



Vicinity Map

NORTH Not to Scale

Site Data:

Parcels:	22322298
Parcel Acreage (Gross):	+/- 10.3 acres
Acreage in ROW:	+/- 2.5 acres
Site Acreage (Net):	+/- 7.8 acres

Existing:	R-3
Proposed:	UR-3 (CD)

Total Residential Units:	Up to 220 Units
	(2 Buildings)

Proposed Residential Density: 22 DU/AC

Parking:

9	
Required:	1 Space per Uni
Provided:	301 Spaces
	(1.37 per Unit)

Required:	1.5 Acres (15%)
Provided:	1.5 Acres (15%)

Natural Area:

Required:	1.8 Acres (17.5%)
Provided:	1.8 Acres (17.5%)

Existing:	Vacant
Proposed:	Multi-Family

Residential **Apartments**

General Notes:

1. Base information obtained from ALTA/ACSM Land Title Survey of Parcel 223-222-98 Endhaven Lane, dated 7-2-13, and Mecklenburg County GIS Data, and should be verified for accuracy.



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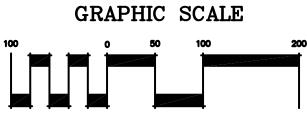
Trotter Builders 1515 Mockingbird Lane, Suite 900 Charlotte, NC 28209

North Community House Road Residential

Technical Data Sheet

Petition 2013-___ "For Public Hearing"

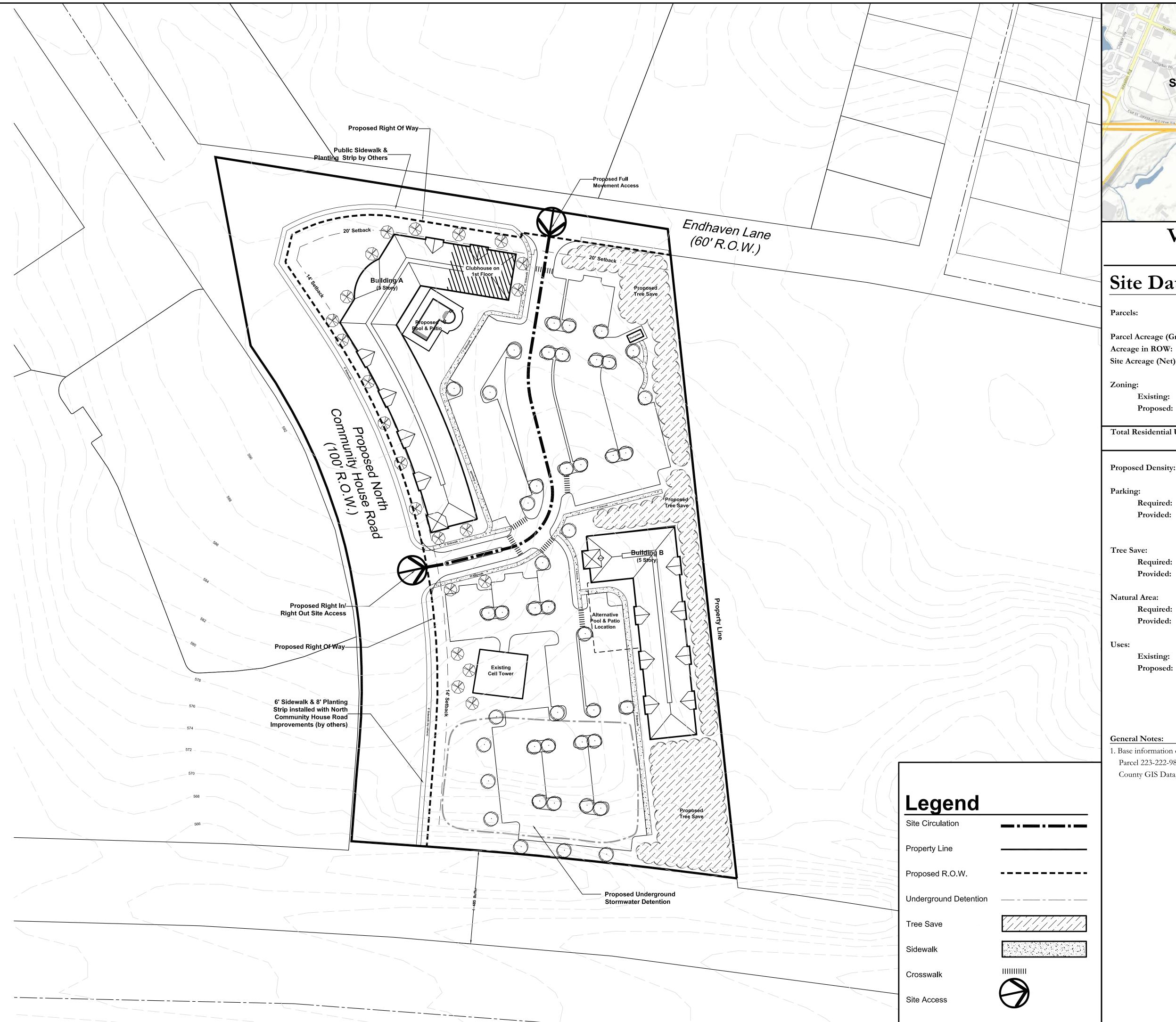
Charlotte, North Carolina



(IN FEET)
1 inch = 100 ft.

			1 inch = 100 ft.
PROJ	IECT NO	Б	R19.100
DRAV	WNG	В	R19.100_ Concept Sketch Plan
DATE	-	O	9-20-2013
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Vicinity Map

Not to Scale

Site Data:

Parcels:	22322298
Parcel Acreage (Gross): Acreage in ROW: Site Acreage (Net):	+/- 10.3 acres +/- 2.5 acres +/- 7.8 acres
Zoning:	

Total Residential Units:	Up to 220 Units
	(2 Buildings)
Proposed Density:	22 DU/AC
Parking:	
Required:	1 Space per Unit

(1.37 per Unit)
1.5 Acres (15%)
1.5 Acres (15%)

Natural Area:	
Required:	1.8 Acres (17.5%)
Provided:	1.8 Acres (17.5%)

es:	
Existing:	Vacant
Proposed:	Multi-Family
	Residential

General Notes:

1. Base information obtained from ALTA/ACSM Land Title Survey of Parcel 223-222-98 Endhaven Lane, dated 7-2-13, and Mecklenburg County GIS Data, and should be verified for accuracy.



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Trotter Builders 1515 Mockingbird Lane, Suite 900 Charlotte, NC 28209

NORTH

UR-3 (CD)

301 Spaces

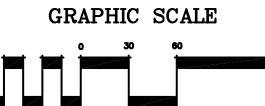
Apartments

North Community House Road Residential

Conceptual Site Plan

Petition 2013-___ "For Public Hearing"

Charlotte, North Carolina PROJECT LOCATION



			(IN FEET) 1 inch = 60 ft.
PRO	DJECT NO	В	R19.100
DRA	A WING	В	R19.100_ Concept Sketch Plan
DA	TE	0	9–20–2013
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NO.	DATE	BY	REVISION



DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Trotter Builders/William Trotter Company (the "Petitioner") to rezone an approximately 11 acre site located at the southeastern quadrant of Endhaven Lane and the future extension of North Community House Road (the "Site").

The purpose of this Petition is to request rezoning of the Site to the UR-3 (CD) Zoning District to accommodate the construction of up to 220 Multi - Family Dwelling Rental Apartment Units. UR-3 Zoning will enable the Petitioner to develop the Site in a manner that will emphasize the Site's unique features as a property located on the edge of the "Ballantyne Center" as identified in the City of Charlotte's CCW-Centers, Corridors and Wedges Policy, creating a harmonious transition between the project and the adjoining properties to the south and west while providing essential land area to facilitate significant traffic improvements (by others) which will connect the Site to Ballantyne's work force and employment center through the extension of future North Community House Road from the Endhaven Lane Intersection, across Interstate-485 into Ballantyne.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 Zoning District shall govern all development taking place on the Site, subject to the development standards set out herein.

The development depicted on the Conceptual Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placement and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet (TDS) are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-3 Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable

1. Permitted Uses

The Site may be developed with up to 220 multi-family rental residential apartment dwelling units together with accessory structures as allowed in the UR-3 zoning district.

2. Transportation

Vehicular access to the Site will be provided from both Community House Road and Endhaven Lane as generally depicted on the Technical Data Sheet.

- **a.** Petitioner shall be allowed to have full movement access from the proposed entrance onto Endhaven Lane as depicted on the Conceptual Site Plan and Technical Data Sheet.
- **b.** Petitioner shall be allowed to have right in right out access from the proposed entrance onto the proposed extension of North Community House Road to be located contiguous along the property's western frontage, as depicted on the Conceptual Site Plan and Technical Data Sheet.
- c. Access to parking areas will be as generally depicted on the Conceptual Site Plan and Technical Data Sheet. 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 Charlotte Department of Transportation ("CDOT"), including alterations to accommodate any right of way needs and/or construction easements.

3. Architectural Standards

- a. Attached hereto are Conceptual Schematic Architectural Renderings of the front elevations of the multi-family residential apartment buildings proposed to be constructed on the Site. These renderings are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, any building constructed on the Site must be substantially similar in appearance to the relevant attached Conceptual Schematic Architectural Renderings in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- **b.** The primary exterior building materials for the multi-family residential apartment buildings to be constructed on the Site shall be a combination of hardi-plank, wood, shake, or cementious siding materials with at least 30% of each building, exclusive of windows, doors, and roofs are to include, masonry materials such as brick, stone, synthetic stone, precast concrete. Vinyl siding shall not be permitted as a primary exterior building material. However, vinyl elements may be used as architectural accent materials on windows, trim or, soffits.

4. Parking

The Petitioner proposes to provide up to 220 parking spaces as required under the Ordinance for the UR-3 Zoning District at the ratio of one (1) space per unit. The Petitioner may provide additional parking on site in excess of this minimum requirement in order to address market requirements associated with this type of land use. The maximum amount of parking spaces will not exceed two (2) spaces per unit.

Petitioner shall be allowed as an option to provide additional parking on site, to relocate parking during the detailed design phase to areas that may be partially integrated into the ground floor or basement of either Building A or B. This parking shall be subject to all appropriate permitting requirements including satisfying Air Quality measures.

5. Streetscape and Landscaping

Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance. Public sidewalks, street trees and planting strip areas to be located along North Community House Road/ Endhaven Lane either within the public right of way to within easement areas fronting the Site are scheduled to be installed "by others" as part of the North Community House Road/ Endhaven Lane improvements. The Petitioner will connect internal "private" sidewalks within the Site to the public sidewalk system along the future roadways in order to provide a pedestrian friendly development.

- **a.** Unless otherwise provided as a result of the proposed improvements being installed as a part of the North Community House Road/ Endhaven lane improvements that are currently in the design process, the petitioner agrees to install streetscape landscaping treatment along Endhaven Lane that will include large maturing trees, 40' on center, sidewalks at least 5 feet in width and planting strips at least 6 feet in width.
- **b.** A minimum of five (5) foot wide sidewalk access internal to the Site, shall be provided to each multi-family residential apartment building.

- c. Meter boxes and back flow preventors will be screened from view from the public street.
- **d.** All other screening and landscaping shall conform to the standards of the Ordinance.
- **e.** Petitioner shall provide pedestrian connections to the east side of North Community House Road and the southern edge of Endhaven Lane as generally depicted on the Conceptual Site Plan.

6. Amenities

a. Amenities shall include a swimming pool, an indoor Clubhouse facility (integrated into the first floor of the building), outdoor seating areas and landscaping. An outdoor Amenity Pool area shall be provided in the location generally shown on the Conceptual Site Plan. The Petitioner reserves the right to locate the indoor Clubhouse facility and Amenity Pool area in proximity of Building A or Building B as show on the inset on the Conceptual Site Plan

7. Environmental Features

- a. The Site shall comply with the requirements of the Post Construction Controls Ordinance (PCCO). The location, size, and type of storm water management systems depicted on the Conceptual Site Plan/rezoning plan are subject to review and approval as part of the full development plan submitted 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. The location, size, and type of storm water management systems depicted on the Conceptual Site Plan are preliminary and subject to review and approval as part of the full development plan submittal process to be provided during the construction document design phase. Stormwater facilities shown on the Conceptual Site Plan/Rezoning Plan are proposed to be underground, covered by Parking. As an alternative, the Petitioner / Applicant reserves the right to provide conventional surface storm water facility in lieu of underground detention as a result of market or changes in cost requirements. Adjustments to the location, size and type of stormwater facility areas may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. Water quality areas, rain gardens and/or detention facilities along with any associated grading may be co-located within open space areas, setback areas reverse frontage buffers or other project buffers (e.g. Interstate I-485 buffer).
- b. Wetlands delineation, as applicable to the property will be provided upon submission of construction drawings for vertical development on the Site

8. Signage

Signage shall comply with the requirements of the Ordinance

9. Lighting

- a. The maximum height of any detached lighting fixtures erected on the Site shall not exceed thirty (30) feet in height.
- b. All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed. However, low level decorative lighting may be installed along driveways and parking areas.
- c. Wall-pak lighting will be prohibited throughout the Site.

10. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

11. Vested Rights

Pursuant to GS 160A-385.1, North Carolina General Statues and Section 1.110 of the Ordinance, the Petitioner requests 5 year vested rights as a result of the proposed development and market conditions.

12. Binding Effect of the Rezoning Documents and Definitions

- **a.** If this Rezoning Petition is approved, all conditions applicable to 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 in interest and assigns.
- **b.** Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the 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 Petition is approved.



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CLIENT



Trotter Builders 1515 Mockingbird Lane, Suite 900 Charlotte, NC 28209

PROJECT

North Community House Road Residential

SHEET TITL

PROJECT NO

Development Standards

Petition 2013-___ "For Public Hearing"

PROJECT LOCATION	Charlotte, Norti	h Carolina

BR19.100

DRA	A WING	BF	19.100_ Techn	ical Data Sheet		
DAT	TE	09	09–20–2013			
DRA	AWN BY	GA	W			
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AGE	ENCY / S	UBMITT	AL REVISION			
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N.COMMUNITY HOUSE ROAD ELEVATION



9-19-2013

INTERNATIONAL OFFICES CHENNAI DUBAI MONTEVIDEO

HUMPHREYS & PARTNERS ARCHITECTS L.P.