

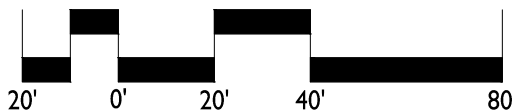
# VICINITY MAP

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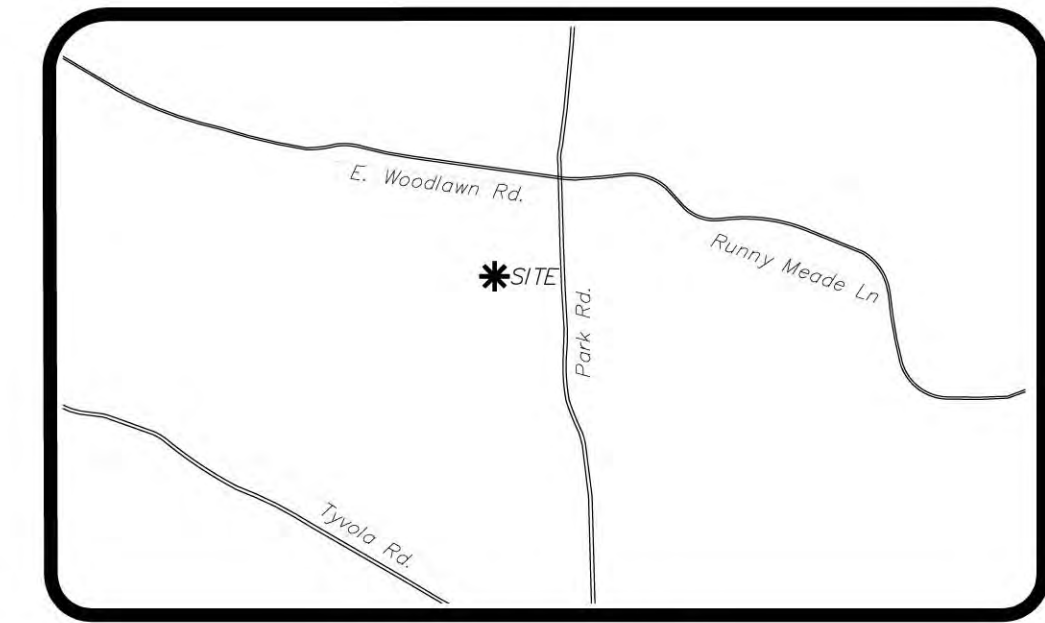
## NTS

### Site Development Data:

- Area:** ± 9.065 acres of not existing right-of-way.  
**-Tax Parcel #:** 171-0812 and 171-082-38  
**-Existing Zoning:** R-1/TMF  
**-Proposed Zoning:** UR-2(CD)  
**-Existing Uses:** A 128 unit apartment complex.  
**-Proposed Uses:** Up to 265 multi-family dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Maximum Building Height:** Not to exceed four (4) stories or 65 feet (for the purposes of this height limit, roof top mechanical equipment, and screens or devices used to enclose rooftop structures or equipment, sculptures or materials, domes, or other architectural features will not be considered for the calculation of allowed building height; otherwise building height will be measured as defined by the Ordinance). Some of the buildings may have a basement level 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 ("Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Ordinance and the Development Standards. The layout, locations, sizes 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 will not undergo the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications to the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process pursuant to Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- 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
  - minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
  - modifications to move structures graphically depicted on the Rezoning Plan close to adjacent properties in a residential district or abutting residential use but no closer than the "buffer building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet R-2.1; or
  - 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.
- 2. Permitted Uses & Development Area Limitation:**
- a.** The Site may be developed with up to 265 multi-family dwelling units together with accessory uses allowed in the UR-2 zoning district.
- 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:**
- Access to the Site will be from Abbey Place in the manner generally depicted on the Rezoning Plan.
  - The Petitioner will improve Abbey Place with on-street parking as generally depicted on the Rezoning Petition.
  - 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.
  - 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 structures required for approval by CDOT in accordance with published standards.
- Architectural Standards:**
- 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/or sandblasted glass.
  - The attached illustrative building elevations are included 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 illustrations provided that the design intent is preserved).
  - Motor banks will be screened from adjoining properties and from Abbey Place.
  - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
  - Dumpster areas and recycling areas 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 principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
- 5. Streetscape, Buffers, Yards and Landscaping:**
- A 14 foot setback measured from the back of the curb will be provided along Abbey Place.
  - A six (6) foot sidewalk and an eight (8) foot planting strip will be provided on both sides of Abbey Place as generally depicted on the Rezoning Plan.
  - A 24 foot Class C Buffer with a six (6) foot decorative opaque fence will be provided within Development Area B where the Development area abuts the existing single-family homes as generally depicted on the Rezoning Plan.
  - A 17 foot Class C Buffer with a six (6) foot decorative opaque fence will be provided within Development Area A where the Development area abuts the existing single-family homes as generally depicted on the Rezoning Plan.
  - A 60 foot rear yard will be provided within Development Area A along the northern property line and adjacent to the homes on Montford Drive; and along the western property line adjacent to the homes on Halesford Drive, a 190 foot side yard will be provided, as generally depicted on the Rezoning Plan.
  - A 65 foot side yard will be provided within Development Area B along the southern property line and adjacent to the homes on Mockingbird Lane, and along the western property line adjacent to the homes on Halesford Drive, a 85 foot side/ rear yard will be provided, as generally depicted on the Rezoning Plan.
  - Accessory structures and structures not limited to parking areas, dumpsters and recycling containers, tree save areas, open space, storm water and water quality structures located within the side and rear yards established within Development Area A and B as generally depicted on the Rezoning Plan.
  - Utilities may cross required buffers at angles no greater than 75 degrees.
  - Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Abbey Place in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
  - Screening requirements of the Ordinance will be met.
  - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- 6. 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 final development plan. Stormwater and trees are implicitly approved with the rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
  - The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.
- 7. Signage:**
- Signage as allowed by the Ordinance will be provided.
- 8. Lighting:**
- All new lighting shall be full-cut-off type lighting fixtures excluding low, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
  - Detached lighting on the Site will be limited to 15 feet in height.
- 9. Amendments to the Rezoning Plan:**
- 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.
- 10. Binding Effect of the Rezoning Application:**
- 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, assigns and assigns in interest.







VICINITY MAP  
NTS

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

REVISIONS:

DATE: SEPTEMBER 22, 2014  
DESIGNED BY: AM  
DRAWN BY: PMK  
CHECKED BY: AM  
SCALE: 1"=40'  
PROJECT #: 1014311  
SHEET #:

**RZ-2**

**LandDesign**

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