

SITE DEVELOPMENT DATA:

- ACREAGE: ±16.978 ACRES NET OF EXISTING RIGHT-OF-WAY OR 17.717 GROSS ACRES
- TAX PARCEL #: 201-471-03, 04, 05; 201-473-02, 04, 05 AND 06
- EXISTING ZONING: R-3, INST.(CD) AND R-BMF(CD)
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: DETACHED DWELLINGS UNITS.
- PROPOSED USES: UP TO 291 MULTI-FAMILY DWELLING UNITS 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). DUE TO THE TOPOGRAPHY OF THE SITE SOME BUILDINGS MAY HAVE BASEMENTS (A THREE/FOUR SPLIT); A BASEMENT AS DEFINED BY THE NORTH CAROLINA BUILDING CODE, 2012 EDITION, WILL NOT BE CONSIDERED A STORY FOR THE PURPOSE 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 TWO CAPITAL PARTNERS, LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A 291 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.
- 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-10; 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 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 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 291 MULTI-FAMILY DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.
- b. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN SANDY PORTER ROAD AND BROWN GRIER ROAD AND THE PROPOSED BUILDINGS, EXCEPT PARKING AREAS MAY BE LOCATED NEXT TO (ALONGSIDE) THE PROPOSED BUILDINGS AND ADJACENT TO SANDY PORTER ROAD AND BROWN GRIER ROAD.

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 THE SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED ON REZONING PLAN. THE FINAL ALIGNMENT AND CONFIGURATION OF THE INTERNAL PUBLIC/PRIVATE 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 INTERNAL PUBLIC/PRIVATE STREETS WILL BE ALLOWED TO HAVE 60 DEGREE ANGLED PARKING AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. THE PETITIONER WILL IMPROVE BROWN GRIER ROAD AND SANDY PORTER ROAD WITH AS GENERALLY DEPICTED ON THE REZONING PETITION. 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 AND BROWN GRIER ROAD.

- 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 AND NCDOT 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.

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 SO THE PERCENTAGE OF BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE PER BUILDING FAÇADE MAY VARY BUT IN NO CASE BE LESS THAN 30% AS LONG AS THE AVERAGE OF THE PERCENTAGE OF BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE ON ALL THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE IS NOT LESS THAN 35%.

- d. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM ABBEY PLACE.
- 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.

5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

- a. A [20] FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB OF SANDY PORTER ROAD AND BROWN GRIER ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. A 50 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE WESTERN PROPERTY BOUNDARY BETWEEN BROWN GRIER ROAD AND THE INTERNAL PUBLIC/PRIVATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THIS BUFFER MAY BE REDUCED BY A FENCE AS ALLOWED BY THE ORDINANCE.
- c. A 50 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE WESTERN PROPERTY BOUNDARY BETWEEN THE INTERNAL PUBLIC/PRIVATE 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.
- d. 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.
- e. 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.
- f. UTILITIES MAY CROSS REQUIRED BUFFERS AT ANGLES NO GREATER THAN 75 DEGREES.
- g. 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.
- h. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- i. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

6. 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/PRIVATE STREETS WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 20 FEET IN LENGTH.
- c. GROUND FLOOR ELEVATIONS ALONG BROWN GRIER ROAD, SANDY PORTER ROAD, AND THE INTERNAL PUBLIC/PRIVATE STREETS 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 BROWN GRIER ROAD, SANDY PORTER ROAD, AND THE INTERNAL PUBLIC/PRIVATE STREETS FAÇADES 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 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 BUILD MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

7. 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 TREATMENT REQUIREMENTS 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.

8. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

9. LIGHTING:

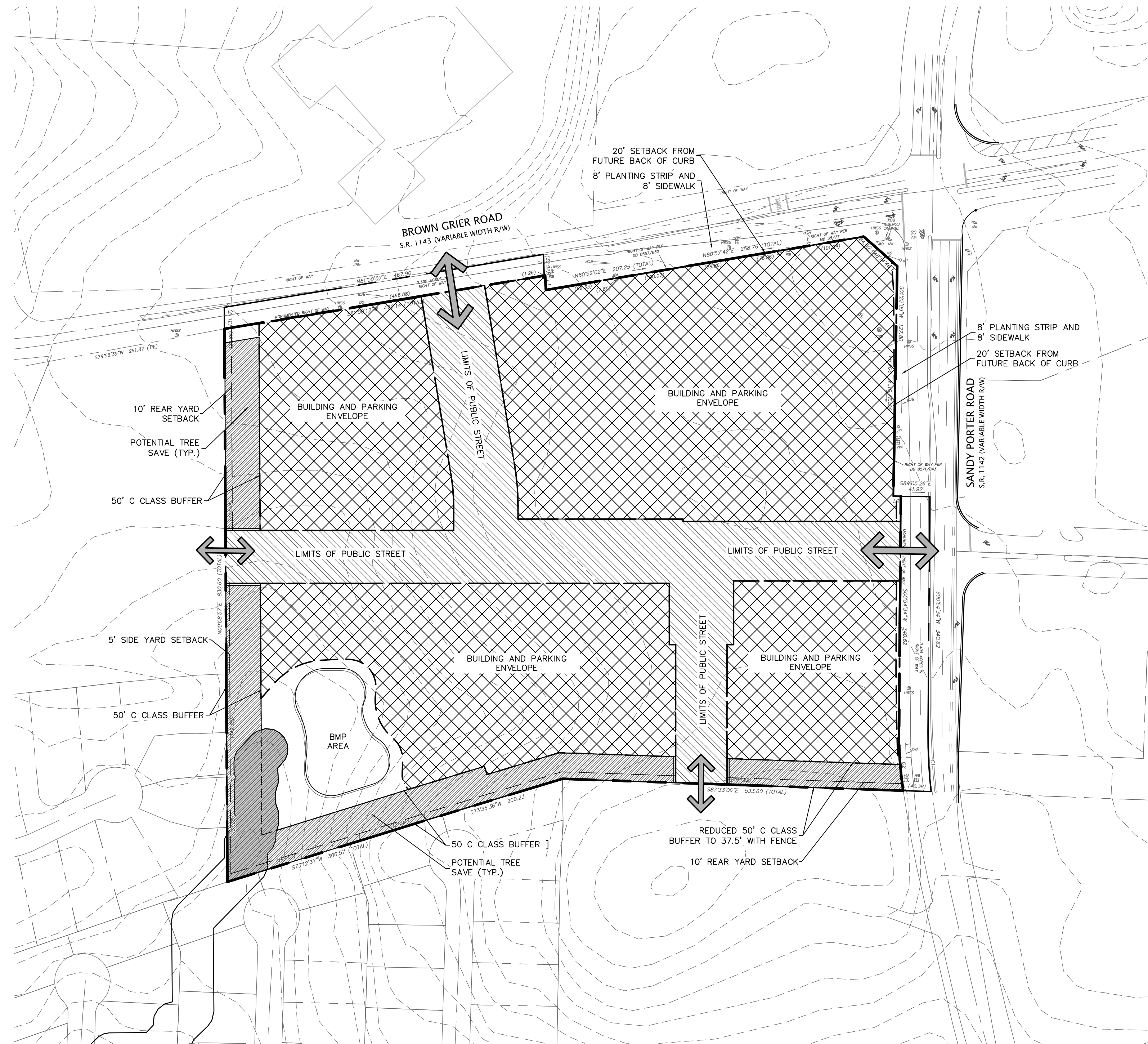
- a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 15 FEET IN HEIGHT.

10. 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.

11. BINDING EFFECT OF THE REZONING APPLICATION:

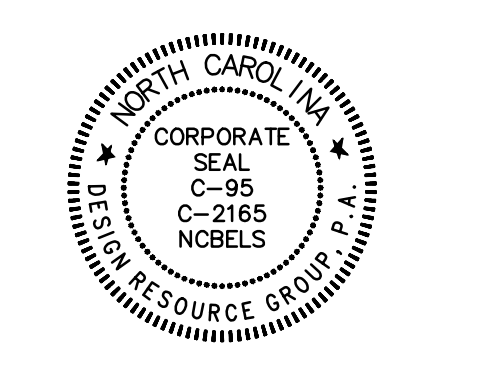
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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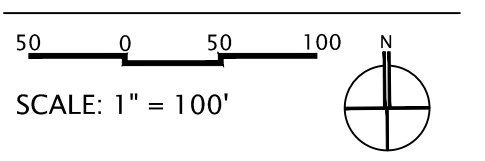
2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgrp.com



WHITEHALL - SANDY PORTER
CHARLOTTE, NC
TWO CAPITAL PARTNERS
3445 PEACHTREE RD, SUITE 465
ATLANTA, GA 30326
404-262-2661

REZONING PETITION

REZONING PETITION
FOR PUBLIC HEARING
2015-XXX



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CHECKED BY: TH

**TECHNICAL
DATA SHEET**

JANUARY 26, 2015

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