



design resource group

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

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

## COURTNEY OAKS PHASE II

CHARLOTTE, NC  
COTTONWOOD RESIDENTIAL  
6340 SOUTH 300 EAST, SUITE 500  
SALT LAKE CITY, UT 84121  
801.278.0700

FOR PUBLIC HEARING

REZONING PETITION #  
2015-069

20 0 20 40  
SCALE: 1" = 40'

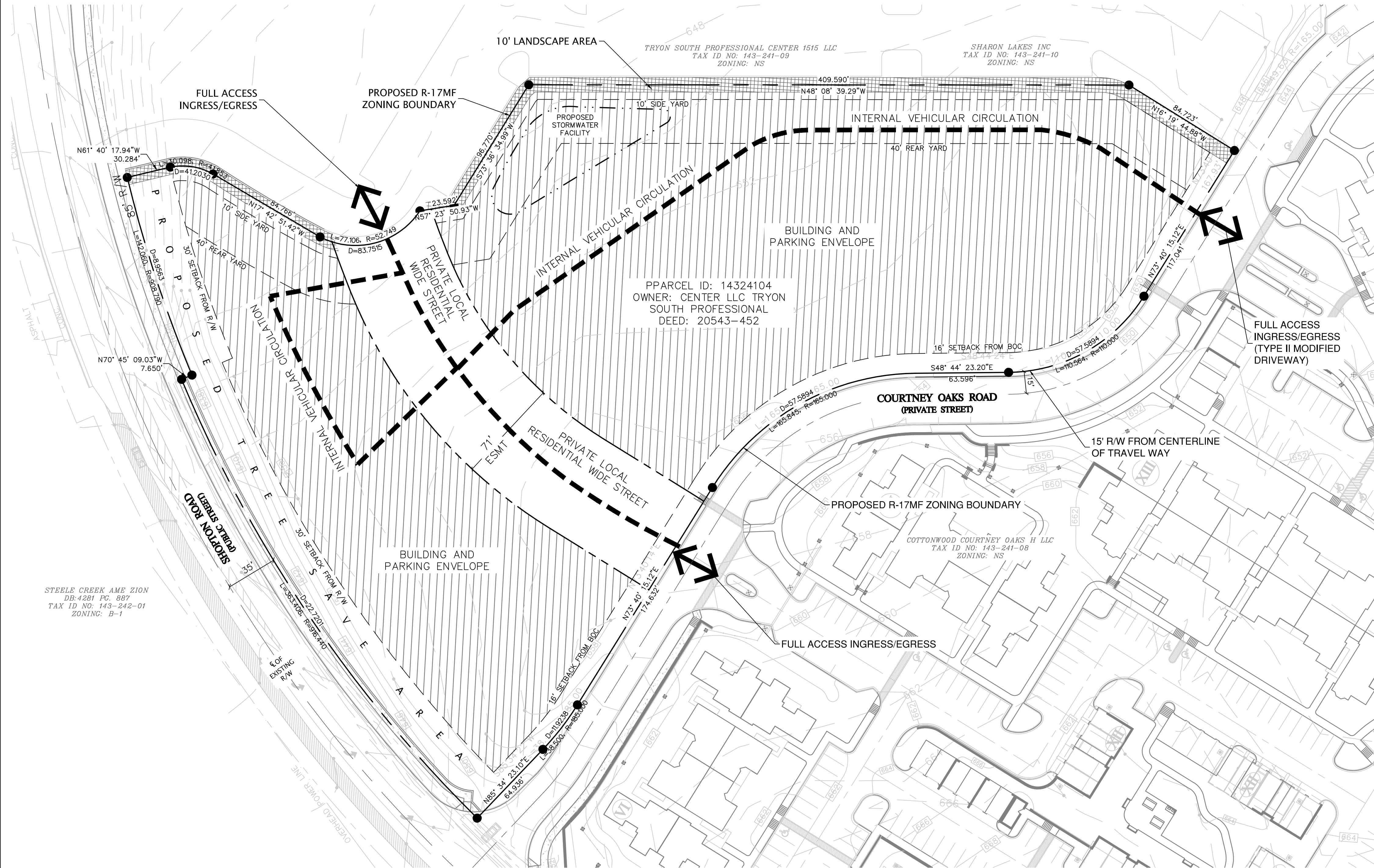
PROJECT #: 519-001  
DRAWN BY: JL  
CHECKED BY: BS

## TECHNICAL DATA PLAN

MAY 14, 2015

REVISIONS:

RZ1.00



### SITE DEVELOPMENT DATA

SITE AREA:	186,821 SQ. FT. (4.29 AC) ±
PARCEL ID #:	PORTION OF 14324104
EXISTING ZONING:	NS (PETITION: 2001-054)
EXISTING USE:	VACANT
PROPOSED ZONING:	R-17MF(CD)
PROPOSED USE:	72 DWELLING UNITS FOR MULTI-FAMILY APARTMENTS
PROPOSED RESIDENTIAL DENSITY:	17 DUA = 72 UNITS MAX.
PARKING SPACES REQUIRED:	108 SPACES (1.5/UNIT)
OPEN SPACE REQUIRED:	45% MIN. (1.93 AC)
OPEN SPACE PROVIDED:	1.93 AC
MIN. SETBACK FROM RIGHT-OF-WAY:	30 FT.
MIN. SIDE YARD:	10 FT.
MIN. REAR YARD:	40 FT.

### DEVELOPMENT STANDARDS

#### General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Cottonwood Residential to accommodate the development of a multi-family residential community on that approximately 4.29 acre site located on the northwest quadrant of the intersection of South Tryon Street and Shopton Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). This proposed multi-family residential community would be an additional phase of Courtney Oaks Apartments.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establishes more stringent standards, the regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.
- The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Parking layouts and driveways may be modified to accommodate final building locations, and parking spaces may be located within the maximum building/parking envelopes and development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- The maximum number of principal buildings to be developed on the Site shall be three. Accessory buildings and structures located on the Site, such as garages, shall not be considered in any limitation on the number of principal buildings on the Site.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

#### Permitted Uses

- The Site may only be devoted to a residential community containing a maximum of 72 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district.

#### Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") in accordance with applicable published standards.
- Off-street vehicular parking and bicycle parking shall be provided in accordance with the requirements of the Ordinance.
- 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 applicable published standards.
- The entrances into the Site may, at the option of the Petitioner, be gated as generally depicted on the Rezoning Plan. Adequate stacking and turnaround areas shall be provided in front of any gates installed at the entrances into the Site.
- Garages may be provided on the Site, and the parking spaces located within the garages shall be counted towards the total number of parking spaces required to be located on the Site.
- Prior to the issuance of a certificate of occupancy for the first building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Shopton Road as required to provide right of way measuring 35 feet from the existing centerline of Shopton Road, to the extent that such right of way does not already exist.
- Petitioner shall connect the private local residential wide street to be located within the Site to the private street/drive located on the adjacent office parcel provided that Petitioner obtains permission from the owner of the adjacent parcel to make this connection and to utilize the private street/drive for vehicular access in a written and recordable instrument. In such event, Petitioner shall provide an access easement across the private local residential wide street to be located within the Site for the benefit of the adjacent parcel.

#### Architectural Standards

- The maximum height in stories of the multi-family residential buildings to be constructed on the Site shall be 3 stories.
- The exterior building materials used on the principal buildings constructed on the Site will be a combination of portions of

the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), fiber cement lap siding, stucco, and/or wood. Vinyl as a building material may only be used on windows and soffits.

- Attached to the Rezoning Plan are schematic architectural renderings of the multi-family residential buildings to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of such buildings. Accordingly, the multi-family residential buildings to be constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the buildings are permitted.
- The multi-family residential buildings will front on Courtney Oaks Road as generally depicted on the Rezoning Plan.
- Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster areas and recycling areas will be architecturally compatible with the exterior building materials and colors used on the principal buildings. If one or more sides of a dumpster area and/or a recycling area adjoin a side or rear wall of a building, then the side or rear wall of the building may be substituted for a portion of the wall.

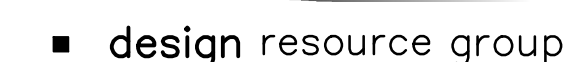
#### Streetscape and Landscaping

- Landscaping and screening will meet the requirements of the Ordinance.
- A 16 foot setback measured from the back of curb will be provided along Courtney Oaks Road.
- An 8 foot sidewalk and an 8 foot planting strip will be provided along the Site's frontage on Courtney Oaks Road.
- Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the principal buildings on the Site with one another and links the principal buildings to the sidewalks along Courtney Oaks Road and Shopton Road. The minimum width of these internal sidewalks will be 5 feet.
- The existing sidewalk located along the Site's frontage on Shopton Road shall remain.
- Petitioner shall establish a 10 foot wide landscaped area along portions of the Site's northern boundary line adjacent to the existing office use as depicted on the Rezoning Plan. Trees and shrubs shall be installed within this 10 foot wide landscaped area at the rate of 3 trees and 20 shrubs per 100 feet.

#### Amenities

- This proposed residential community will be an additional phase of Courtney Oaks Apartments. Accordingly, the residents of this residential community will utilize the amenities in the existing Courtney Oaks Apartments.





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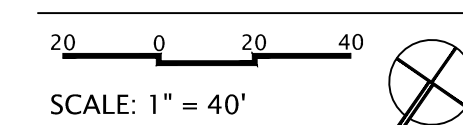
## COURTNEY OAKS PHASE II

CHIAPIOTTE, INC.

**COTTONWOOD RESIDENTIAL**  
6340 SOUTH 300 EAST, SUITE 500  
SALT LAKE CITY, UT 84121  
801.278.0700

FOR PUBLIC HEARING

REZONING PETITION #  
2015-069



PROJECT #: 519-001  
DRAWN BY: JL  
CHECKED BY: BS

## SCHEMATIC SITE PLAN

MAY 14, 2015

REVISIONS:

RZ2.00



LEGEND

C

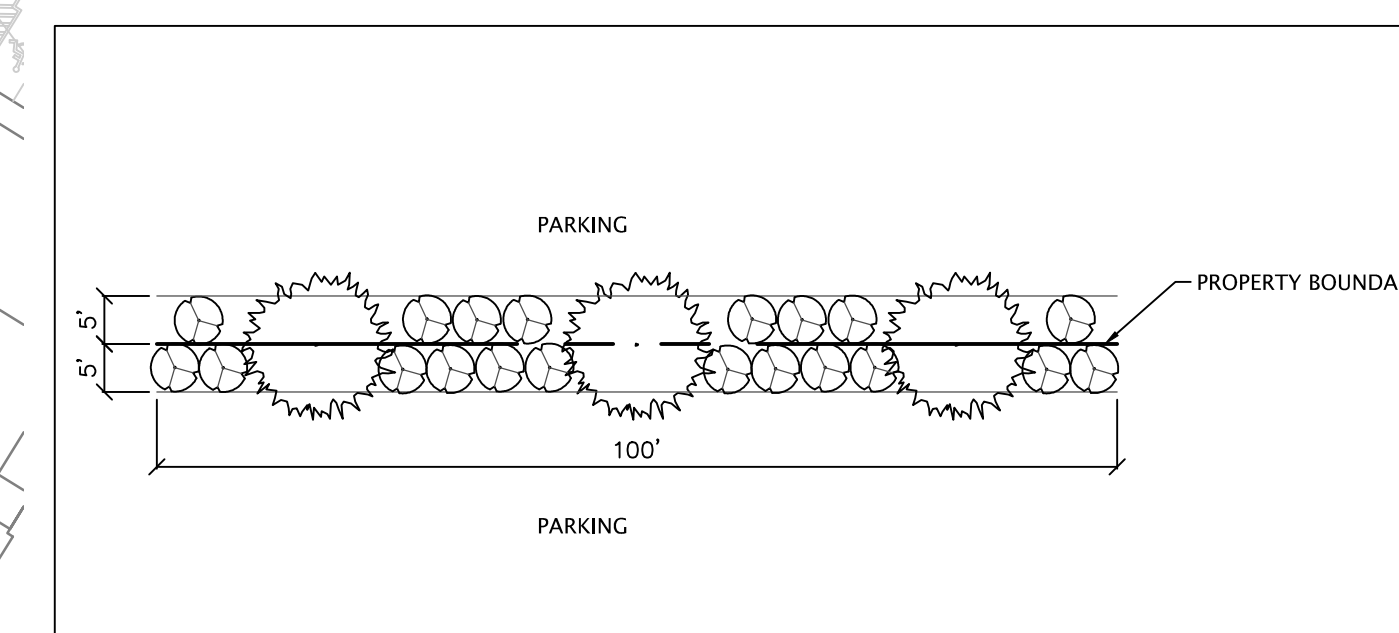
### COMPACT PARKING



ACCESSIBLE PARKING

### SITE DEVELOPMENT DATA

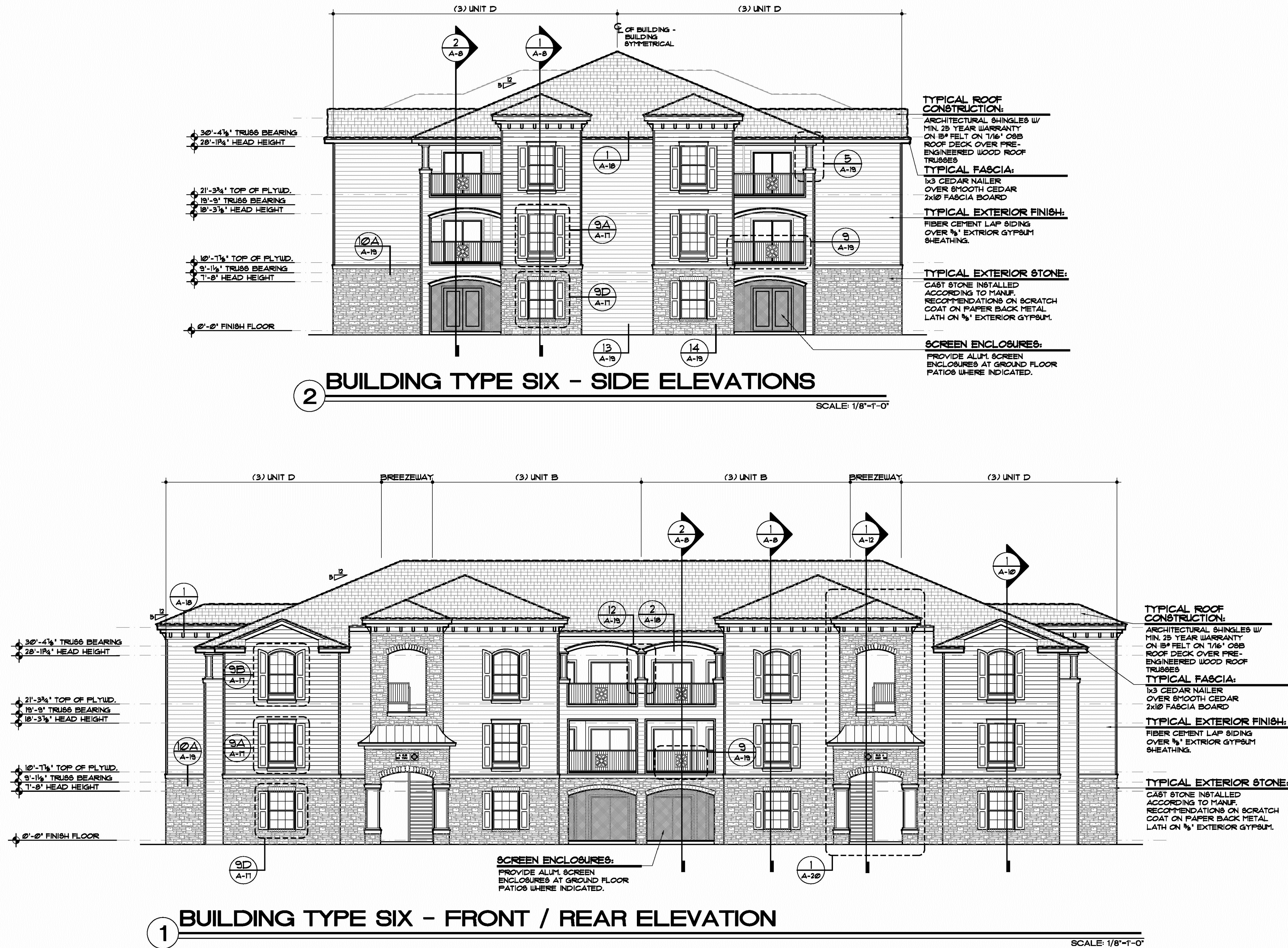
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PROPOSED RESIDENTIAL DENSITY:	17 DUA = 72 UNITS MAX.
PARKING SPACES REQUIRED:	108 SPACES (1.5/UNIT)
PARKING SPACES PROVIDED:	<u>119 SPACES (1.7/UNIT) TOTAL</u>
REGULAR OFF-STREET PARKING:	64
COMPACT OFF-STREET PARKING:	27
ACCESSIBLE OFF-STREET PARKING:	6
ON-STREET PARKING:	8
REGULAR GARAGE PARKING:	12
ACCESSIBLE GARAGE PARKING:	2
OPEN SPACE REQUIRED:	45% MIN. (1.93 AC)
OPEN SPACE PROVIDED:	1.93 AC



TYPICAL 100' SECTION OF 10' LANDSCAPE AREA  
(NOT TO SCALE)



C:\3051780\1512-001\_Cottonwood Res. Station RZ\_Dwg\_02.dwg - Design Resource Group, Inc. 5/15/2015 10:54:47 AM 1:1



PERMIT SET 02/14/03

date: 12-08-02  
job no: 24401  
drawn by: DPATRI  
checked by:  
revised by:  
revisions:

**B6.5**

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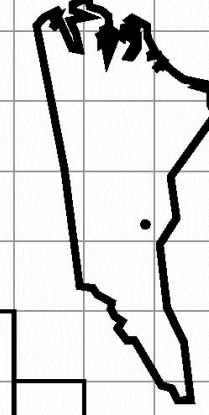
**charlan · brock & assoc., inc.**  
charlan · brock · portwood

**BUILDING TYPE SIX  
EXTERIOR ELEVATIONS**

**COURTNEY OAKS  
APARTMENTS**  
CHARLOTTE, NORTH CAROLINA

**ContraVeet Inc.**  
100 COLONIAL CENTER PARKWAY, SUITE 170  
LAKE WATKINS, FLORIDA 32748  
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2015-069

PROJECT #:  
DRAWN BY:  
CHECKED BY:

519-001  
JL  
BS

## BUILDING ELEVATIONS

MAY 14, 2015

REVISIONS:

RZ3.00

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