

SITE DEVELOPMENT DATA:

-ACREAGE:	± 5.1
-TAX PARCEL #:	047-211-32
-EXISTING ZONING:	O-2(CD) BY REZONING PETITION NO. 1998-39
-PROPOSED ZONING:	O-2(CD)SPA
-EXISTING USES:	VACANT
-PROPOSED USES:	UP TO 96 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE O-2 ZONING DISTRICT.
-MAXIMUM BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED THREE (3) STORES, AS REQUIRED BY THE ORDINANCE.
-PARKING:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS AS DEFINED BY THE ORDINANCE.
-OPEN SPACE:	



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p 704.343.0608 f 704.358.2093
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UNIVERSITY VILLAGE PHASE II
CHARLOTTE, NORTH CAROLINA



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2101 6TH AVENUE SUITE 750
BIRMINGHAM, AL 35203

REZONING PLAN

REZONING PETITION
FOR PUBLIC HEARING
2012-000

SCALE: 1"=40'

PROJECT #: 203-030
DRAWN BY: THH

TECHNICAL DATA SHEET

DATE: DECEMBER 28, 2011

REVISIONS:

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DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

- a. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY COLONIAL PROPERTIES TRUST TO ACCOMMODATE DEVELOPMENT OF MULTI-FAMILY DWELLINGS ON AN APPROXIMATELY 5.1 ACRE SITE LOCATED ON UNIVERSITY EXECUTIVE PARK DRIVE (THE "SITE").
- b. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ATTACHED TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY 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 ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-2 ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.
- c. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS OTHERWISE SPECIFIED IN THESE DEVELOPMENT STANDARDS, IS INTENDED TO DESCRIBE THE POSSIBLE ARRANGEMENTS OF USES AND SITE ELEMENTS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE TECHNICAL DATA SHEET AND IN THESE DEVELOPMENT STANDARDS, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED; THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS; THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS AND PARKING AREAS; AND THE DEPICTIONS OTHER SITE ELEMENTS ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE GENERALLY DEPICTED ON THE REZONING PLAN WHILE ADHERING TO THE STANDARDS FOR BUILDING EDGES ESTABLISHED ON THE TECHNICAL DATA SHEET, AS LONG AS THE CHANGES MAINTAIN THE GENERAL BUILDING AND PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.(2).
- d. PARKING LAYOUTS FOR SURFACE AND STRUCTURED PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.
- e. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED EIGHT (8). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.
- f. THIS PROPOSED MULTI-FAMILY DEVELOPMENT WILL BE COMBINED WITH THE ADJACENT MULTI-FAMILY DEVELOPMENT LOCATED TO THE WEST OF THE SITE AS A PHASE TWO OF AN OVERALL MULTI-FAMILY COMMUNITY; AS SUCH THE COMBINED COMMUNITY SHALL BE DEEMED A UNIFIED DEVELOPMENT SO THAT SIDE OR REAR YARDS BETWEEN THE TWO PHASES WILL NOT BE REQUIRED. PARKING FOR THE NEW OR THE EXISTING UNITS MAY BE PROVIDED ON EITHER SITE AS PART OF THE UNIFIED DEVELOPMENT.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 96 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE O-2 ZONING DISTRICT.
- b. A "BUILDING EDGE" HAS BEEN PROVIDED WITHIN THE PROPOSED BUILDING/PARKING ENVELOPE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. WHEN A BUILDING IS CONSTRUCTED, THE BUILDING MUST BE CONSTRUCTED ALONG THE "BUILDING EDGE" DEPICTED WITHIN THE BUILDING/PARKING ENVELOPE SO THAT PARKING AND VEHICULAR MANEUVERING MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDING AND THE "BUILDING EDGE" THAT APPLIES TO SUCH BUILDING/PARKING ENVELOPE.

3. ACCESS:

- a. ACCESS TO THE SITE WILL BE FROM UNIVERSITY EXECUTIVE PARK DRIVE AND FROM THE ADJACENT MULTI-FAMILY DEVELOPMENT (TREATED AS PHASE ONE) AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE ACCESS TO THE SITE FROM UNIVERSITY EXECUTIVE PARK DRIVE WILL BE CONSTRUCTED UTILIZING DECORATIVE CONCRETE PAVERS AS GENERALLY ILLUSTRATED ON SHEET RZ-2.
- c. THE PLACEMENTS AND CONFIGURATIONS OF 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 CDOT.
- d. 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.

4. ARCHITECTURAL STANDARDS:

- a. THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIONS SIDING (SUCH AS HARDI-PLANK), STUCCO, OR WOOD. AT LEAST [35%] OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE CONSTRUCTED OF BRICK, STONE, SYNTHETIC STONE, PRECAST STONE OR PRECAST CONCRETE. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.
- b. METER BANKS WILL BE WILL BE SCREENED.
- c. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
- d. THE PETITIONER RESERVES THE RIGHT TO UTILIZE THE EXISTING COMPACTOR LOCATED ON THE ADJOINING MULTI-FAMILY DEVELOPMENT (I.E. PHASE ONE).
- e. IF A DUMPSTER AREAS AND RECYCLING AREAS ARE PROVIDED THEY 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.

5. STREETScape, BUFFERS AND LANDSCAPING:

- a. A 20 FOOT SETBACK WILL BE PROVIDED ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND ALONG COLLINS-AIKMEN DRIVE.
- b. WITHIN THE 20 SETBACK ALONG UNIVERSITY EXECUTIVE PARK DRIVE THE PETITIONER WILL PROVIDE A LOW DECORATIVE WALL AS GENERALLY DEPICTED ON SHEET RZ-3.
- c. THE PETITIONER WILL PROVIDE EIGHT (8) FOOT PLANTING STRIPS AND SIX (6) FOOT SIDEWALKS ALONG THE SITE'S FRONTAGE ON UNIVERSITY EXECUTIVE PARK DRIVE AND ALONG COLLINS-AIKMEN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. ALONG THE SITE'S INTERNAL PRIVATE ROADS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS THE BUILDINGS ON THE SITE WITH ONE ANOTHER AND LINKS THE BUILDINGS TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITE'S INTERNAL PRIVATE ROADS.
- e. BUFFERS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE (BUT NOT BETWEEN THE TWO MULTI-FAMILY PHASES THAT MAKE UP THE UNIFIED DEVELOPMENT).
- f. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- g. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

6. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO REVIEW AND APPROVAL AS PART OF THE 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
- c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN BUT MAY BE RELOCATED TO OTHER PORTIONS OF THE SITE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

7. OPEN SPACE/TREE SAVE AREAS:

- a. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATIONS ON THE SITE.
- b. AS GENERALLY DEPICTED ON SHEET RZ-2 ONE OF THE INTERNAL OPEN SPACE AREAS WILL BE IMPROVED WITH SEATING AREAS AND LANDSCAPING. OTHER OPEN SPACE AREAS WILL BE LEFT AS NATURAL AREAS WITH EXISTING TREES OR IMPROVED WITH ADDITIONAL LANDSCAPING AND WALKING PATHS. THE INTERNAL IMPROVED OPEN SPACE AREA WILL BE LINKED TO THE BUILDINGS ON THE SITE VIA THE SITE'S INTERNAL SIDEWALK AND CROSS-WALK NETWORK.

8. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

9. 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, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.
- c. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

10. 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.

11. 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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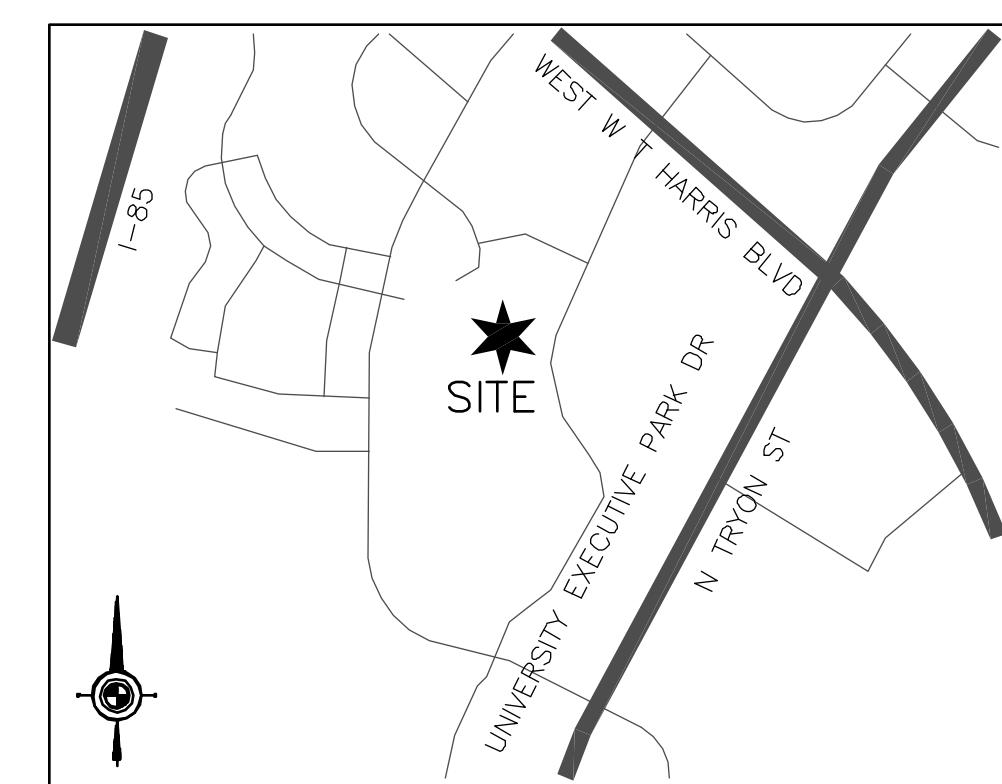
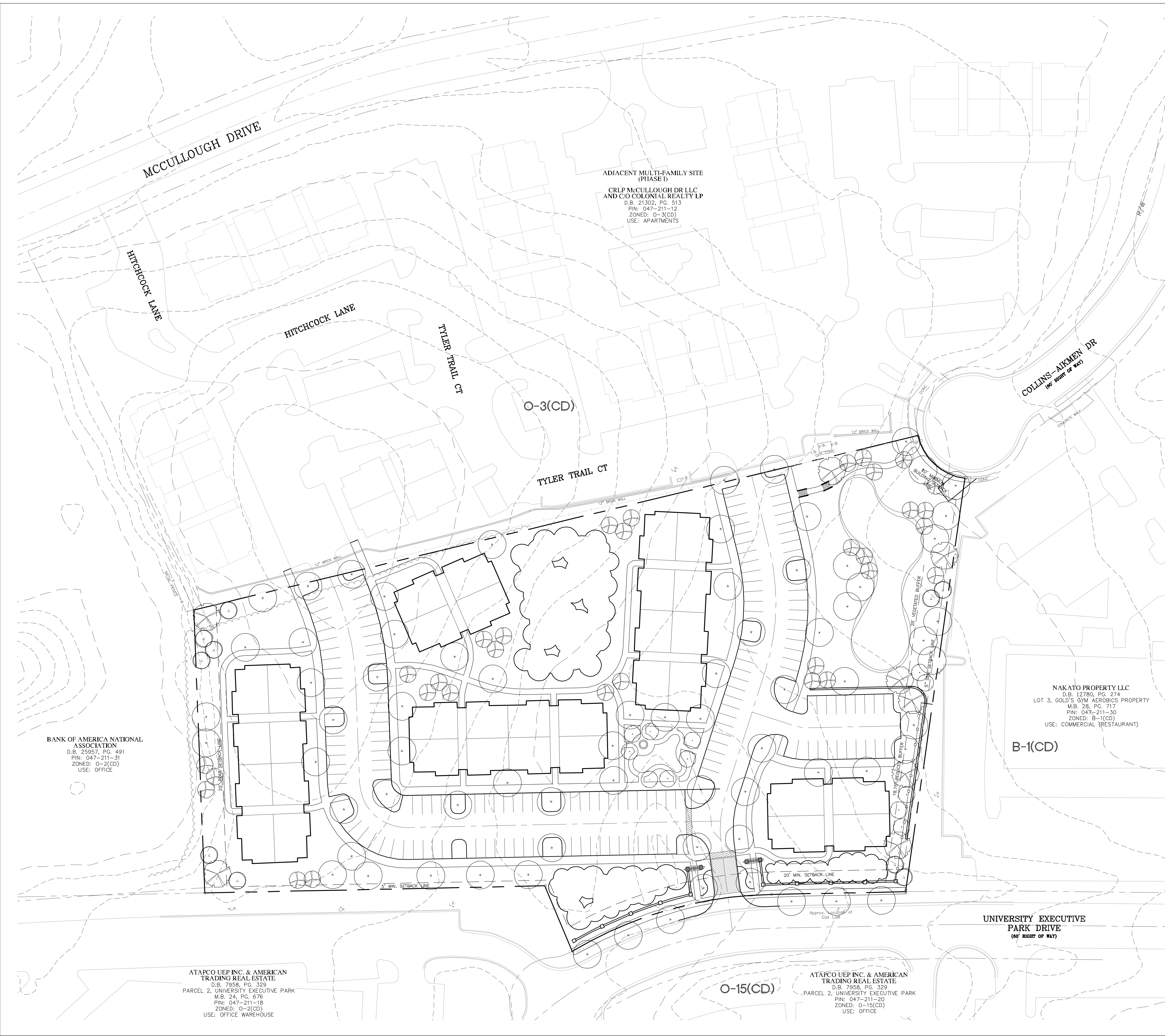
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DEVELOPMENT
STANDARDS

DATE: DECEMBER 28, 2011

REVISIONS:

RZ-2



VICINITY MAP
NOT TO SCALE



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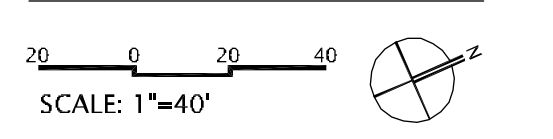
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REZONING PLAN

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SITE PLAN

DATE: DECEMBER 28, 2011

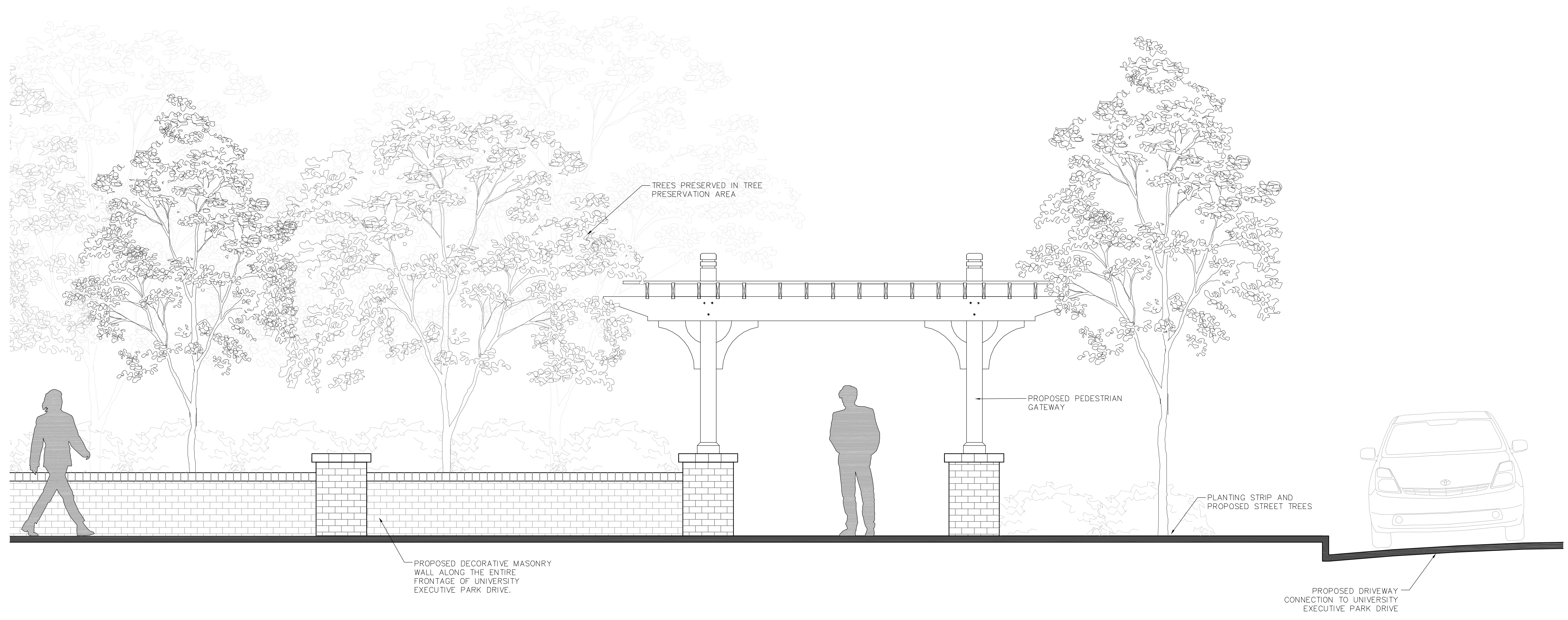
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 charlotte, nc 28208
 p 704.343.0608 f 704.358.3093
 www.drgrp.com



ELEVATION OF PROPOSED IMPROVEMENTS ALONG UNIVERSITY EXECUTIVE PARK DRIVE

UNIVERSITY VILLAGE PHASE II
 CHARLOTTE, NORTH CAROLINA

COLONIAL
 PROPERTIES TRUST
 2101 6TH AVENUE SUITE 750
 BIRMINGHAM, AL 35203

REZONING PLAN

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ELEVATION
 EXHIBIT

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