

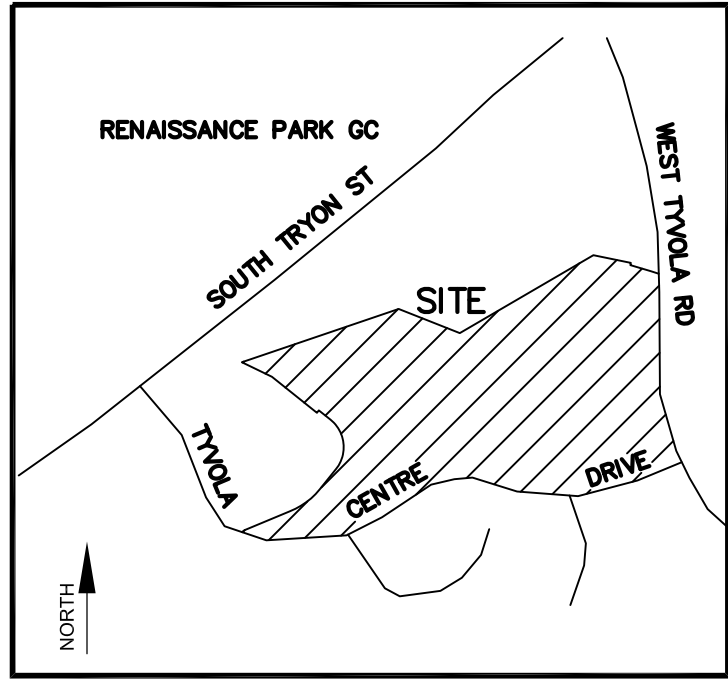
② Bird's Eye Perspective



① Perspective of Lobby Entrance

PETITION # 14-058  
**The Sycamore at Tyvola**  
 Perspective  
 June 19, 2014





VICINITY MAP - NTS

SITE DATA	
TAX PARCEL:	167-082-02
SITE AREA:	30.93 ACRES +/-
EXISTING ZONING:	BP(CD) BUSINESS PARK
PROPOSED ZONING:	R-12 MF (CD)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL
MAXIMUM NUMBER OF UNITS:	295
PARKING:	WILL MEET OR EXCEED ORDINANCE REQUIREMENTS
OPEN SPACE:	WILL MEET OR EXCEED ORDINANCE REQUIREMENTS
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS
DENSITY:	9.54 DU/AC
REQUIRED TREE SAVE:	MIN. 15% = 4.64 AC.
PROPOSED TREE SAVE:	340,000 SF = 7.7 AC. = 25% OF SITE

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS.
- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R-12 MF (CD) DISTRICT.

PERMITTED USES  
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-12MF DISTRICT.

- TRANSPORTATION
- a. THE SITE WILL HAVE ACCESS VIA TWO CONNECTIONS TO TYVOLA CENTER DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE. SUBJECT TO APPROVAL BY CDOT.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS  
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R-12 MF DISTRICT AND THE CONDITIONS INCLUDED AS PART OF THIS REZONING SITE PLAN. ALTHOUGH THE DESIGNS FOR THE BUILDINGS HAVE NOT BEEN COMPLETED, THE PETITIONER HAS PROVIDED TYPICAL ELEVATION IMAGES OF THE BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE ALTHOUGH THE BUILDING HEIGHT AND THE OVERALL LENGTH AND WIDTH OF THE BUILDINGS MAY VARY DUE TO TOPOGRAPHY AND UNIT COUNT SUBJECT TO THE LIMITS OF THIS PLAN. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED.

STREETSCAPE AND LANDSCAPING  
RESERVED

ENVIRONMENTAL FEATURES  
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. STORM WATER AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS.

PARKS, GREENWAYS, AND OPEN SPACE  
THE PETITIONER WILL DEVELOP BOTH ACTIVE AND PASSIVE RECREATION FACILITIES AS PART OF THE OVERALL SITE PLAN. THE FACILITIES WILL INCLUDE A WALKING/AMENITY TRAIL INCLUDING LOCATIONS FOR INDIVIDUAL EXERCISE ACTIVITIES. IN ADDITION, THE PETITIONER WILL PROVIDE OUTDOOR SEATING/CONVERSATION AREAS ASSOCIATED WITH EACH BUILDING. THE EXACT LOCATION TO BE DETERMINED DURING THE DESIGN DEVELOPMENT PROCESS. THE PETITIONER WILL ALSO DEVELOP ACTIVE RECREATION AMENITIES INCLUDING A POOL, MEETING SPACES, CONGREGATION AND SEATING AREAS, AND OUTDOOR COOKING FACILITIES. THE EXACT LOCATION AND DESIGN OF WHICH WILL BE ESTABLISHED DURING THE DESIGN AND DEVELOPMENT PROCESS.

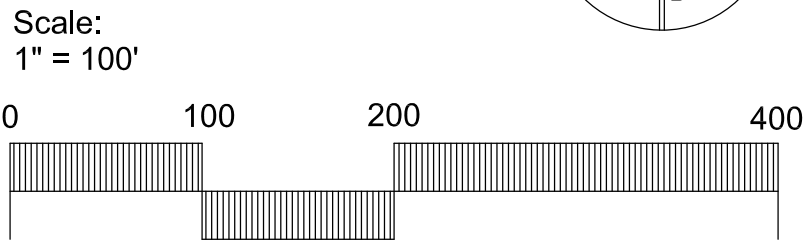
FIRE PROTECTION  
RESERVED

SIGNAGE  
RESERVED

LIGHTING  
a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND LIMITED TO 25' IN HEIGHT.

PHASING  
RESERVED

REVISED: 6-20-14  
INITIAL SUBMISSION: 4-28-14



Sheet Number

RZ-1

Sheet 1 of 2

Project Manager  
LM  
Drawn By  
AHS  
Checked By  
HN  
Date  
4/28/14  
Project Number  
13049



DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204  
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

PETITION # 14-058  
SYCAMORE AT TYVOLA  
CHARLOTTE, NORTH CAROLINA  
BY  
SWITZENBAUM & ASSOCIATES

