

VICINITY MAP

---

NTS

-**Acres:** 9.065 acres net of existing right-of-way.  
 -**Tax Parcel #:** 171-081-18 and 171-062-38  
 -**Existing Zoning:** R-17MF  
 -**Proposed Zoning:** UR(C)(2)  
 -**Existing Uses:** A 128 unit apartment complex.  
 -**Proposed Uses:** Up to 200 units of townhomes, including units together with accessory uses, as allowed in the UR-C2 zoning district.  
 -**Other Notes:** The proposed townhome units shall be constructed on the UR-C2 zoning district.  
 -**Screening and Landscaping:** No screening or landscaping will be considered for the calculation of the building height. The building height shall be measured as defined by the Ordinance. Some of the buildings may have basements, a basement as defined by the North Carolina Building Code, 2012 Edition, will not be considered a story for the purposes of the height limit indicated above.  
 -**Parking:** Parking as required by the Ordinance will be provided.

1. **General Provisions:**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Spectrum Properties Residential, Inc. ("Petitioner") to accommodate the development of a 265 unit multi-family community on approximately 9,065 acre site located on Abbey Place just west of Park Road ("the Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by 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 URJ2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, stairways, buildings, driveways, streets and other development matters and site elements (collectively, the "Graphics") should not be construed to be intended for review in conjunction with the provisions of these Development Standards. The layout, location, size and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These projects would include changes to graphics if they are:
- i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
  - ii. minor and not materially change the overall design intent depicted on the Rezoning Plan;
  - iii. external setbacks, rear yards or buffer areas) indicated on Sheet DC2-1; or
  - iv. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use by no closer than the "external building line" (in this case the "external building line" are yards or buffer areas) indicated on Sheet DC2-1;
- and modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed four (4). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

b. Surface parking areas will not be allowed between Abbey Place and the proposed buildings, except for on-street parallel parking located along Abbey Place.

3. Access and Transportation:

c. The Petitioner will extend a six (6) foot sidewalk along one-side of Abbey Place from the Site's eastern property boundary to the sidewalk located on Park Road, if the sidewalk can be constructed within the existing right-of-way of Abbey Place and the necessary grading and clearing for the construction of the sidewalk can also be accommodated within the existing right-of-way.

- d. It allowed by CUDOT the petitioner will construct crosswalks on Abbey Place as generally depicted on the rezoning map.
- e. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- f. 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.

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

- b. The attached illustrative building elevations are not 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 these elevations provided that the design intent is preserved).
- c. Two (2) Amenity Garages areas have been generally depicted on the Rezoning Plan. The Amenity Garage located in Development Area A will contain a minimum of 7,500 space units and the Amenity Garage located in Development Area B will contain a minimum of 1,250 space units. These Amenity Garage areas will be developed as either passive or active open space areas for the residents of the Site. Each open space area will be improved, at a minimum with seating areas, pathways, lighting and landscaping; additional features such as but not limited to: water features, a swimming pool, specially paving, signage (e.g. wayfind, directional), art work and other elements may also be provided.
- d. The location of the Dumpster and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- f. Dumpster areas and recycling areas will be enclosed by a solid wall or fence on 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 principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

a. A 14 foot setback measured from the back of the curb will be provided along Abbey Place.

- [illegible]

6. General Design Guidelines:

- a. Specialty paving, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.
- b. Windows and doors that are protected for at least 50% of the total facade along Abbey Place, with each floor calculated independently. The maximum contiguous window or doors on any floor shall not exceed 20 feet in length.
- c. Ground floor elevations along Abbey Place shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
- d. Along Abbey Place facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total facade length for facades over 75 feet in length. Recesses and projections are acceptable projections.
- e. End flooring facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
- f. Facades above the first story shall incorporate windows, arches, balconies, or other architectural details.
- g. If due to Site grades retaining walls are located along Abbey Place, they shall be constructed with landscaping.

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 Rezoncing 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.
- c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoncing Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the site plan.
- d. The City of Union Forestry Staff will determine the minimum preservation of Mature Plant Street Trees that will be removed within the City of Union Forestry Staff will determine health and condition of the existing Street Trees and subject to the standards of the Tree Ordinance will also determine which of the existing Street Trees may be removed.

a. Signage as allowed by the Ordinance will be provided.

9. Lighting:

b. Detached lighting on the Site will be limited to 15 feet in height.

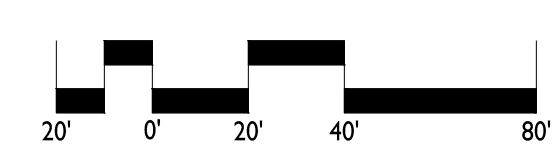
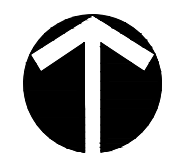
10. Amendments to the Rezoning Plan:

11. Binding Effect of the Rezoning Application:

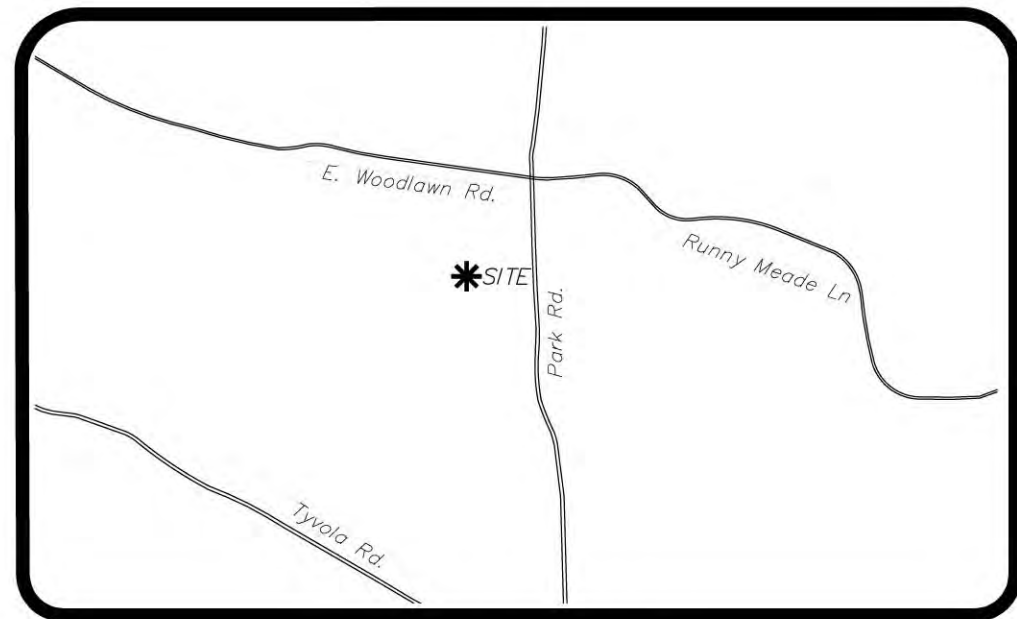
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and



- 







VICINITY MAP  
NTS

**ABBEY PLACE APARTMENTS**  
**REZONING PETITION NO. 2014-116**  
SPECTRUM PROPERTIES RESIDENTIAL, INC.  
**SCHEMATIC SITE PLAN**

DATE: NOVEMBER 14, 2014  
DESIGNED BY: AM  
DRAWN BY: PMK  
CHECKED BY: AM  
SCALE: 1"=40'  
PROJECT #: 1014311  
SHEET #:

REVISIONS:  
11/14/14: PER STAFF COMMENTS

**LandDesign**<sup>™</sup>

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

**SPECTRUM RESIDENTIAL**  
WE DEVELOP RELATIONSHIPS







FIBER CEMENT PANEL  
ASPHALT SHINGLES

FIBER CEMENT SIDING  
BRICK VENEER  
GLAZING

PREFINISHED METAL HANDRAIL  
BRICK VENEER

PREFINISHED METAL COPING  
FIBER CEMENT PANEL

FIBER CEMENT SIDING  
BRICK VENEER

MASONRY VENEER