

SITE DEVELOPMENT DATA:

--ACREAGE: ±16.978 ACRES NET OF EXISTING RIGHT-OF-WAY OR 17.71 GROSS ACRES
--TAX PARCEL #: 201-471-03, 04, 05; 201-473-02, 04, 05 AND 06
--EXISTING ZONING: R-3, INST.(CD) AND R-BMT(CD)
--PROPOSED ZONING: UR-2(CD)
--EXISTING USES: DETACHED DWELLINGS UNITS.
--PROPOSED USES: UP TO 271 RESIDENTIAL DWELLING UNITS (MULTI-FAMILY, DUPLEX, TRIPLEX AND QUADRAPLEX) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
--PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE UR-2 ZONING DISTRICT.
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES OR 50 FEET (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, 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). NO BUILDINGS OVER 40 FEET IN HEIGHT MAY BE LOCATED WITHIN 100 FEET OF THE WESTERN AND SOUTHERN PROPERTY BOUNDARIES.
--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 TWO CAPITAL PARTNERS, LLC. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A 271 UNIT MULTI-FAMILY COMMUNITY ON APPROXIMATELY 16.978 NET ACRE SITE LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SANDY PORTER ROAD AND BROWN GRIER 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 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 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.
d. 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:

- 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 DOES NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN THE REZONING PLAN, BUT NOT CLOSER THAN THE EXISTING COMMERCIAL DISTRICT BOUNDARY, OR TO ADJACENT BUILDING LINE* (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-1.0; OR
- 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 RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 20. 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 INCLUDING SIMILAR BUILDINGS, BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 271 RESIDENTIAL DWELLINGS UNITS (MULTI-FAMILY, DUPLEX, TRIPLEX AND QUADRAPLEX) TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.
b. THE PETITIONER WILL CONSTRUCT A MINIMUM OF THREE (3) CARRIAGE STYLE BUILDINGS (E.G. BLDG.'S LABELED S 01 - C4) AND SIX (6) TOWNHOME STYLE BUILDINGS (E.G. BLDG.'S 9 THROUGH 8 AND 10, 11, 12 AND 13) ON THE SITE IN THE LOCATIONS GENERALLY DEPICTED ON REZONING PLAN. THE CARRIAGE STYLE BUILDINGS WILL BE DESIGNED TO HAVE UNITS OVER GARAGES. THE TOWNHOME STYLE BUILDINGS WILL BE DESIGNED AS SIDE BY SIDE UNITS WITH OR WITHOUT GARAGES.
c. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN SANDY PORTER ROAD, BROWN GRIER ROAD AND THE INTERIOR PUBLIC STREETS AND THE PROPOSED BUILDINGS, EXCEPT PARKING AREAS MAY BE LOCATED NEXT TO (ALONGSIDE) THE PROPOSED BUILDINGS AND ADJACENT TO SANDY PORTER ROAD, BROWN GRIER ROAD AND THE INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM SANDY PORTER ROAD AND BROWN GRIER ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PETITIONER WILL AS PART OF THE DEVELOPMENT OF THE SITE CONSTRUCT SEVERAL INTERNAL PUBLIC STREETS OR PRIVATE STREETS AS REQUIRED BY ITS SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED ON REZONING PLAN. THE FINAL ALIGNMENT AND CONFIGURATION OF THE INTERNAL PUBLIC STREETS MAY CHANGE TO ACCOMMODATE CHANGES TO THE BUILDING PLACEMENT AND TO ACCOMMODATE OTHER MODIFICATIONS REQUIRED DUE TO FINAL SITE GRADING, AND UTILITY INSTALLATIONS.
c. THE PETITIONER WILL IMPROVE BROWN GRIER ROAD AND SANDY PORTER ROAD WITH AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON SANDY PORTER ROAD. ALONG BROWN GRIER ROAD THE PETITIONER WILL PROVIDE A 10 FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP.
d. THE PETITIONER SHALL EXTEND A 10 FOOT SIDEWALK ALONG BROWN GRIER ROAD FROM THE SITE'S WESTERN PROPERTY LINE AND ALONG THE FRONTAGE OF TAX PARCELS 201-473-07 AND 08; IF THE CITY WILL PROVIDE THE NECESSARY EASEMENTS REQUIRED FOR THE INSTALLATION OF THE SIDEWALK ALONG THESE TWO PARCELS. THE INTENT OF THIS SIDEWALK EXTENSION IS TO LINK THE 10 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE TO THE 10 FOOT SIDEWALK PLANNED BY THE CITY FROM THE GRIERS FORK NEIGHBORHOOD TO GALLANT LANE.
e. IF THE CITY HAS NOT OBTAINED THE NECESSARY EASEMENTS TO ALLOW THE PETITIONER TO EXTEND THE 10 FOOT SIDEWALK ALONG THE FRONTAGE OF TAX PARCEL #'S 201-473-07 AND 08 PRIOR TO THE PETITIONER RECEIVING THE LAST CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING CONSTRUCTED ON THE SITE, THE PETITIONER WILL THEN CONTRIBUTE \$10,000 DOLLARS TO THE CITY FOR THE COMPLETION THIS SIDEWALK ALONG THESE TAX PARCELS.
f. THE PETITIONER WILL CONSTRUCT A PEDESTRIAN REFUGE ISLAND IN SANDY PORTER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. THE PETITIONER WILL CONTRIBUTE UP TO \$50,000 TO THE CITY OF CHARLOTTE FOR THE INSTALLATION OF A PEDESTRIAN HAWK SIGNAL ALONG SANDY PORTER ROAD. THE PEDESTRIAN HAWK SIGNAL TO BE INSTALLED BY THE CITY OF CHARLOTTE AT THE LOCATION OF THE PROPOSED PEDESTRIAN REFUGE ISLAND ON SANDY PORTER ROAD.
h. THE PETITIONER WILL CONSTRUCT A WESTBOUND LEFT TURN LANE ON BROWN GRIER ROAD TO SERVE THE SITE'S ACCESS FROM BROWN GRIER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
i. THE PETITIONER WILL DEDICATE: (I) 50 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF BROWN GRIER ROAD; AND (II) 43 FEET FROM THE EXISTING CENTERLINE OF SANDY PORTER ROAD TO THE CITY OF CHARLOTTE AS PART OF THE RECORDATION OF THE SITE'S INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
j. 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 AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
k. 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.

4. 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 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 INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED).
c. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE WILL BE CONSTRUCTED THE PERCENTAGE OF BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE PER BUILDING FAÇADE MAY VARY BUT IN NO CASE BE LESS THAN 30%.
d. THE PETITIONER WILL PROVIDE AT LEAST ONE OPEN SPACE/AMENITY AREA ON THE SITE. THE AREA WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, PAVERS AND PEDESTRIAN SCALE LIGHTING.
e. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM SANDY PORTER ROAD AND BROWN GRIER ROAD.
f. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
g. 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, OPEN SPACE AND LANDSCAPING:

a. A 30 FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY OF SANDY PORTER ROAD AND BROWN GRIER ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. IF POSSIBLE EXISTING TREES WITHIN THE SETBACK AREAS WILL BE PRESERVED. THE SIDEWALKS WITHIN SETBACKS MAY MEANDER TO SAVE EXISTING TREES.
b. THE PETITIONER WILL LANDSCAPE, THE 30 FOOT SETBACK ALONG BROWN GRIER ROAD, STARTING AT THE INTERSECTION OF BROWN GRIER ROAD AND SANDY PORTER ROAD AND RUNNING TO THE WEST TO THE TREE SAVE AREA PROPOSED IN FRONT OF BUILDING # 3, TO CLASS C BUFFER STANDARDS AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. A 50 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE WESTERN PROPERTY BOUNDARY BETWEEN BROWN GRIER ROAD AND THE INTERNAL PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THIS BUFFER MAY BE REDUCED BY A FENCE AS ALLOWED BY THE ORDINANCE.
d. A 50 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE WESTERN PROPERTY BOUNDARY BETWEEN THE INTERNAL PUBLIC STREET AND THE SOUTHERN PROPERTY LINE (THE BUFFER ADJACENT TO A PORTION OF THE GRIERS FORK NEIGHBORHOOD) THE WIDTH OF THIS BUFFER MAY NOT BE REDUCED AS ALLOWED BY THE ORDINANCE. THIS BUFFER WILL BE AN UNDISTURBED BUFFER/TREE SAVE AREA.
e. A 50 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG A PORTION OF THE SOUTHERN PROPERTY LINE ADJACENT TO THE HOMES IN THE GRIERS FORK NEIGHBORHOOD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THIS PORTION OF BUFFER MAY NOT BE REDUCED AS ALLOWED BY THE ORDINANCE. THIS BUFFER WILL BE AN UNDISTURBED BUFFER/TREE SAVE AREA.
f. A 37.50 FOOT CLASS C BUFFER WITH A FENCE WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY BOUNDARY STARTING AT SANDY PORTER ROAD AND RUNNING WEST TO WHERE IT BECOMES A 50 FOOT BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. THE PETITIONER WILL INSTALL A FIVE (5) FOOT BLACK VINYL CHAIN LINK FENCE ON THE INTERIOR EDGE OF THE BUFFERS ADJACENT TO THE GRIERS FORK NEIGHBORHOOD. THE LOCATION OF THE CHAIN LINK FENCE MAY BE MODIFIED TOWARD THE INTERIOR OF THE SITE.
h. UTILITIES MAY CROSS REQUIRED BUFFERS AT ANGLES NO GREATER THAN 75 DEGREES.
i. ALONG THE SITE'S INTERNAL PARKING AREAS THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG SANDY PORTER ROAD AND BROWN GRIER ROAD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. THIS STANDARD DOES NOT APPLY TO THE SIDEWALKS ALONG THE INTERNAL PUBLIC STREETS WHICH WILL HAVE EIGHT (8) FOOT SIDEWALKS AS GENERALLY DEPICTED ON THE REZONING PLAN.
j. A MINIMUM OF 40 % OF THE SITE WILL BE PROVIDED AS OPEN SPACE, AS DEFINED BY THE ORDINANCE.
k. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
l. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

6. BUFFER, WALL AND BUILDING TREATMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY ADJACENT TO TAX PARCEL # 201-473-01 (OWNED BY EMERALD ACRES, LLC (THE "EMERALD ACRES PARCEL")):

a. THE PETITIONER WILL INSTALL ALONG THE SOUTHERN PROPERTY LINE ABUTTING THE EMERALD ACRES PARCEL A SIX (6) FOOT TALL MASONRY WALL. THE WALL WILL BE CONSTRUCTED ON THE INSIDE EDGE OF THE BUFFER (DEVELOPMENT SIDE) AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WALL WILL BE CONSTRUCTED WITH SPLIT FACE BLOCK HAVING THE GENERAL COLOR AND TEXTURE OF THE WALL ILLUSTRATED ON SHEET RZ-2 OF THE REZONING PLAN. THE COLOR PALATE OF THE SPLIT FACE BLOCK WALL WILL BE EARTH TONES. THE WALL WILL BE CONSTRUCTED ONCE SITE WORK HAS COMPLETED ANY OF THE BUILDING COMMERCIAL DISTRICT SANDY PORTER ROAD IN ADDITION THE PETITIONER WILL PLANT, BETWEEN THE WALL AND THE OUTER EDGE OF THE BUFFER, CRYPTOMERIA (MINIMUM OF 6' TALL UPON PLANTING) 10 FEET ON CENTER AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WALL INCLUDING THE PORTION OF THE WALL CONSTRUCTED ON THE EMERALD ACRES PARCEL AS DESCRIBED BELOW.
b. IN ADDITION, TO THE CRYPTOMERIA PLANTING INDICATED ABOVE, THE PETITIONER WILL PLANT AN ADDITIONAL SIX (6) FOOT HIGH TREES IN THE FAMILY OF DEODAR CEDAR, FOSTER HOLLY OR EASTERN RED CEDAR WITHIN THE BUFFER AREA ADJACENT TO EMERALD ACRES PARCEL. THE LOCATION OF THESE ADDITIONAL 15 TREES, WITHIN THE BUFFER, WILL BE COORDINATED WITH ADJOINING PROPERTY OWNER. THE CRYPTOMERIA AND THE ADDITIONAL 15 TREES WILL BE PLANTED AT THE TIME THE WALL IS CONSTRUCTED AND PRIOR TO ANY CONSTRUCTION OF ANY BUILDINGS. SUCH PLANTING SHALL OCCUR IN ACCORDANCE WITH SEASONAL AND OPTIMAL PLANTING SEASON AND PETITIONER SHALL WARRANT THE PRODUCT AND INSTALLATION FOR ONE (1) YEAR.
c. THE PROPOSED WALL WILL BE ALLOWABLE TO TERMINATE/TIE INTO CARRIAGE BUILDING # 4, AND TOWNHOME BUILDING #10 ON THE WEST SIDE OF THE PROPOSED PUBLIC STREET AND ON THE EAST SIDE OF THE PUBLIC STREET. THE WALL WILL BE ALLOWED TO TERMINATE/TIE INTO TOWNHOME BUILDING # 11 & 13 AS GENERALLY ILLUSTRATED ON THE REZONING PLAN; IF THE WALL TIES INTO THE TOWNHOME AND CARRIAGE BUILDINGS AS INDICATED ABOVE THE WALL WILL NOT BE REQUIRED TO CONTINUE IN FRONT OF THESE BUILDINGS; IF THE WALL DOES NOT TIE INTO THE TOWNHOME AND CARRIAGE BUILDINGS THE WALL BE EXTENDED AT THE INNER EDGE OF THE BUFFER AS DESCRIBED ABOVE.

d. WHERE THE WALL CROSSES THE NEW PUBLIC STREET RIGHT-OF-WAY, SHOULD THE CITY NOT ALLOW THE WALL TO CONTINUE ACROSS THE PUBLIC STREET RIGHT-OF-WAY AT THE SAME DISTANCE FROM THE PROPERTY LINE AS THE REMAINDER OF THE WALL, THE WALL WILL THEN BE CONSTRUCTED ON THE EMERALD ACRES PARCEL PROPERTY RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
e. THE PETITIONER MAY ONLY DISTURB A PORTION OF THE CLASS C BUFFER ADJACENT TO EMERALD ACRES PARCEL; ONLY THE INNER 10 FEET OF THE BUFFER MAY BE DISTURBED FOR THE CONSTRUCTION OF THE PUBLIC STREET, SIDEWALKS, PARKING AREAS AND BUILDINGS, THE REMAINDER OF THE BUFFER WILL BE LEFT UNDISTURBED.
f. THE FAÇADES OF THE BUILDINGS FACING AND ABUTTING THE EMERALD ACRES PARCEL (BUILDING #'S 4, 10, 11 AND 13 AS GENERALLY DEPICTED ON THE REZONING PLAN) WILL BE CONSTRUCTED WITH FULL HEIGHT MASONRY MATERIALS.

g. BUILDING # 9 AND 12 AS GENERALLY DEPICTED ON THE REZONING PLAN MAY NOT SHIFT MORE THAN 20 FEET TOWARD THE SOUTHERN PROPERTY LINE (THE EMERALD ACRES PARCEL PROPERTY LINE) THAN WHAT IS DEPICTED ON THE REZONING PLAN.

7. GENERAL DESIGN GUIDELINES:

a. SPECIALTY PAVERS, 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 SHALL BE PROVIDED FOR AT LEAST 20% OF THE TOTAL FAÇADE AREA ALONG BROWN GRIER ROAD, SANDY PORTER ROAD, AND THE INTERNAL PUBLIC STREETS WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 20 FEET IN LENGTH. AT THE GROUND FLOOR LEVEL OF THE BUILDINGS FACING BROWN GRIER ROAD, SANDY PORTER ROAD AND THE INTERNAL PUBLIC STREETS THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS SHALL NOT EXCEED 15 FEET.
c. GROUND FLOOR ELEVATIONS ALONG BROWN GRIER ROAD, SANDY PORTER ROAD AND THE INTERNAL PUBLIC STREETS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGES IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
d. ALONG BROWN GRIER ROAD, SANDY PORTER ROAD, AND THE INTERNAL PUBLIC STREETS FAÇADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF THREE FEET IN DEPTH. THE COMBINED LENGTH OF RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FAÇADE LENGTH FOR FAÇADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.
e. ALL FAÇADES SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.
f. THE PROPOSED RESIDENTIAL BUILDINGS WILL BE ORIENTED TOWARD THE EXISTING AND PROPOSED PUBLIC STREETS. THE BUILDINGS WILL BE DESIGNED SO THAT THE BUILDING ELEVATIONS THAT FRONT ON THESE STREETS HAVE WINDOWS, DOORS AND/OR PATIOS FACING THESE STREETS, FRONT LOADED GARAGES WILL NOT BE ALLOWED ALONG THESE PUBLIC STREETS.

8. ENVIRONMENTAL FEATURES:

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 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 TREATMENTS AND NATURAL SITE DISCHARGE POINTS.
c. 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.
9. SIGNAGE:
a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
10. 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. NO WALL PAK TYPE LIGHTING WILL BE ALLOWED, BUT ARCHITECTURAL LIGHTING ON BUILDING FAÇADES WILL BE PERMITTED.

11. EXISTING SEPTIC SYSTEMS:

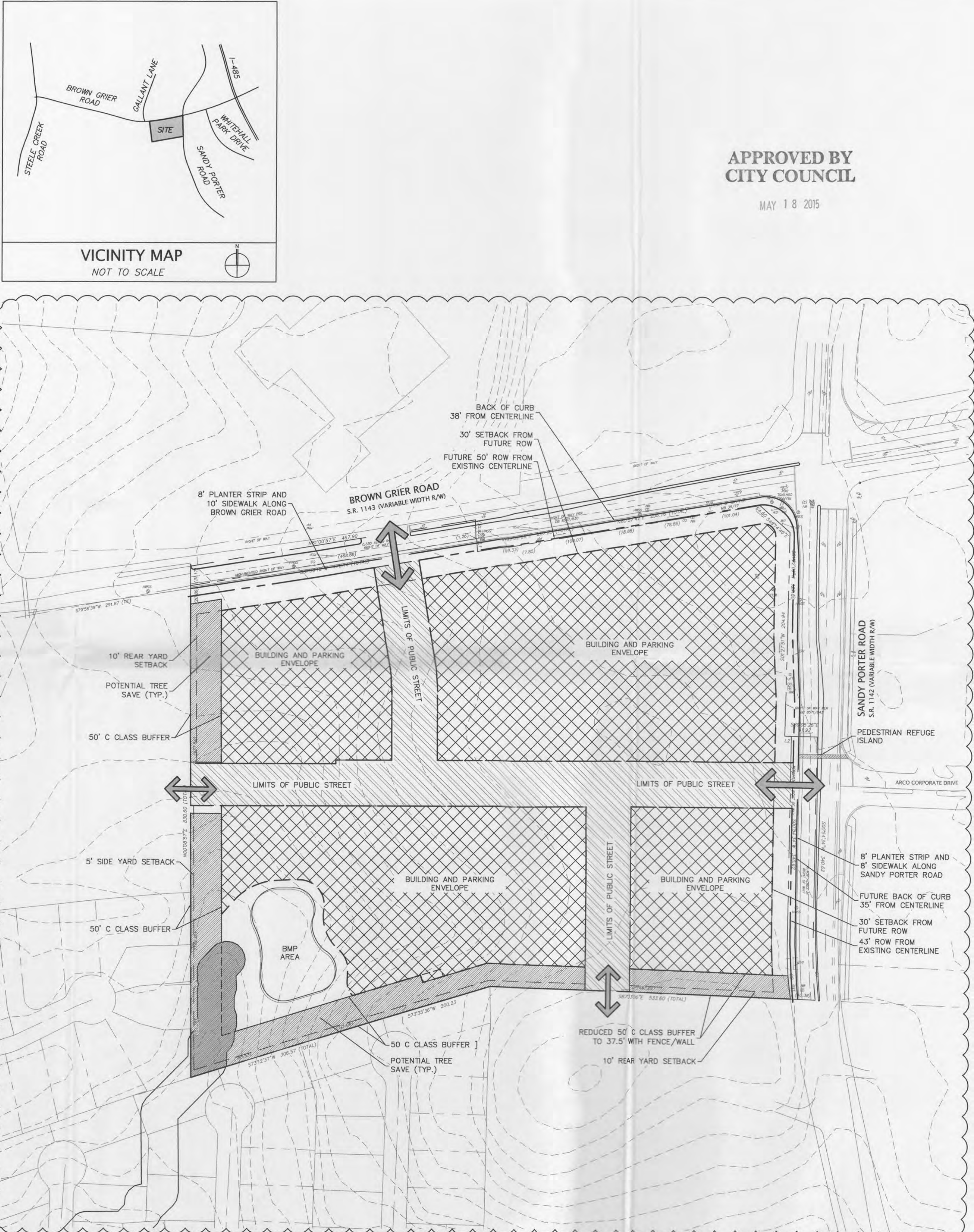
a. THE PETITIONER SHALL HAVE THE PROPERTIES INSPECTED FOR SEPTIC SYSTEMS PRIOR TO ANY SITE DEVELOPMENT. ANY SEPTIC TANKS IDENTIFIED SHALL BE PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED WITH SUITABLE MATERIALS BEFORE SITE DEVELOPMENT BEGINS.

12. 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.

13. 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.



design resource group

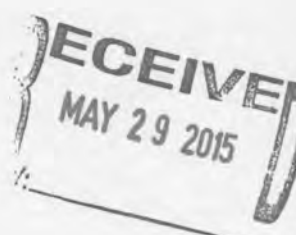
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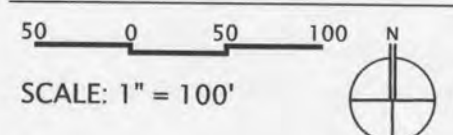
WHITEHALL - SANDY PORTER
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TWO CAPITAL PARTNERS
3445 PEACHTREE RD, SUITE 465
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REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-045



PROJECT #: 507-001
DRAWN BY: NB
CHECKED BY: TH

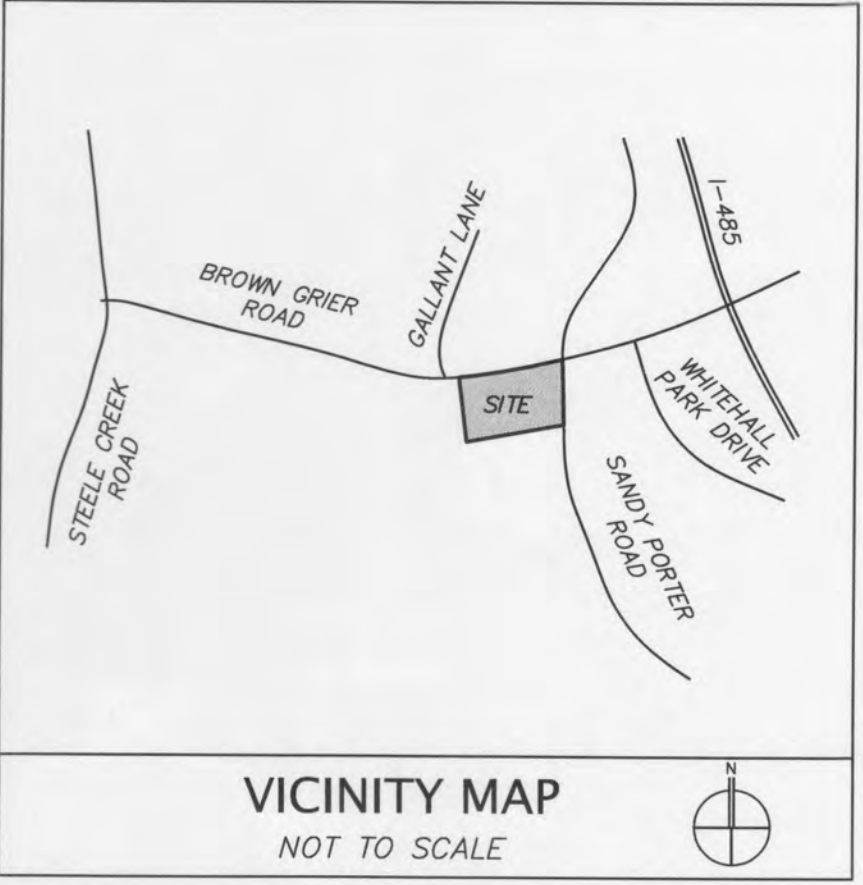
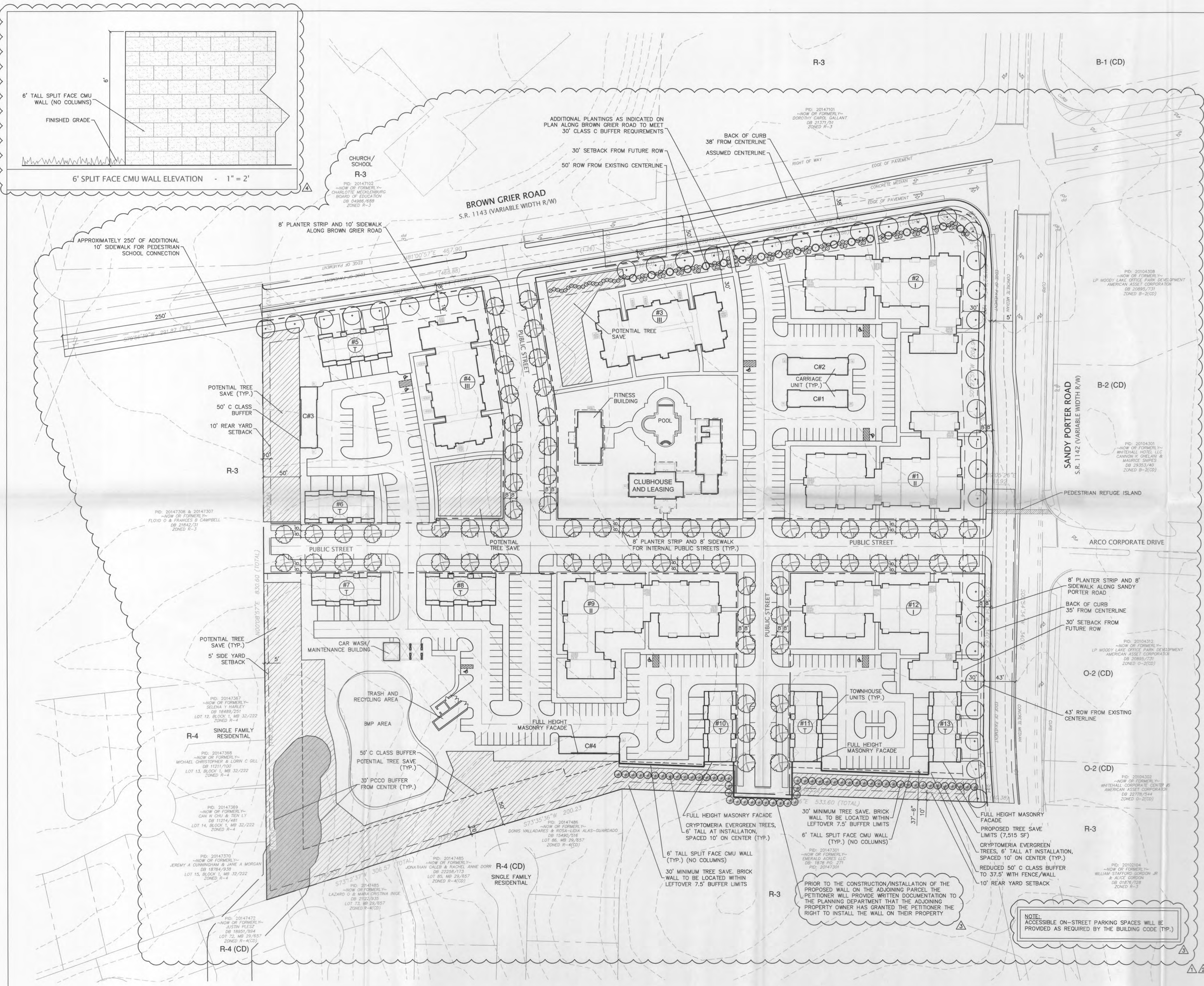
TECHNICAL
DATA SHEET

JANUARY 26, 2015

REVISIONS:

- 03/23/15 - PER CMPC COMMENTS
- 04/24/15 - PER CMPC COMMENTS
- 04/27/15 - PER CMPC COMMENTS
- 05/14/15 - PER CMPC COMMENTS

RZ 1.0



VICINITY MAP
NOT TO SCALE

APPROVED BY
CITY COUNCIL
MAY 18 2015

REZONING PETITION
FOR PUBLIC HEARING
2015-045

REZONING PETITION
FOR PUBLIC HEARING
2015-045

REVISIONS:
1. 03/23/15 - PER CMPC COMMENTS
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3. 04/27/15 - PER CMPC COMMENTS
4. 05/14/15 - PER CMPC COMMENTS



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
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- transportation planning

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charlotte, nc 28208
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TWO CAPITAL PARTNERS
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ATLANTA, GA 30326
404-262-2661

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-045

SCALE: 1" = 60'

PROJECT #: 507-001
DRAWN BY: NB
CHECKED BY: TH

SCHEMATIC
SITE PLAN

JANUARY 26, 2015

RZ 2.0

Elevations of Apartment Style Buildings

Whitehall Assembledge - Charlotte, NC



FRONT ELEVATION

**APPROVED BY
CITY COUNCIL**

MAY 18 2015



SIDE ELEVATION

DRAWINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.)

Elevations of Town Home Style Buildings

Whitehall Assembledge - Charlotte, NC

**APPROVED BY
CITY COUNCIL**

MAY 18 2015



FRONT ELEVATION



SIDE ELEVATION

DRAWINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).