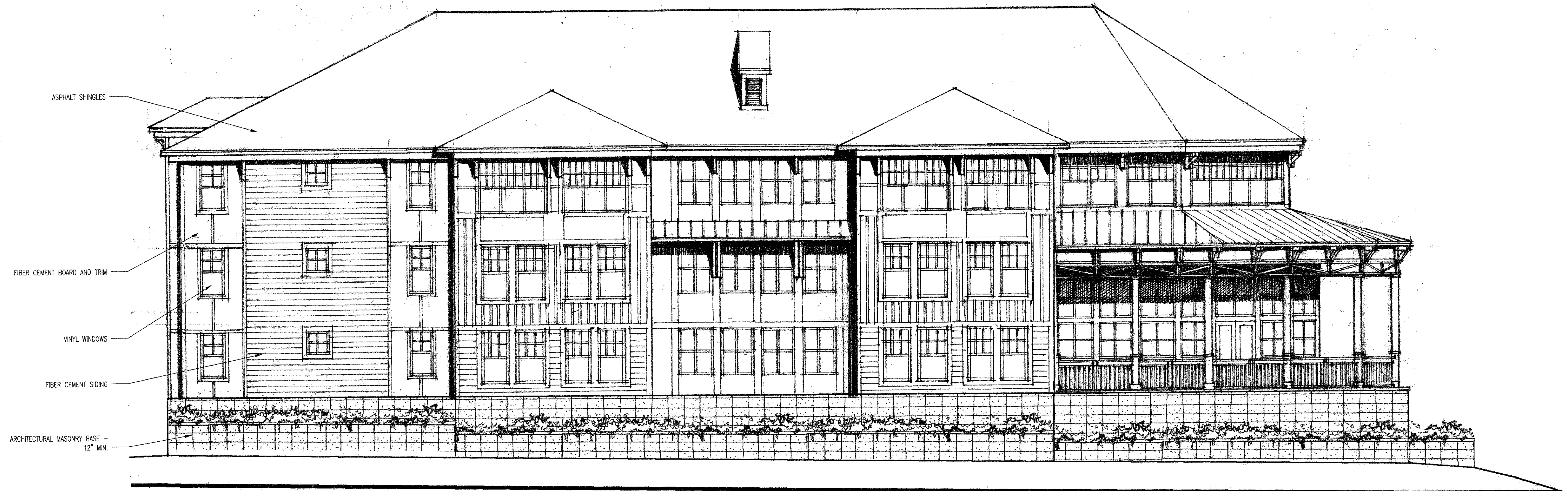
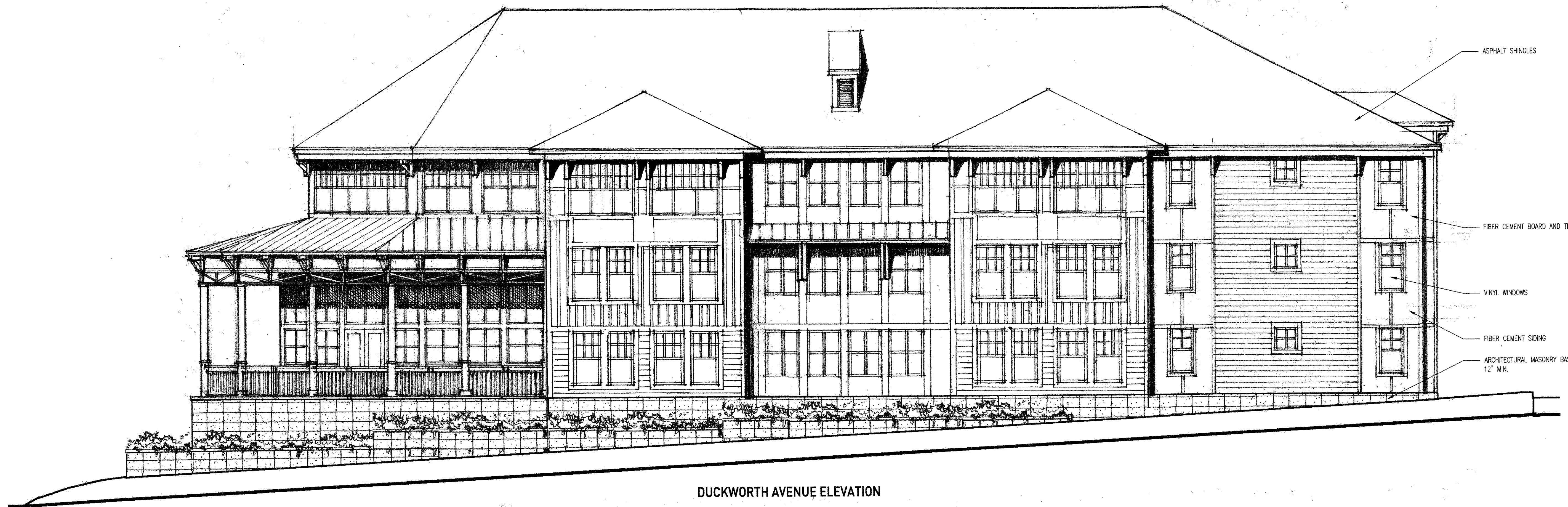


WESLEY HEIGHTS SENIOR HOUSING
CHARLOTTE, NC

REPRESENTATIVE ELEVATIONS
FOR REZONING
PETITION 2011-025

ELEVATIONS

A1



NOTE : THE ATTACHED ELEVATIONS ASSOCIATED WITH THE BUILDING TO
BE LOCATED ON THE SITE ARE INCLUDED TO REFLECT THE
ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT WILL BE
CONSTRUCTED (THE ACTUAL BUILDING SO CONSTRUCTED MAY VARY
FROM THESE ILLUSTRATIONS AS LONG THE GENERAL ARCHITECTURAL
CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED)



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ELEVATIONS

A2

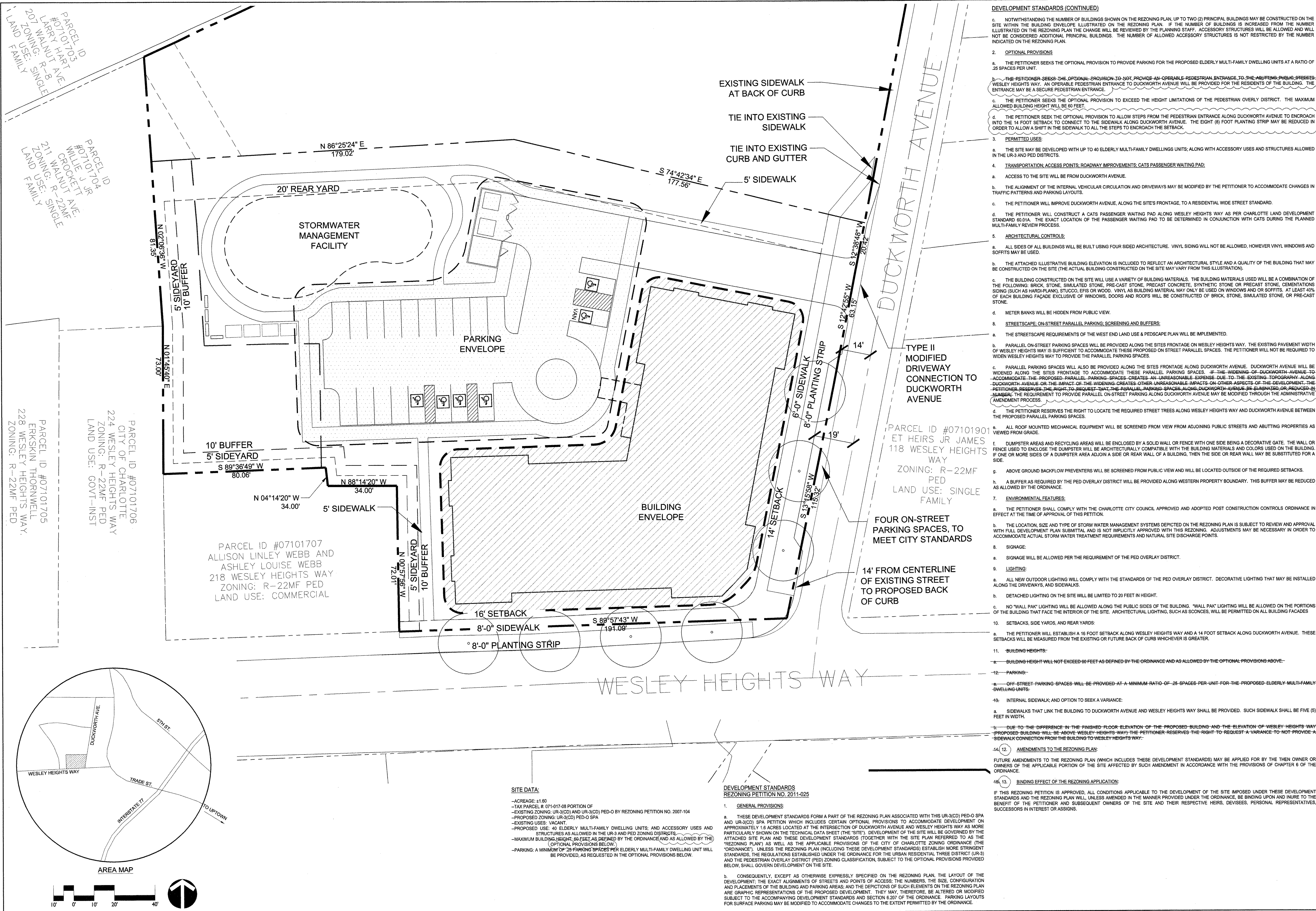
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INSIDE ELEVATIONS
(BOTH LEGS IDENTICAL / MIRRORED)



END ELEVATIONS
(BOTH LEGS IDENTICAL / MIRRORED)



- DEVELOPMENT STANDARDS (CONTINUED)**
- c. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, UP TO TWO (2) PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON THE SITE WITHIN THE BUILDING ENVELOPE ILLUSTRATED ON THE REZONING PLAN. IF THE NUMBER OF BUILDINGS IS INCREASED FROM THE NUMBER ILLUSTRATED ON THE REZONING PLAN THE CHANGE WILL BE REVIEWED BY THE PLANNING STAFF. ACCESSORY STRUCTURES WILL BE ALLOWED AND WILL NOT BE CONSIDERED ADDITIONAL PRINCIPAL BUILDINGS. THE NUMBER OF ALLOWED ACCESSORY STRUCTURES IS NOT RESTRICTED BY THE NUMBER INDICATED ON THE REZONING PLAN.
2. **OPTIONAL PROVISIONS**
- a. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO PROVIDE PARKING FOR THE PROPOSED ELDERLY MULTI-FAMILY DWELLING UNITS AT A RATIO OF 25 SPACES PER UNIT.
- b. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO NOT PROVIDE AN OPERABLE PEDESTRIAN ENTRANCE TO THE ADJUTING PUBLIC STREETS: WESLEY HEIGHTS WAY. AN OPERABLE PEDESTRIAN ENTRANCE TO DUCKWORTH AVENUE WILL BE PROVIDED FOR THE RESIDENTS OF THE BUILDING. THE ENTRANCE MAY BE A SECURE PEDESTRIAN ENTRANCE.
- c. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO EXCEED THE HEIGHT LIMITATIONS OF THE PEDESTRIAN OVERLY DISTRICT. THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE 60 FEET.
- d. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW STEPS FROM THE PEDESTRIAN ENTRANCE ALONG DUCKWORTH AVENUE TO ENCRACH INTO THE 14 FOOT SETBACK TO CONNECT TO THE SIDEWALK ALONG DUCKWORTH AVENUE. THE EIGHT (8) FOOT PLANTING STRIP MAY BE REDUCED IN ORDER TO ALLOW A SHIFT IN THE SIDEWALK TO ALL THE STEPS TO ENCRACH THE SETBACK.
3. **PERMITTED USES:**
- a. THE SITE MAY BE DEVELOPED WITH UP TO 40 ELDERLY MULTI-FAMILY DWELLINGS UNITS, ALONG WITH ACCESSORY USES AND STRUCTURES ALLOWED IN THE UR-3 AND PED DISTRICTS.
4. **TRANSPORTATION, ACCESS POINTS, ROADWAY IMPROVEMENTS, CATS PASSENGER WAITING PAD:**
- a. ACCESS TO THE SITE WILL BE FROM DUCKWORTH AVENUE.
- b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND PARKING LAYOUTS.
- c. THE PETITIONER WILL IMPROVE DUCKWORTH AVENUE, ALONG THE SITE'S FRONTAGE, TO A RESIDENTIAL WIDE STREET STANDARD.
- d. THE PETITIONER WILL CONSTRUCT A CATS PASSENGER WAITING PAD ALONG WESLEY HEIGHTS WAY AS PER CHARLOTTE LAND DEVELOPMENT STANDARD 60.01A. THE EXACT LOCATION OF THE PASSENGER WAITING PAD TO BE DETERMINED IN CONJUNCTION WITH CATS DURING THE PLANNED MULTI-FAMILY REVIEW PROCESS.
5. **ARCHITECTURAL CONTROLS:**
- a. ALL SIDES OF ALL BUILDINGS WILL BE BUILT USING FOUR SIDED ARCHITECTURE. VINYL SIDING WILL NOT BE ALLOWED, HOWEVER VINYL WINDOWS AND SOFFITS MAY BE USED.
- b. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATION IS INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION).
- c. THE BUILDING CONSTRUCTED ON THE SITE WILL USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIONS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS OR WOOD. VINYL AS BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND OR SOFFITS. AT LEAST 40% OF EACH BUILDING FAÇADE EXCLUSIVE OF WINDOWS, DOORS AND ROOFS WILL BE CONSTRUCTED OF BRICK, STONE, SIMULATED STONE, OR PRE-CAST STONE.
- d. METER BANKS WILL BE HIDDEN FROM PUBLIC VIEW.
6. **STREETSCAPE, ON-STREET PARALLEL PARKING, SCREENING AND BUFFERS:**
- a. THE STREETSCAPE REQUIREMENTS OF THE WEST END LAND USE & PEDSCAPE PLAN WILL BE IMPLEMENTED.
- b. PARALLEL ON-STREET PARKING SPACES WILL BE PROVIDED ALONG THE SITES FRONTAGE ON WESLEY HEIGHTS WAY. THE EXISTING PAVEMENT WIDTH OF WESLEY HEIGHTS WAY IS SUFFICIENT TO ACCOMMODATE THESE PROPOSED ON STREET PARALLEL SPACES. THE PETITIONER WILL NOT BE REQUIRED TO WIDEN WESLEY HEIGHTS WAY TO PROVIDE THE PARALLEL PARKING SPACES.
- c. PARALLEL PARKING SPACES WILL ALSO BE PROVIDED ALONG THE SITES FRONTAGE ALONG DUCKWORTH AVENUE. DUCKWORTH AVENUE WILL BE WIDENED ALONG THE SITES FRONTAGE TO ACCOMMODATE THESE PARALLEL PARKING SPACES. IF THE WIDENING OF DUCKWORTH AVENUE TO ACCOMMODATE THE PROPOSED PARALLEL PARKING SPACES CREATES AN UNREASONABLE EXPENSE DUE TO THE EXISTING TOPOGRAPHY ALONG DUCKWORTH AVENUE OR THE IMPACT OF THE WIDENING CREATES OTHER UNREASONABLE IMPACTS ON OTHER ASPECTS OF THE DEVELOPMENT, THE PETITIONER RESERVES THE RIGHT TO REQUEST THAT THE PARALLEL PARKING SPACES ALONG DUCKWORTH AVENUE BE ELIMINATED OR REDUCED IN NUMBER. THE REQUIREMENT TO PROVIDE PARALLEL ON-STREET PARKING ALONG DUCKWORTH AVENUE MAY BE MODIFIED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS.
- d. THE PETITIONER RESERVES THE RIGHT TO LOCATE THE REQUIRED STREET TREES ALONG WESLEY HEIGHTS WAY AND DUCKWORTH AVENUE BETWEEN THE PROPOSED PARALLEL PARKING SPACES.
- e. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC STREETS AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- f. DUMPSTER AREAS AND RECYCLING AREAS 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 BUILDING. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJON A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
- g. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
- h. A BUFFER AS REQUIRED BY THE PED OVERLAY DISTRICT WILL BE PROVIDED ALONG WESTERN PROPERTY BOUNDARY. THIS BUFFER MAY BE REDUCED AS ALLOWED BY THE ORDINANCE.
7. **ENVIRONMENTAL FEATURES:**
- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IN EFFECT AT THE TIME OF APPROVAL OF THIS PETITION.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
8. **SIGNAGE:**
- a. SIGNAGE WILL BE ALLOWED PER THE REQUIREMENT OF THE PED OVERLAY DISTRICT.
9. **LIGHTING:**
- a. ALL NEW OUTDOOR LIGHTING WILL COMPLY WITH THE STANDARDS OF THE PED OVERLAY DISTRICT. DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, AND SIDEWALKS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT.
- c. NO "WALL PAK" LIGHTING WILL BE ALLOWED ALONG THE PUBLIC SIDES OF THE BUILDING. "WALL PAK" LIGHTING WILL BE ALLOWED ON THE PORTIONS OF THE BUILDING THAT FACE THE INTERIOR OF THE SITE. ARCHITECTURAL LIGHTING, SUCH AS SCONCES, WILL BE PERMITTED ON ALL BUILDING FACADES.
10. **SETBACKS, SIDE YARDS, AND REAR YARDS:**
- a. THE PETITIONER WILL ESTABLISH A 16 FOOT SETBACK ALONG WESLEY HEIGHTS WAY AND A 14 FOOT SETBACK ALONG DUCKWORTH AVENUE. THESE SETBACKS WILL BE MEASURED FROM THE EXISTING OR FUTURE BACK OF CURB WHICHEVER IS GREATER.
11. **BUILDING HEIGHTS:**
- a. BUILDING HEIGHT WILL NOT EXCEED 60 FEET AS DEFINED BY THE ORDINANCE AND AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE.
12. **PARKING:**
- a. OFF-STREET PARKING SPACES WILL BE PROVIDED AT A MINIMUM RATIO OF 25 SPACES PER UNIT FOR THE PROPOSED ELDERLY MULTI-FAMILY DWELLING UNITS.
13. **INTERNAL SIDEWALK; AND OPTION TO SEEK A VARIANCE:**
- a. SIDEWALKS THAT LINK THE BUILDING TO DUCKWORTH AVENUE AND WESLEY HEIGHTS WAY SHALL BE PROVIDED. SUCH SIDEWALK SHALL BE FIVE (5) FEET IN WIDTH.
- b. DUE TO THE DIFFERENCE IN THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING AND THE ELEVATION OF WESLEY HEIGHTS WAY (PROPOSED BUILDING WILL BE ABOVE WESLEY HEIGHTS WAY) THE PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE TO NOT PROVIDE A SIDEWALK CONNECTION FROM THE BUILDING TO WESLEY HEIGHTS WAY.
14. **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 APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
15. **BINDING EFFECT OF THE REZONING APPLICATION:**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE 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 THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DATA:

- ACREAGE: 11.60
- TAX PARCEL: R-071-017-08 PORTION OF
- EXISTING ZONING: UR-3(CD) AND UR-3(CD) PED-O BY REZONING PETITION NO. 2007-104
- PROPOSED ZONING: UR-3(CD) PED-O SPA
- EXISTING USES: VACANT
- PROPOSED USE: 40 ELDERLY MULTI-FAMILY DWELLING UNITS, AND ACCESSORY USES AND STRUCTURES AS ALLOWED IN THE UR-3 AND PED ZONING DISTRICTS
- MAXIMUM BUILDING HEIGHT: 60 FEET AS DEFINED BY THE ORDINANCE AND AS ALLOWED BY THE (OPTIONAL PROVISIONS BELOW)
- PARKING: A MINIMUM OF 25 PARKING SPACES PER ELDERLY MULTI-FAMILY DWELLING UNIT WILL BE PROVIDED, AS REQUESTED IN THE OPTIONAL PROVISIONS BELOW.

DEVELOPMENT STANDARDS
REZONING PETITION NO. 2011-025

1. **GENERAL PROVISIONS:**

a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THIS UR-3(CD) PED-O SPA AND UR-3(CD) SPA PETITION WHICH INCLUDES CERTAIN OPTIONAL PROVISIONS TO ACCOMMODATE DEVELOPMENT ON APPROXIMATELY 1.6 ACRES LOCATED AT THE INTERSECTION OF DUCKWORTH AVENUE AND WESLEY HEIGHTS WAY AS MORE PARTICULARLY SHOWN ON THE TECHNICAL DATA SHEET (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ATTACHED SITE PLAN AND THESE DEVELOPMENT STANDARDS (TOGETHER WITH THE SITE PLAN REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN (INCLUDING THESE DEVELOPMENT STANDARDS) ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL THREE DISTRICT (UR-3) AND THE PEDESTRIAN OVERLAY DISTRICT (PED) ZONING CLASSIFICATION, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT ON THE SITE.

b. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE REZONING PLAN, THE LAYOUT OF THE DEVELOPMENT, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE SIZE, CONFIGURATION AND PLACEMENTS OF THE BUILDING AND PARKING AREAS, AND THE DEPICTIONS OF SUCH ELEMENTS ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND SECTION 6.207 OF THE ORDINANCE. PARKING LAYOUTS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE CHANGES TO THE EXTENT PERMITTED BY THE ORDINANCE.