

Site Development Data:

--Acreage: ± 2.24 acres.  
--Tax Parcel #: 099-021-21, 44 and 45  
--Existing Zoning: MX-2 by Rezoning Petition No. 1999-099  
--Proposed Zoning: MX-2 SPA  
--Existing Uses: Vacant.  
--Proposed Uses: Up to 70 multi-family dwelling units restricted to residents of 55 years or more (Age Restricted 55 +) together with accessory uses, as allowed in the MX-2 zoning district. *The original MX-2 conditional plan for Citiside was approved for a maximum of 600 dwellings units. As of the date of this Rezoning Petition a total of 553 dwelling units have been approved or planned; this MX-2 SPA for this portion of the original Site will bring total number of approved units up to 575, which is still below the total number of allowed units approved for the entire Site zoned MX-2 in 1999.*  
--Maximum Building Height: Not to exceed three (3) stories or 40 feet; building height will be measured as defined by the Ordinance.  
--Parking: 1.0 parking space per unit as requested by the Innovations Provisions below.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Laurel Street Residential, LLC. ("Petitioner") to accommodate the development of a 70 unit Age Restricted multi-family community on approximately 2.24 acre site located on the Northwest corner of Eaves Lane and Plaza Walk Drive (the "Site"). *The 2.24 acres that make up this Rezoning Petition are part of the Citiside developed under the conditions of Rezoning Petition No. 1999-099. These Development Standards have included in Section 10 a number of the notes from the previously approved plan that are still applicable to this 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 MX-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 these 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 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 instances 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 don't materially change the overall design intent depicted on the Rezoning Plan; or
- iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1); or
- iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on 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 two (2). 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. Innovative Provisions:

The Petitioner proposed the following Innovative Provisions for the Site as allowed by Section 11.208 of Ordinance:

- a. To allow one (1) parking space per Age Restricted dwelling unit.
- b. To reduce the setback along Plaza Walk Drive and Eaves Lane to 14 feet from the back of curb. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 70 Age Restricted multi-family dwellings units (the allowed units on this Site will be restricted to residents 55 years or older) together with accessory uses allowed in the MX-2 zoning district. *The original MX-2 conditional plan for Citiside was approved for a maximum of 600 dwellings units. As of the date of this Rezoning Petition a total of 553 dwelling units have been approved or planned; this MX-2 SPA for this portion of the original Site will bring total number of approved units up to 575, which is still below the total number of allowed units approved for the entire Site zoned MX-2 in 1999.*
- b. Surface parking areas will not be allowed between the proposed building and Plaza Walk Drive and Eaves Lane. Parking may be located to the side/rear of the building as generally depicted on the Rezoning Plan.

4. Access and Transportation:

- a. Access to the Site will be from Plaza Walk Drive and Eaves Lane in the manner generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points along Plaza Walk Drive and Eaves Lane may shift along the Site's frontage, to accommodate final site development and construction plans and to accommodate any adjustments required for approval by the CDOT in accordance with applicable published standards.
- c. The alignment of the internal vehicular circulation areas 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.

5. Architectural Standards, Court Yards/Amenity Areas:

- 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, vinyl and/or wood. Aluminum as a building material may only be used on windows, soffits and on handrails/railing on the Site.
- b. 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).
- c. Two (2) Amenity Areas have been generally depicted on the Rezoning Plan. The Amenity Areas will be designed as either passive or active open space areas for the residents of the Site. The Amenity Areas will be improved, at a minimum with seating areas, lighting and landscaping; additional features such as but not limited to: water features, specialty paving, signage (e.g. wayfind, directional), art work and other elements may also be provided.
- d. Meter banks will be screened from Plaza Walk Drive and Eaves Lane.
- 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 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.

6. Streetscape, Buffers, Yards, and Landscaping:

- a. As requested by the Innovative Provisions above a 14 foot setback measured from the back of the curb will be provided along Plaza Walk Drive and Eaves Lane.
- b. The existing sidewalk and planting strip will be maintained along the Site's frontage on Plaza Walk Drive and Eaves Lane as generally depicted on the Rezoning Plan.
- c. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along Plaza Walk Drive and Eaves Lane in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- d. Screening as required by the Ordinance will be provided.
- e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

8. Signage:

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

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 15 feet in height.

10. Conditions from the previously Approved Conditional Plan, (1999-099) applicable to this Site include with this Petition for ease of reference:

I. Owners Association:

- a. Development taking place within Parcels I, II, and III of the Site will be subject to covenants and restrictions creating a Master Owner's Association and various sub-associations. The developer owner's association for Parcel III shall provide for maintenance of the exterior structures on all attached units in Parcel III.
- b. Individual parcels which contain one or more of the following features: 1) specialized amenities, 2) open space peculiarly associated with that parcel, 3) private streets, and 4) private utilities may be governed by separate sub-associations.
- c. Except as otherwise provided in the next succeeding Paragraph, each owner of property within Parcels I, II, and III must be a member of the Master Owners Association and may be a member of a sub-association.
- d. Any sub-association representing a group of owners in a particular area of project may be the member of the Master Owner's association in lieu of all owners in such area or project being members. By way of examples, a condominium association may be a member of the Master Owner's Association rather than all owners of the condominium units, and a homeowners association may be the member is the Master Owner's Association rather than all Owners of lots within a single family project.
- e. Common open space not otherwise owned and maintained by any sub-association shall be owned and maintained by the master Owner's Association.
- f. These documents may contain other covenants, restrictions and bylaws as the Petition may deem necessary or advisable for the effective administration of the association(s) or to insure compliance with local, state, and federal laws.

II. Floodway:

- a. No filling will be allowed within floodway fringe area. Minimum building elevations shall respect updated floodplain elevations currently being established.

III. Signs:

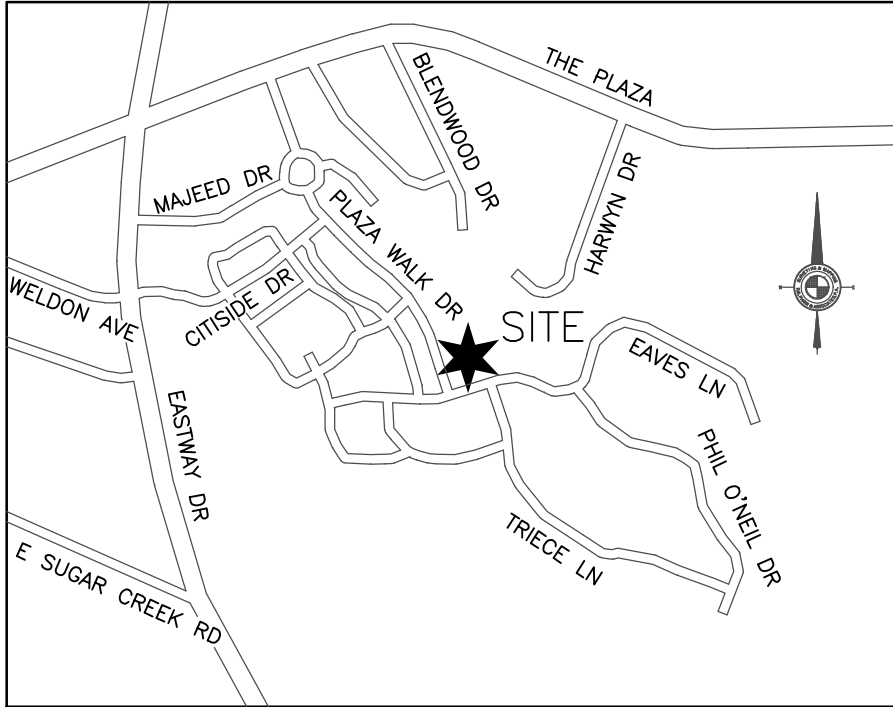
- a. A uniform signage and graphic systems will be employed within Parcel III.

11. Amendments to the Rezoning Plan:

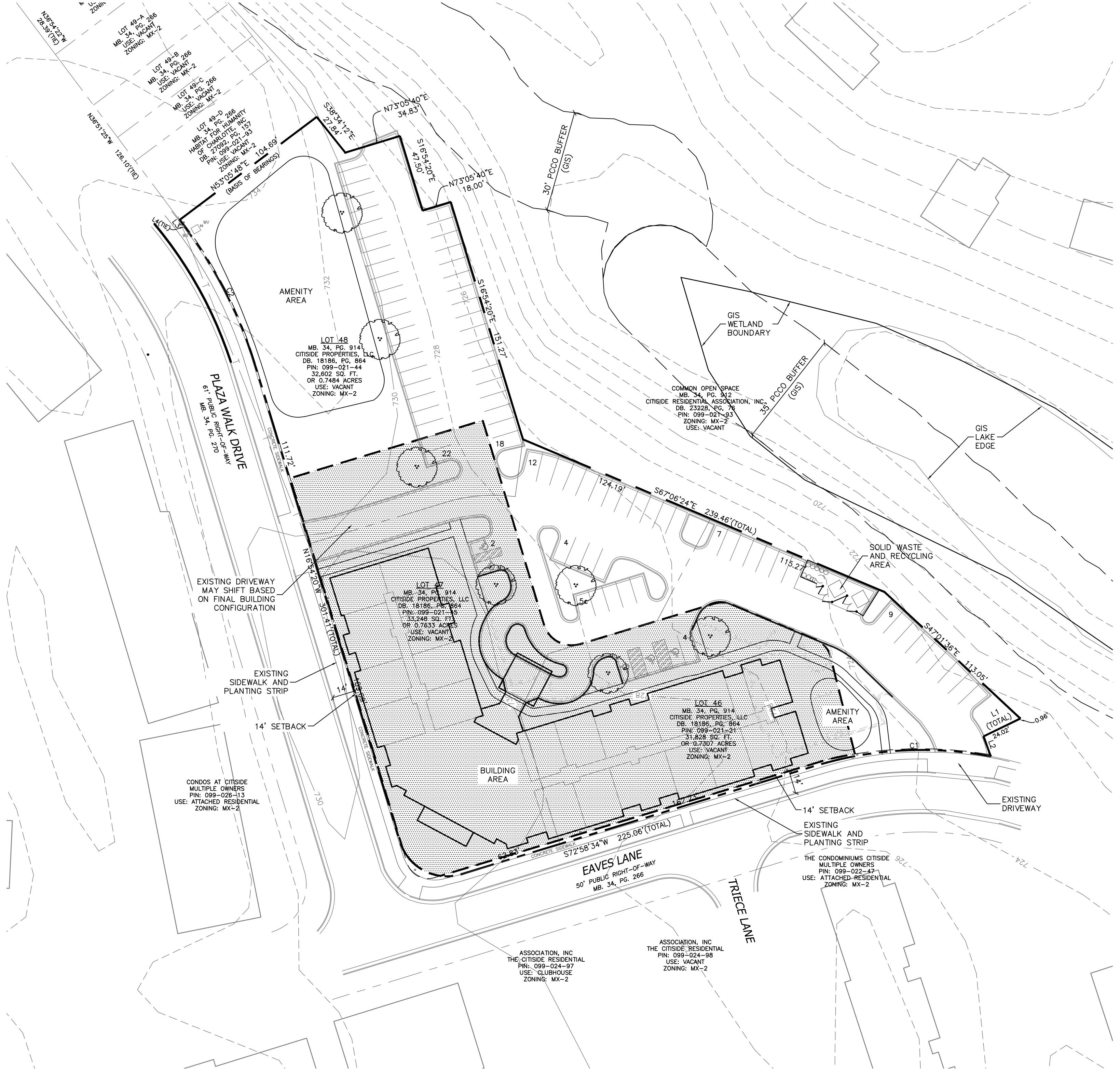
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

12. 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 inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP  
NOT TO SCALE



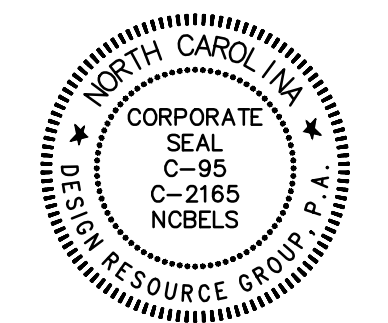
SCHEMATIC SITE PLAN



design resource group

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CITISIDE SENIORS  
CHARLOTTE, NORTH CAROLINA  
LAUREL STREET RESIDENTIAL  
511 EAST BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28203

FOR PUBLIC HEARING

SITE PLAN  
AMENDMENT  
#

SCALE: 1" = 40'

PROJECT #: 479-003  
DRAWN BY: MB  
CHECKED BY: SK

SITE PLAN  
AMENDMENT

NOVEMBER 24, 2014

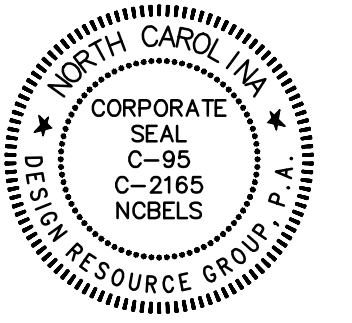
REVISIONS:

RZ-1.0





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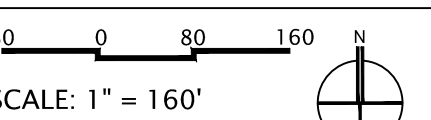
**CITISIDE SENIORS**  
CHARLOTTE, NORTH CAROLINA

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**LAUREL STREET RESIDENTIAL**  
511 EAST BOULEVARD  
CHARLOTTE, NORTH CAROLINA 28203

FOR PUBLIC HEARING

SITE PLAN  
AMENDMENT  
#



PROJECT #: 479-003  
DRAWN BY: MB  
CHECKED BY: SK

# MASTER CONTEXT PLAN

NOVEMBER 24, 2014

REVISIONS:

## RZ-2.0

### Buffer Areas

(a) Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 for the Ordinance; subject, however, to the provisions of Section 12.304 thereof, except that the buffer requirement between the proposed church use for Parcel IV and the adjacent property to the north shall be 25 feet and the buffer along the railroad right-of-way to the south shall be 10 feet; all as previously established under a variance granted by the Charlotte Zoning Board of Adjustment (Case 99-12).

(b) Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (c) and (d) below, will remain undisturbed, once established.

(c) Where there are existing trees, the Petitioner reserves the right to clear, grade and fill within the first 15 feet on the interior side of the buffer and, where buffer areas are open, Petitioner reserves the right to grade and to create berms.

(d) The Petitioner reserves the right, within all portions of buffer areas, to install utilities and pedestrian paths. However, utility installations may only cross buffer areas at angles which are between 75° and 90° to the property line.

(e) No buildings, parking spaces or maneuvering areas (except street crossings) may be placed within the buffer areas.

(f) Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or paths or the installation of utilities, the cleared unimproved areas of the buffer shall be landscaped with trees and shrubs.

(g) In the event zoning or uses on any adjacent property should change at some point in the future so that the buffer requirement changes or is not required, then the buffers specified on the Technical Data Sheet shall change accordingly. However, once a buffer and use are established or constructed on this site, such buffer and uses may remain.

PROPOSED SITE  
— PLAN AMENDMENT  
AREA

REQUEST PARALLEL PARKING—  
AS SHOWN IN THIS AREA  
8'X22' PER STALL (2 spaces per grouping)  
\*SUBJECT TO  
STAFF APPROVAL— — —

REASONS FOR REQUEST:  
ACCESSIBLE PARKING TO QUAD FRONT DOOR  
SECURITY FOR RESIDENTS

PARCEL II  
R-17 MF CDD  
Natl-Fordy

REQUEST 25' REAR YARD  
FOR THIS SECTION  
DUE TO ADJACENT MX-2 ZONING  
(PARCEL IV PER PET.#99-99

REQUEST  
INNOVATIVE STANDARDS  
FOR SINGLE FAMILY LOTS  
AS INDICATED:

ALONG PUBLIC STREETS:  
DWELLING UNIT SETBACK AT PUBLIC ST. = 5' MIN  
FRONT LOADED GARAGES & PARKING PADS = 20'

ALONG PRIVATE STREETS:  
SETBACK AT PRIVATE ST. = 3' MIN.

MASTER CONTEXT PLAN





THIS IS A CONCEPTUAL RENDERING ONLY  
AND IS SUBJECT TO REFINEMENT.

**CITISIDE - CONCEPTUAL ELEVATION**  
CHARLOTTE, NC 11-24-14

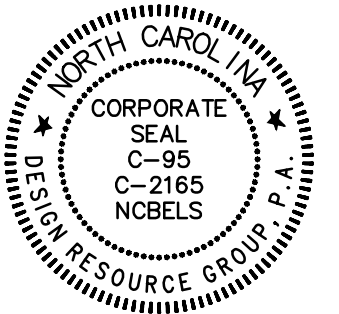
■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■



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FOR PUBLIC HEARING

SITE PLAN  
AMENDMENT  
#

NOT TO SCALE

PROJECT #: 479-003  
DRAWN BY: MB  
CHECKED BY: SK

**SCHEMATIC  
BUILDING  
ELEVATION**

NOVEMBER 24, 2014

REVISIONS: