



design resource group

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

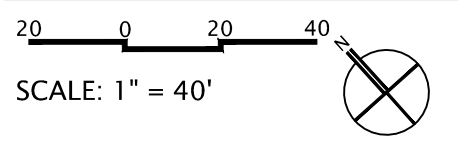
2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgpr.com

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-XXX



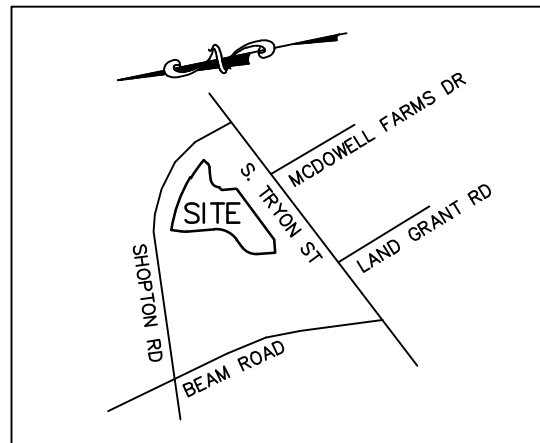
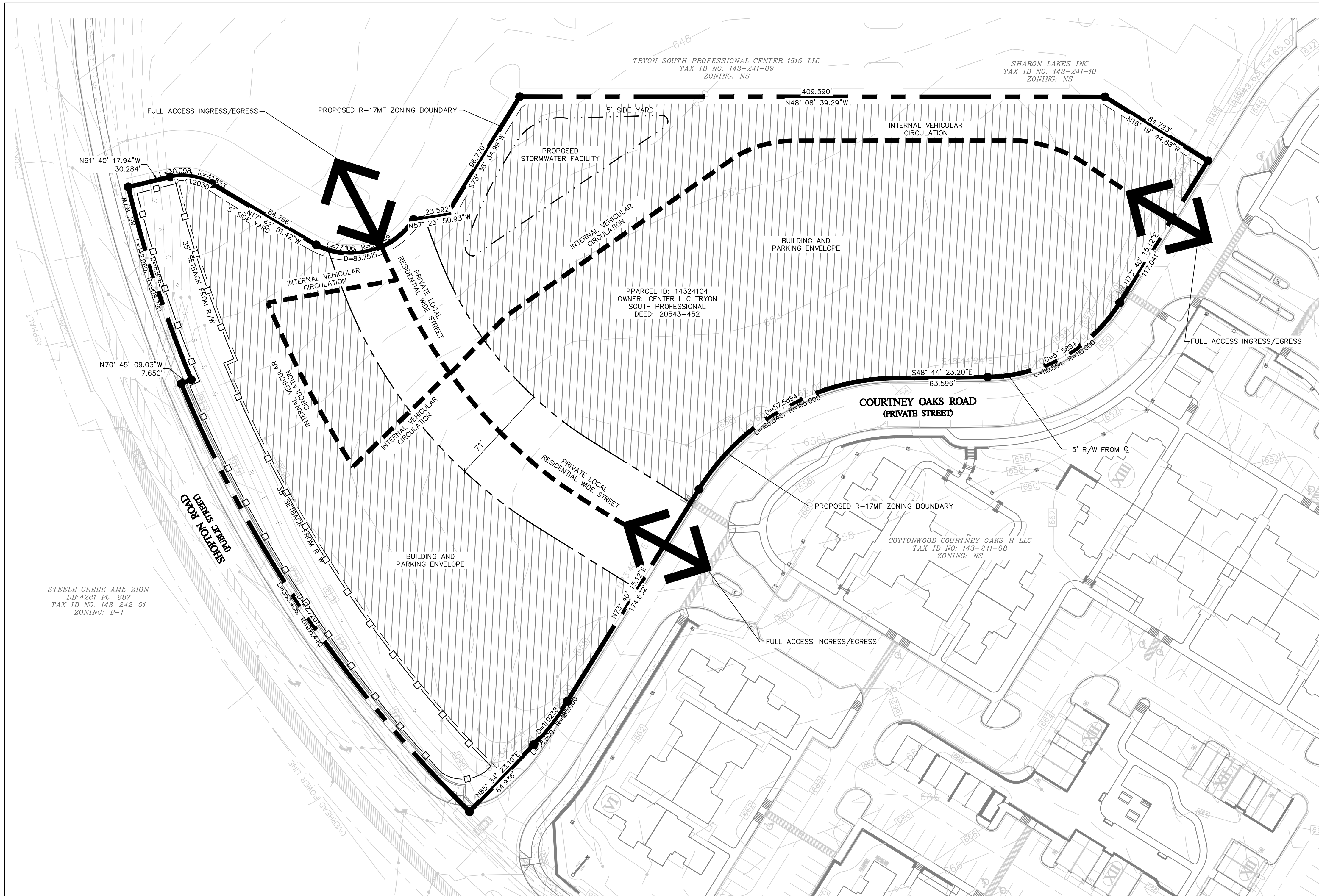
PROJECT #: 519-001
DRAWN BY: JL
CHECKED BY: BS

TECHNICAL DATA PLAN

MARCH 23, 2015

REVISIONS:

RZ1.00



VICINITY MAP (NOT TO SCALE)

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

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 total 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 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.
- 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.

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 hard-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 and Shopton 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.
- The setback along Courtney Oaks Road shall be the back of sidewalk.
- 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.

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 are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.



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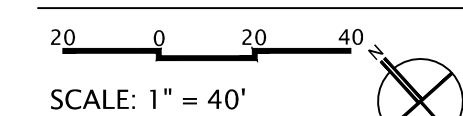
COURTNEY OAKS PHASE II

CHIAPIOTTE, INC.

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

FOR PUBLIC HEARING

REZONING PETITION #
2015-XXX



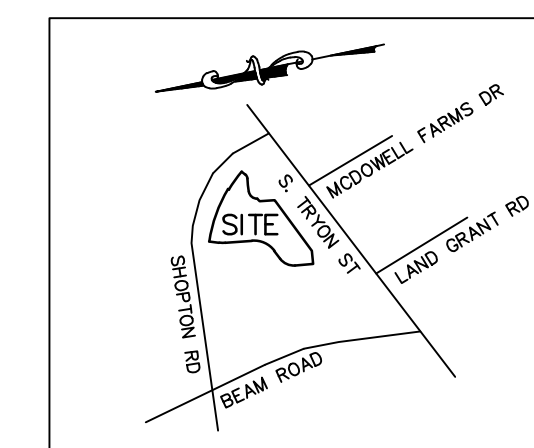
PROJECT #: 519-001
DRAWN BY: JL
CHECKED BY: BS

SCHEMATIC SITE PLAN

MARCH 23, 2015


REVISIONS:

RZ2.00



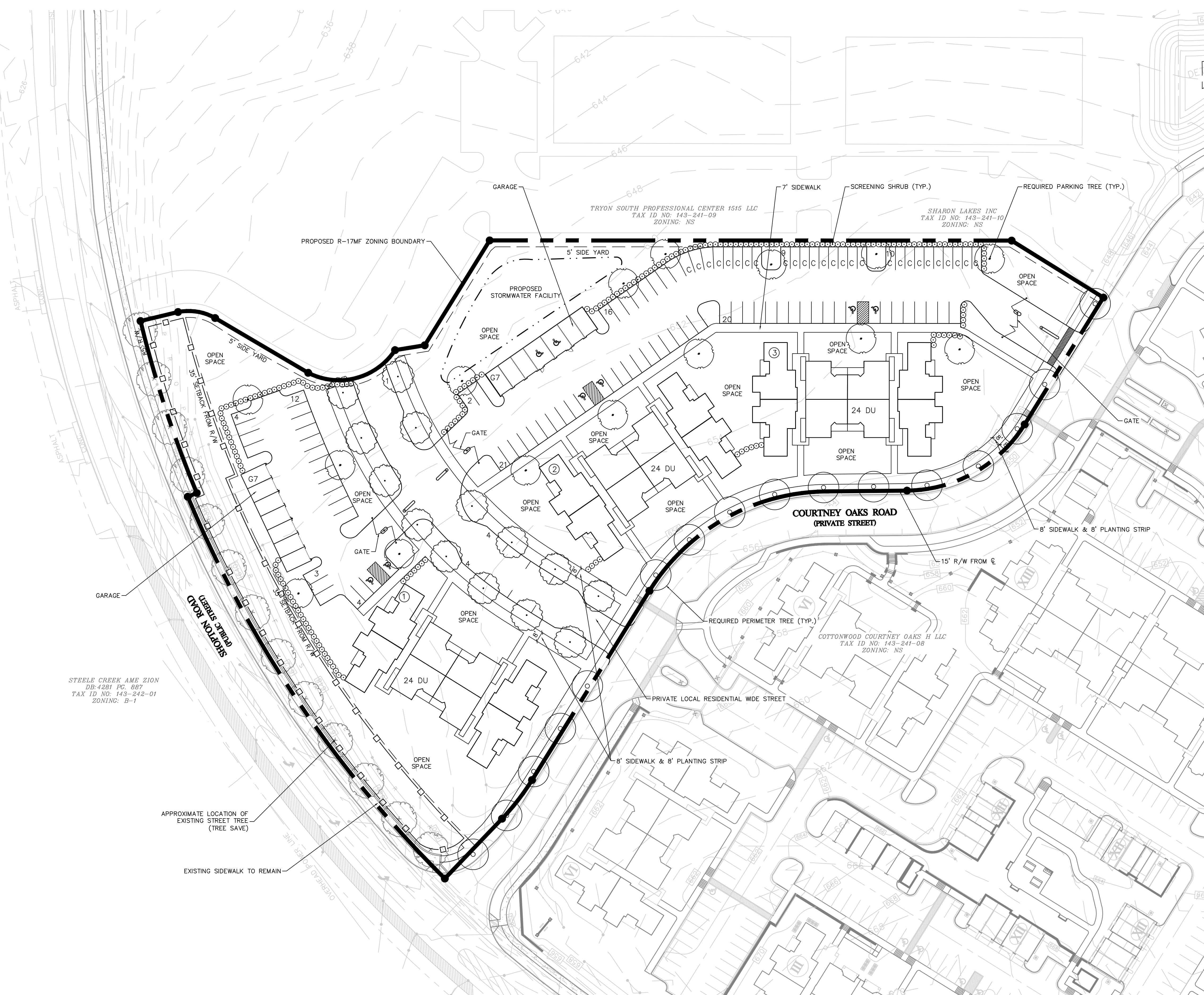
VICINITY MAP (NOT TO SCALE)

LEGEND

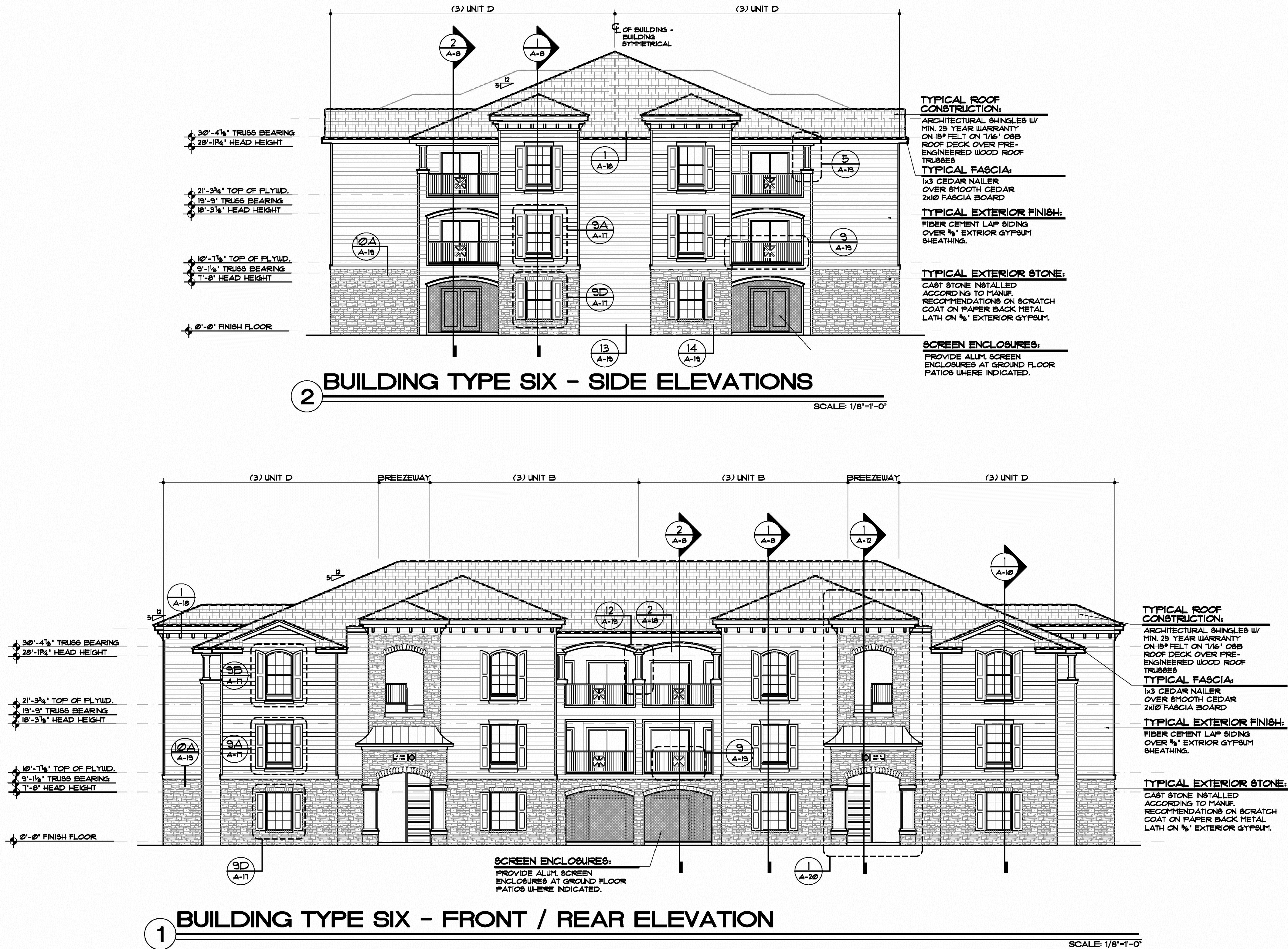
C	COMPACT PARKING
	ACCESSIBLE PARKING
	TREE PROTECTION FENCE

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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)
PARKING SPACES PROVIDED:	<u>124 SPACES (1.7/UNIT) TOTAL</u>
REGULAR OFF-STREET PARKING:	68
COMPACT OFF-STREET PARKING:	27
ACCESSIBLE OFF-STREET PARKING:	6
ON-STREET PARKING:	9
REGULAR GARAGE PARKING:	12
ACCESSIBLE GARAGE PARKING:	2
OPEN SPACE REQUIRED:	45% MIN. (1.93 AC)
OPEN SPACE PROVIDED:	1.93 AC



C:\3051780\1512-001_Cottonwood Res. Station R6_RZ_Dwg_02.dwg - 02/14/2015 10:22:20 AM 1:1



PERMIT SET 02/14/03

date: 12-06-02
job no: 24401
drawn by: DPATRI
checked by:
revised by:
revisions:

B6.5

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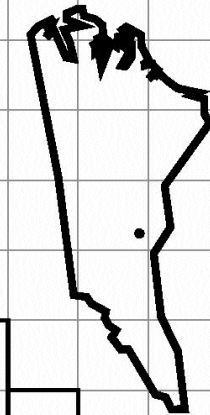
charlan · brock & assoc., inc.
charlan · brock · portwood

BUILDING TYPE SIX
EXTERIOR ELEVATIONS

COURTNEY OAKS
APARTMENTS
CHARLOTTE, NORTH CAROLINA

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REZONING PETITION #
2015-XXX

PROJECT #:
DRAWN BY:
CHECKED BY:

519-001
JL
BS

BUILDING ELEVATIONS

MARCH 23, 2015

REVISIONS:

RZ3.00

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