



■ design resource group

- landscape architecture
- civil engineering
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BROOKLINE
CHARLOTTE, NORTH CAROLINA
BROOKLINE RESIDENTIAL, LLC
3800 Promfret Lane
Charlotte, NC 28211

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2013-047

PROJECT #: 407-001
DRAWN BY:
CHECKED BY:

TYPICAL
APARTMENT
BUILDING
PERSPECTIVE

JULY 3, 2013

REVISIONS:

RZ-3

APPROVED BY
CITY COUNCIL

JUL 22 2013





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REZONING PETITION

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PROJECT #: 407-001
DRAWN BY:
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TYPICAL
CARRIAGE UNIT
PERSPECTIVE

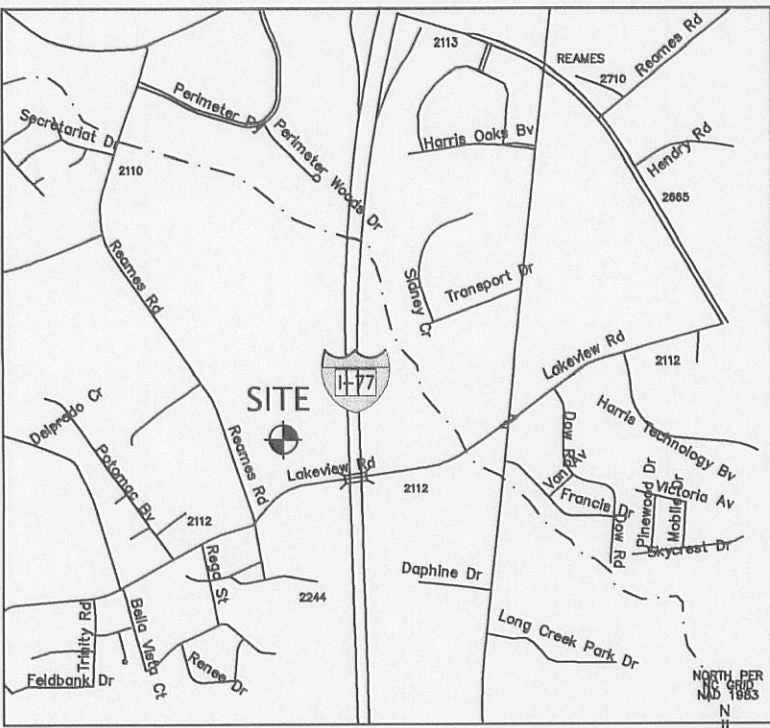
JULY 3, 2013

REVISIONS:

RZ-4



TWM



VICINITY MAP

DEVELOPMENT STANDARDS

1. **DEVELOPMENT DATA TABLE**
 - A. TOTAL ACREAGE: 26.68 AC.
 - B. TAX PARCEL #: REZONING PARCEL IS A PORTION OF 02512103
 - C. EXISTING ZONING: MX-1
 - D. PROPOSED ZONING: UR-2 (CD)
 - E. EXISTING USE: VACANT
 - F. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 - G. PROPOSED UNITS: 324 FOR RENT MULTI-FAMILY UNITS
312 APARTMENT UNITS
12 CARRIAGE UNITS
 - H. PROPOSED DENSITY: 12.14 DUA
 - I. MAXIMUM BUILDING HEIGHT: 3 STORY
 - J. PROPOSED PARKING: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
 - K. PROPOSED PARKING RATIO: PARKING WILL BE PROVIDED AS NEEDED BY ORDINANCE
 - L. EXISTING TREE PRESERVATION REQ.: 10% - 2.67 AC
 - M. PROPOSED TREE PRESERVATION: 15% - 4.02 AC AS SHOWN ON PLAN
2. **GENERAL PROVISIONS**. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE. IT MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. THE MAXIMUM BUILDING/PARKING ENVELOPE GENERALLY DEPICTED ON THE REZONING PLAN AS LONG AS THE CHANGES MAINTAIN THE GENERAL BUILDING AND PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING SITE PLAN. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207.(2) THE PETITIONER IS COMMITTED TO DELIVERING THE INTEGRITY OF THE PROPOSED DESIGN AND ARCHITECTURAL ELEMENTS.
3. **PERMITTED USES**. THE SITE MAY BE DEVOTED TO RESIDENTIAL MULTIFAMILY DWELLING UNITS ALONG WITH ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN THE PROPOSED BUILDINGS AND REAMES ROAD.
4. **TRANSPORTATION**
 - A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY AS DEPICTED ON THE TECHNICAL DATA SHEET.
 - B. ACCESS TO THE SITE WILL BE FROM REAMES RD. AND THE BROOKLINE NEIGHBORHOOD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - C. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE AND NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION ("CDOT & NCDOT") INCLUDING ALTERATIONS TO ACCOMMODATE ANY ROADWAY NEEDS AND/OR CONSTRUCTION EASEMENTS.
 - D. THE PETITIONER WILL CONTRIBUTE TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) THE SUM OF \$50,000 FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF LAKEVIEW ROAD AND REAMES ROAD WHEN THE SIGNAL IS WARRANTED AND THE FUNDS ARE REQUESTED BY CDOT OR NCDOT. THIS COMMITMENT TO PROVIDE FUNDS TOWARD THE FUTURE SIGNALIZATION OF THE INTERSECTION OF LAKEVIEW AND REAMES ROADS IS VALID FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE SITE.
 - E. 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 AND APPROVAL BY THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
 - F. THE PROPOSED STREETS INDICATED AS PRIVATE STREETS SHALL BE DESIGNED TO USDG PUBLIC STREET RESIDENTIAL WIDE STANDARDS. PETITIONER MAY CONSTRUCT CONTROL ACCESS GATES AT THE PROJECT ENTRANCE, GENERALLY AS DEPICTED ON THE SCHEMATIC SITE PLAN AND SUBJECT TO CDOT AND PLANNING APPROVAL. IF PROPOSED PRIVATE STREETS ARE OFFERED FOR DEDICATION TO THE CITY OF CHARLOTTE IN THE FUTURE, CONTROLLED ACCESS GATES AND OTHER RELATED NONSTANDARD FEATURES SHALL BE REMOVED.
 - G. THE PETITIONER COMMITS TO KEEPING THE BROOKLINE SINGLE FAMILY COMMUNITY A PRIVATE GATED COMMUNITY AND TO KEEPING THE ROADS IN THE BROOKLINE SINGLE FAMILY COMMUNITY PRIVATE. THE OWNER OF THE APARTMENT COMMUNITY SHALL SHARE IN THE LONG TERM MAINTENANCE OF THE PRIVATE STREETS IN THE BROOKLINE SINGLE FAMILY COMMUNITY WITH THE OWNERS OF THE SINGLE FAMILY COMMUNITY.
 - H. THE PETITIONER SHALL REPAIR THE CURRENT CONTROLLED ACCESS GATE TO THE BROOKLINE SINGLE FAMILY COMMUNITY ON LAKEVIEW ROAD TO PROPER FUNCTIONALITY. THE APARTMENT COMMUNITY OWNER SHALL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND UPKEEP OF THIS GATE.
 - I. THE PETITIONER WILL CONSTRUCT A CONCRETE PASSENGER WAITING PAD FOR BUS SERVICE ALONG THE EASTERN SIDE OF REAMES ROAD; THE LOCATION WILL BE COORDINATED WITH CATS.
 - J. DURING THE SUBDIVISION DEVELOPMENT REVIEW PROCESS, IT WILL BE DETERMINED IF A VEHICULAR/PEDESTRIAN CONNECTION(S) WILL BE REQUIRED TO THE ADJUTING PROPERTY NORTH OF THE SITE. IF SUCH CONNECTION(S) IS REQUIRED AND THE DEVELOPMENT OF THIS SITE OCCURS PRIOR TO THE REDEVELOPMENT OF THE ADJUTING SITE TO THE NORTH, THE PORTION OF THE CONNECTION(S) ON THE SITE WILL BE DESIGNED AND CONSTRUCTED AT THE PROPERTY LINE WITHIN TWO FEET ABOVE OR BELOW THE EXISTING GRADE. OF THE NORTHERN ADJUTING PARCEL TO FACILITATE THE CONNECTION. ONCE SUCH CONNECTION(S) IS MADE IT SHALL REMAIN OPEN TO THE PUBLIC AND ANY GATE IF INSTALLED TO DATE MUST BE REMOVED.
 - K. THE DEVELOPER COMMITS TO WIDEN REAMES ROAD ALONG THE SITE'S FRONTAGE TO ACCOMMODATE A CROSS-SECTION THAT INCLUDES THREE 12' TRAVEL LANES, 4' BIKE LANE, 2.5' CURB & GUTTER, 8' PLANTING STRIP AND 6' SIDEWALK. THE NEW CURB & GUTTER ALONG REAMES ROAD WILL BE SET AT 24.5' FROM CENTERLINE.
 - L. DEVELOPER ALSO COMMITS TO THE CONSTRUCTION OF ONE RAISED MEDIAN ISLAND IN THE CENTER TRAVEL LANE AREA TO PROVIDE FOR PEDESTRIAN CROSSINGS ON REAMES ROAD. THIS MID-BLOCK RAISED MEDIAN WILL BE LOCATED SOUTH OF THE LEFT TURN LANE INTO THE SITE AND BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY CDOT, NCDOT AND CATS.
 - M. THE PETITIONER WILL DEDICATE 35' OF R.O.W. ALONG THE SITES REAMES ROAD FRONTAGE MEASURED FROM THE EXISTING REAMES ROAD CENTERLINE, IN FEE SIMPLE.
 - N. PETITIONER SHALL ENDEAVOR TO HAVE THE MECHANICAL ACCESS GATE LOCATED ON CUSHING DRIVE AT LAKEVIEW ROAD REPAIRED AND FULLY FUNCTIONING WITHIN THE NEXT THIRTY (30) DAYS. THIS COMMITMENT IS SUBJECT TO PARTS AVAILABILITY AND CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
 - O. PETITIONER SHALL ADD SPEED HUMPS ALONG CUSHING DRIVE, ASPEN WALL DRIVE AND KENNARD DRIVE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST APARTMENT BUILDING.
5. **ARCHITECTURAL**
 - A. BUILDINGS WITH FRONTAGE ON REAMES ROAD WILL HAVE FACADES THAT FACE REAMES ROAD.
 - B. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THE SIDE WALL OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
 - C. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJOINING PROPERTIES AS VIEWED FROM GRADE.
 - D. EXTERIOR WALLS OF THE APARTMENT BUILDINGS, NOT INCLUDING THE CARRIAGE UNITS, EXCLUSIVE OF WINDOWS AND DOORS AND OTHER OPENINGS SHALL BE CONSTRUCTED WITH A MINIMUM OF 30% MASONRY MATERIALS INCLUDING BRICK, STONE, BRICK VENEER AND/OR SIMULATED STONE. VINYL SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL.
 - E. SHEET RZ-3 REPRESENTS A TYPIFICATION FOR THE APARTMENT BUILDINGS PROVIDED HOWEVER, ONLY BUILDING #1, 2, 7 AND THE CLUBHOUSE BUILDING WILL CONTAIN A CUPOLA AND ROOF VENTS AS SHOWN ON SHEET RZ-3. ALL OTHER APARTMENT BUILDINGS SHALL BE OF THE SAME STYLE AS THE BUILDING SHOWN ON SHEET RZ-3 BUT WITHOUT THE CUPOLAS AND VENTS.
 - F. THE FRONT ELEVATION OF THE CARRIAGE UNITS FACING BOYLSTON STREET AND THE SINGLE FAMILY HOMES SHALL BE SUBSTANTIALLY AS SHOWN ON THE ELEVATION ON SHEET RZ-4, AND SHALL HAVE A MINIMUM OF 75% MASONRY MATERIALS INCLUDING BRICK, STONE, BRICK VENEER AND/OR SIMULATED STONE; EXCLUSIVE OF OPENINGS FOR DOORS, WINDOWS AND OTHER SIMILAR PENETRATIONS. VINYL SHALL NOT BE USED AS AN EXTERIOR WALL MATERIAL.
 - G. THE CARRIAGE UNITS ALONG BOYLSTON DRIVE SHALL HAVE FRONT DOORS, COVERED PORCHES, LEAD WALKS AND OTHER FEATURES WHICH MATCH THE ARCHITECTURAL STYLE OF THE EXISTING 9 HOMES WITHIN THE EXISTING BROOKLINE DEVELOPMENT, AS GENERALLY INDICATED IN THE PROPOSED PERSPECTIVE ILLUSTRATION ON SHEET RZ-4.
 - H. ILLUSTRATION OF THE BUILDINGS ARE INTENDED TO DEMONSTRATE THE GENERAL CHARACTER AND SCALE OF THE PROPOSED BUILDINGS, BUT THE EXACT DESIGN AND DESIGN DETAILS ARE SUBJECT TO MODIFICATION HOWEVER THE PRIOR MINIMUM MASONRY COMMITMENT REMAINS.
 - I. EXPANSES OF BLANK WALLS EXCEEDING 20' IN LENGTH WILL BE ELIMINATED THROUGH THE USE OF VARIOUS DESIGN ELEMENTS.
6. **STREETSCAPE AND LANDSCAPING**
 - A. EXCEPT AS OTHERWISE PROVIDED IN THESE DEVELOPMENT STANDARDS, THE STREETSCAPE TREATMENT ALONG NEW PUBLIC STREETS AND THE EASTERN SIDE OF REAMES ROAD WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8' IN WIDTH. SIDEWALKS MAY MEANDER TO PRESERVE EXISTING TREES.
 - B. METER BOXES, BACK FLOW PREVENTERS AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.
 - C. BUILDINGS WILL BE SETBACK A MINIMUM OF 50' FROM THE RIGHT OF WAY FOR 1-77.
 - D. FOUNTAINS WILL BE INSTALLED IN BOTH WATER QUALITY PONDS ADJACENT TO 1-77 FOR SOUND ABATEMENT.
 - E. THE PETITIONER SHALL PROVIDE BUFFER AS DEPICTED ON THE REZONING PETITION.
 - F. THE PETITIONER SHALL HIRE AN ARBORIST TO ASSESS THE HEALTH OF THE TREE SAVE AREA WITH THE LARGE SPECIMEN OAK TREES IN THE FRONT COURTYARD OF THE PROPERTY. ARBORIST SHALL OVERSEE PRUNING AND FERTILIZATION OF THE EXISTING TREE SAVE AREA AS RECOMMENDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PETITIONER SHALL FOLLOW A CERTIFIED ARBORIST'S RECOMMENDATION TO MAXIMIZE TREE HEALTH AND WELLNESS.
 - G. THE APARTMENT COMMUNITY OWNER SHALL SHARE WITH THE SINGLE FAMILY COMMUNITY OWNER THE COST TO UPKEEP AND MAINTAIN THE EXISTING LANDSCAPING ALONG REAMES ROAD STARTING AT THE REAMES ROAD AND LAKEVIEW ROAD INTERSECTION UP TO THE SOUTH-WESTERN CORNER OF THE PROPOSED REZONING PARCEL LOCATED ON REAMES ROAD.
7. **SIGNS**. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
8. **LIGHTING**
 - A. THE MAXIMUM HEIGHT OF ANY DETACHED LIGHTING FIXTURES ERECTED ON THE SITE SHALL NOT EXCEED TWENTY FEET (20') IN HEIGHT.
 - B. ALL LIGHTING FIXTURES INSTALLED WITHIN THE SITE SHALL BE SHIELDED WITH FULL CUT-OFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.
9. **ENVIRONMENTAL FEATURES**. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
10. **OPEN SPACE**. THE PROPERTY WILL CONTAIN AT A MINIMUM, A TREE SAVE ALONG BOYLSTON AVENUE AS SHOWN ON THE SITE PLAN WHICH SHALL BE FENCED OFF DURING CONSTRUCTION TO PRESERVE THE MATURE TREE CANOPY WITHIN SUCH AREA; A GAZEBO PROXIMATE TO SUCH TREE SAVE AREA, A NATURAL BUFFER/TREE SAVE AREA ADJACENT TO 1-77 DESIGNATED AS "SAVE AREA (TYP)" AS DEPICTED ON SHEET RZ-2 TO PROVIDE A HEAVILY WOODED BUFFER EXCEPT WHERE THE STORM WATER MANAGEMENT POND AND ASSOCIATED FOUNTAIN WILL BE LOCATED; A CLUBHOUSE AND SWIMMING POOL; WALKING TRAILS AT A MINIMUM AS SHOWN ON THE PLAN; AND FOUNTAINS WITHIN THE WATER QUALITY PONDS, GENERALLY AS DEPICTED ON THE SITE PLAN.
11. **AMENITIES**. PETITIONER SHALL PERMIT ALL CURRENT RECORD OWNERS AS OF JULY 15, 2013 OF THE 9 SINGLE FAMILY HOMES CURRENTLY WITHIN THE BROOKLINE SINGLE FAMILY COMMUNITY, ACCESS TO THE POOL FACILITY IN THE APARTMENT COMMUNITY SO LONG AS THEY OWN THE RESIDENCE WITHOUT AN INITIATION FEE OR PER ANNUM FEE.
12. **BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
 - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNERS" OR "OWNERS" SHALL BE DEEMED TO INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING IS APPROVED.



APPROVED BY
CITY COUNCIL

JUL 22 2013

KEY TO ADJACENT PROPERTY OWNERS:

25. AUSTIN WOODS-CHARLOTTE-PHASE I APARTMENTS, LLP	DB 13525	P. 276	PID# 025-121-01	ZONING: R-12 MF (CD)	USE: MULTI FAMILY
26. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-99	ZONING: MX-1	USE: VACANT
27. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-44	ZONING: MX-1	USE: VACANT
28. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-123-26	ZONING: MX-1	USE: VACANT
29. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 154	PID# 025-123-43	ZONING: MX-1	USE: SINGLE FAMILY
30. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-121-04	ZONING: MX-1	USE: VACANT
31. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-121-85	ZONING: MX-1	USE: VACANT
32. BROOKLINE RESIDENTIAL, LLC.	DB 27346	P. 84	PID# 025-121-86	ZONING: MX-1	USE: VACANT
		P. 84	PID# 025-121-87	ZONING: MX-1	USE: VACANT

NOTE: RECOMBINATION IS PENDING FOR LOTS 25 THROUGH 32



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75 0 75 150
SCALE: 1"=150'

PROJECT #: 407-001
DRAWN BY: DJK
CHECKED BY: JWC

TECHNICAL
DATA SHEET

FEBRUARY 25, 2013

REVISIONS:

1. 4.18.13 - PER CMPC COMMENTS
2. 5.17.13 - PER CMPC COMMENTS
3. 6.21.13 - PER CMPC COMMENTS
4. 7.03.13 - PER CMPC COMMENTS
5. 7.26.13 - PER CMPC COMMENTS

RZ-1



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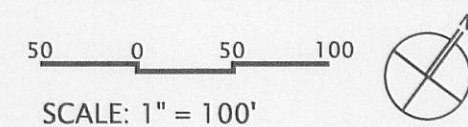
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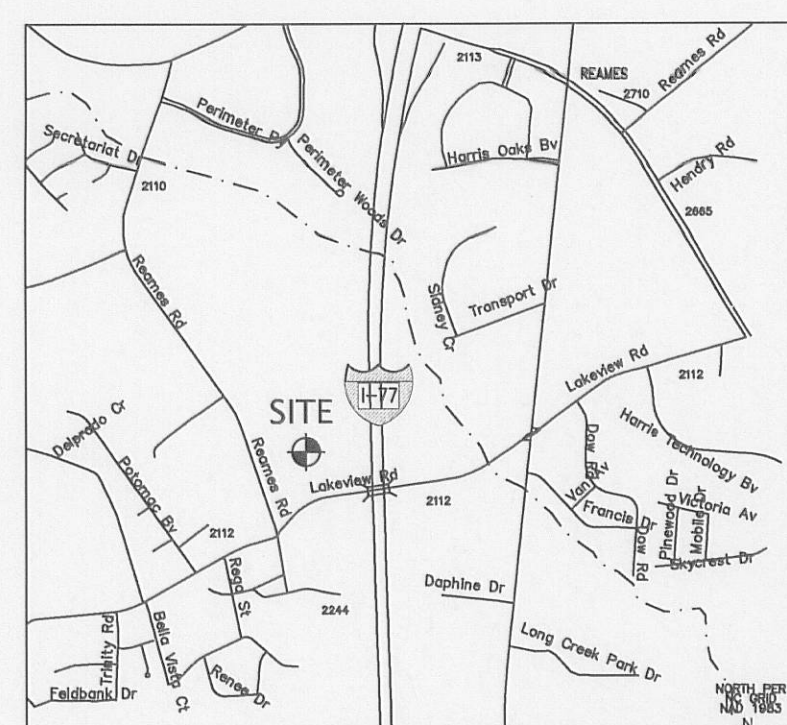
SCHEMATIC SITE PLAN

FEBRUARY 25, 2013

REVISIONS:

1. 4.18.13 - PER CMPC COMMENTS
2. 5.17.13 - PER CMPC COMMENTS
3. 6.21.13 - PER CMPC COMMENTS
4. 7.03.13 - PER CMPC COMMENTS

RZ-2



VICINITY MAP

DEVELOPMENT DATA TABLE

SITE AREA:	26.68 AC.
TAX PARCEL #:	REZONING PARCEL IS A PORTION OF 02512103
EXISTING ZONING:	MX-1
PROPOSED ZONING:	UR-2 (CD)
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PROPOSED DENSITY:	12.14 DUA
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED PARKING:	PARKING SHALL MEET ORDINANCE REQUIREMENTS.
EX. TREE PRESERVATION REQ.:	10% - 2.67 AC
PROP. TREE PRESERVATION REQ.:	15% - 4.02 AC



APPROVED BY
CITY COUNCIL

NOTE: SEE DEVELOPMENT STANDARDS AND EXHIBITS (RZ-1) FOR KEY TO ADJACENT OWNERS

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