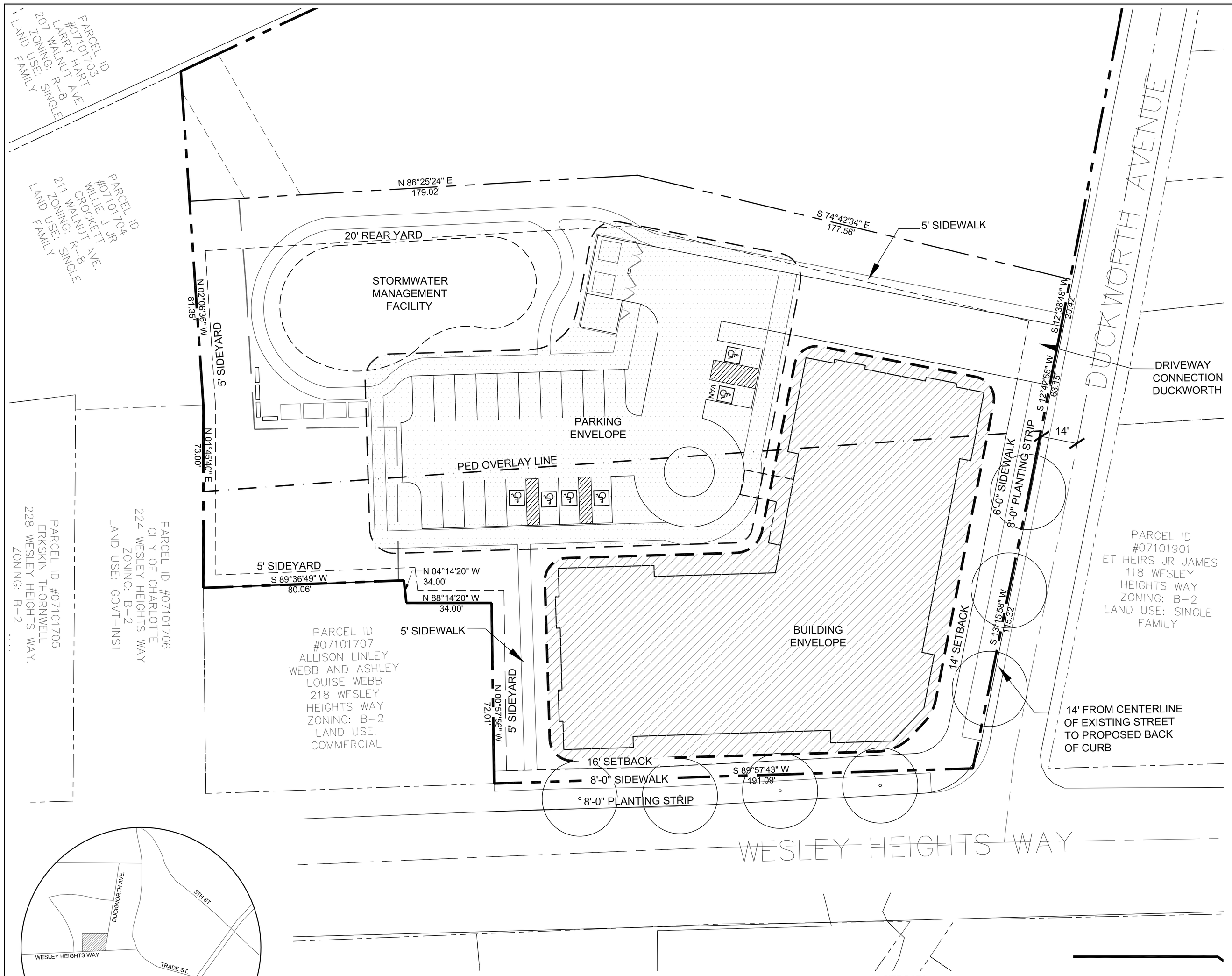

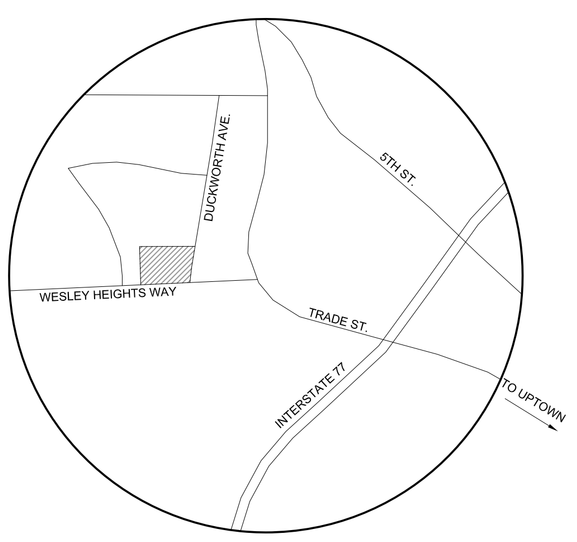

AREA MAP

15' 0' 15' 30' 60'

SITE DATA:

- **ACREAGE:** ±1.60
- **TAX PARCEL #:** 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)SPA & UR-3 (CD) (PED-O) SPA
- **EXISTING USES:** VACANT
- **PROPOSED USE:** 40 AGED RESTRICTED 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 OPTIONAL PROVISIONS BELOW
- **PARKING:** MIN. RATIO OF .25 SPACES PER UNIT.

CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP, INC. - DEVELOPMENT STANDARDS
WESLEY HEIGHTS WAY
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 NUMBERS, 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.

   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 BUILDINGS AND NEED NOT BE SHOWN ON THE REZONING PLAN.

2. **OPTIONAL PROVISIONS**

   a. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO PROVIDE PARKING FOR THE PROPOSED AGE RESTRICTED RESIDENTIAL 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 ABUTTING PUBLIC STREETS.

   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.

3. **PERMITTED USES:**

   a. THE SITE MAY BE DEVELOPED WITH UP TO 40 AGE RESTRICTED MULTI-FAMILY DWELLINGS UNITS; ALONG WITH ACCESSORY USES AND STRUCTURES ALLOWED IN THE UR-3 AND PED DISTRICTS.

4. **SETBACKS, SIDE YARDS, AND REAR YARDS:**

   a. THE PETITIONER WILL ESTABLISH A 16 FOOT SETBACK ALONG WESLEY HEIGHTS WAY AND A 14 SETBACK ALONG DUCKWORTH AVENUE . THESE SETBACKS WILL BE MEASURED FROM THE EXISTING OR FUTURE BACK OF CURB WHICHEVER IS GREATER.

5. **BUILDING HEIGHTS:**

   a. BUILDING HEIGHT WILL NOT EXCEED 60 FEET AS DEFINED BY THE ORDINANCE AND AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE.

6. **PARKING/INTERNAL VEHICULAR CIRCULATION:**

   a. OFF STREET PARKING SPACES WILL BE PROVIDED AT A MINIMUM RATIO OF .25 SPACE PER UNIT FOR THE PROPOSEDAGE RESTRICTED UNITS.

7. **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 CAST OASSENGER WAITING PAD ALONG WESLEY HEIGHTS WAY AS PER CHARLOTTE LAND DEVELOPMENT STANDARD 60.01A. THE EXACT LOCATION O FTEH PASSENGER WAITING PAD TO BE DETERMINED IN CONJUCTION WITH CAS DURING THE PLANNED MULTI-FAMILY REVIEW PROCESS.

9. **INTERNAL SIDEWALK AND OPTION TO SEEK A VARIANCE:**

   a. A SIDEWALK THAT LINKS 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 RIGHTTO REQUEST A VARIANCETO NOT PROVIDE A SIDEWALK CONNECTION FROM THE UILDING TO WESLEY HEIGHTS WAY.

10. **STORMWATER:**

    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.

11. **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

12. **SIGNAGE:**

    a. SIGNAGE WILL BE ALLOWED PER THE REQUIREMENT OF THE PED OVERLAY DISTRICT.

13. **SCREENING AND STREETSCAPE:**

    a. THE STREETSCAPE REQUIREMENTS OF THE WEST END LAND USE & PEDSCAPE PLAN WILL BE IMPLEMENTED.

    b. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC STREETS AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

    c. 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 ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

    d. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

14. **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. METER BANKS WILL BE HIDDEN FROM PUBLIC VIEW.

15. **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.

16. **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.

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

WESLEY HEIGHTS - SENIOR HOUSING
REZONING AMENDMENT
CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP, CHARLOTT, NC

TECHNICAL DATA SHEET

REVISIONS:

DATE: FEBRUARY 28, 2011
DESIGNED BY: DAH
DRAWN BY: DAW
CHECKED BY: DAH
Q.C. BY: DAH
SCALE: 1" = 20'-0"
PROJECT #: 100255

SHEET #:
RZ-1.0