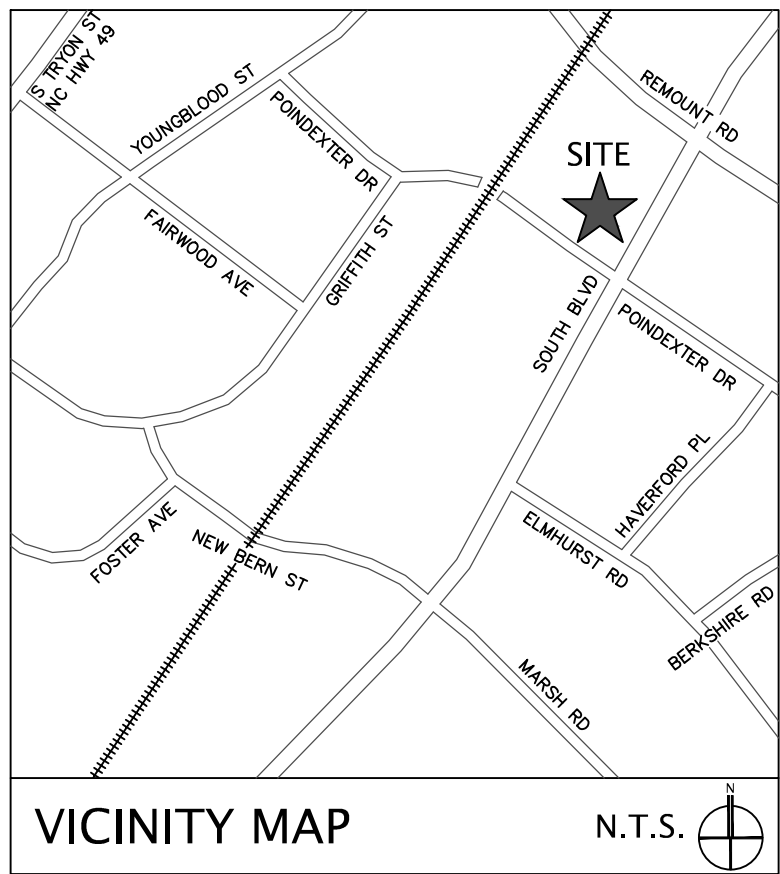


COLONIAL REALTY, LP
CR AT SOUTH END
DB: 25161, PG. 111
A PORTION OF LOT 2, MB. 52, PG. 35
PIN: 147-017-10
USE: MULTI-FAMILY
ZONING: TOD-M

SITE DEVELOPMENT DATA:

--ACREAGE: ±1.60 ACRES
--TAX PARCEL #: 147-017-11, 147-017-12
--EXISTING ZONING: I-2 & TOD-M
--PROPOSED ZONING: TOD-RO
--EXISTING USES: COMMERCIAL, PARKING LOT
--PROPOSED USES: AS ALLOWED BY THE TOD-RO ZONING DISTRICT.
--PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE TOD-RO ZONING DISTRICT.
--GROSS FLOOR AREA: ±323,444 SF (17,446 SF NON RESIDENTIAL, 305,998 SF RESIDENTIAL)
--OPEN SPACE REQUIRED: PUBLIC (PER NON RESIDENTIAL): ±175 SF
PRIVATE (PER RESIDENTIAL): ±3,060 SF
--OPEN SPACE PROVIDED: ±175 SF PUBLIC & ±3,060 PRIVATE OPEN SPACE SHALL BE PROVIDED.
--MAXIMUM BUILDING HEIGHT: RESIDENTIAL PLANE LIMIT + 10 FEET (7 STORIES)
--PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

BHM PROPERTIES LLC
DB: 15210, PG. 497
PIN: 147-031-01A
USE: COMMERCIAL
ZONING: B-2



- GENERAL PROVISIONS**
 - SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BAINBRIDGE COMPANIES (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A 200 UNIT MULTI-FAMILY COMMUNITY ON APPROXIMATELY 1.60 ACRE SITE LOCATED AT THE INTERSECTION OF SOUTH BOULEVARD AND POINDEXTER DRIVE.
 - 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. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-RO ZONING CLASSIFICATION SHALL GOVERN.
 - 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 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.
- OPTIONAL PROVISIONS:**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

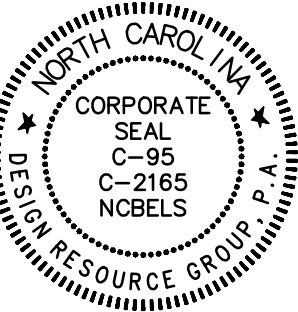
 - THE MAXIMUM BUILDING HEIGHTS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE LIMITED TO THE RESIDENTIAL PLANE + 10' (7 STORIES).
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH UP TO 200 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY STRUCTURES.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM SOUTH BOULEVARD AND POINDEXTER DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS, AS WELL AS THE TYPE OF DRIVEWAY, ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
 - PROPOSED DRIVEWAYS WILL COMPLY WITH CDOT REGULATIONS.
 - SOUTH BLVD. IS CLASSIFIED AS A MAJOR THOROUGHFARE ACCORDING TO THE CRTPO THOROUGHFARE PLAN AND REQUIRES 80 FEET OF TOTAL RIGHT-OF-WAY. THE PETITIONER SHALL DEDICATE PROPERTY SUFFICIENT TO ESTABLISH A FULL 40 FEET OF RIGHT-OF-WAY ALONG THE PROPERTY'S SOUTH BOULEVARD FRONTAGE MEASURED FROM THE EXISTING CENTERLINE.
 - THE ALIGNMENT OF THE INTERNAL CIRCULATION, CIRCULATION OF THE PARKING GARAGE AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT.
- STREETSCAPE/LANDSCAPING/BUFFERS/OPEN SPACE:**
 - THE SITE WILL COMPLY WITH THE TOD-RO STANDARDS WITH RESPECT TO THE STREETSCAPE ALONG THE SITE'S FRONTAGE'S ON PUBLIC STREETS.
 - THE SITE WILL COMPLY WITH THE APPLICABLE LANDSCAPING, SCREENING AND BUFFER REQUIREMENTS OF THE ORDINANCE.
- ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:**
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, TRESPA, DECORATIVE METALS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
 - HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- PARKS, GREENWAYS AND OPEN SPACE:**
 - THE SITE SHALL PROVIDE PUBLIC AND PRIVATE OPEN SPACE IN THE APPROXIMATE AMOUNTS LISTED ABOVE IN ACCORDANCE WITH THE ORDINANCE.
- FIRE PROTECTION:**
 - RESERVED
- SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- LIGHTING:**
 - ALL NEW LIGHTING (DETACHED AND ATTACHED) SHALL BE DOWNWARD DIRECTED, FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT.
- PHASING:**
 - RESERVED
- AMENDMENTS TO THE REZONING PLAN**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE CURRENT APPLICANT OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - 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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PEPSI SOUTHEND

CHARLOTTE, NORTH CAROLINA

BAINBRIDGE COMPANIES

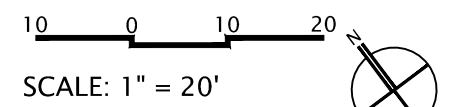
1616 EVANS RD., SUITE 104

CARY, NC 27513

919.462.1275

REZONING PETITION

FOR PUBLIC
HEARING
2015-123



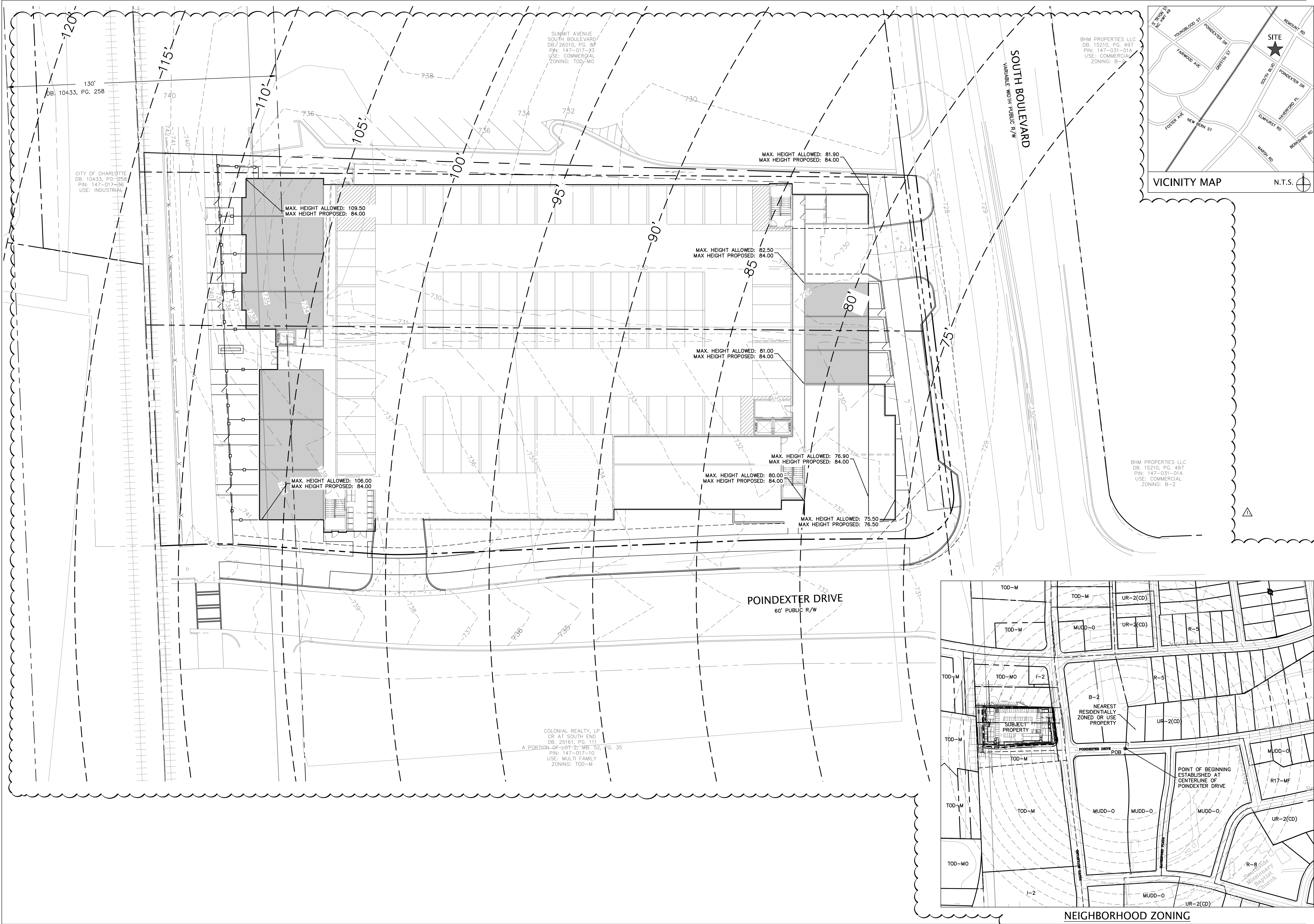
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DRAWN BY: DK
CHECKED BY: TH

SCHEMATIC
SITE PLAN

SEPTEMBER 8, 2015

REVISIONS:
11.13.15 PER CITY REVIEW

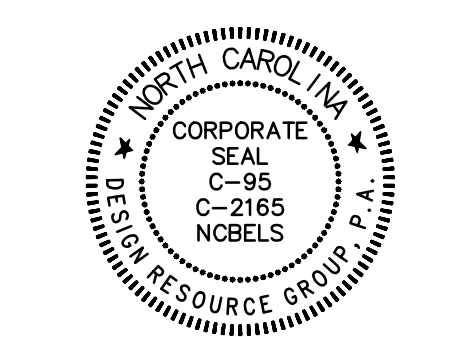
RZ 1.0



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REZONING PETITION

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2015-123

SCALE: 1" = 20'

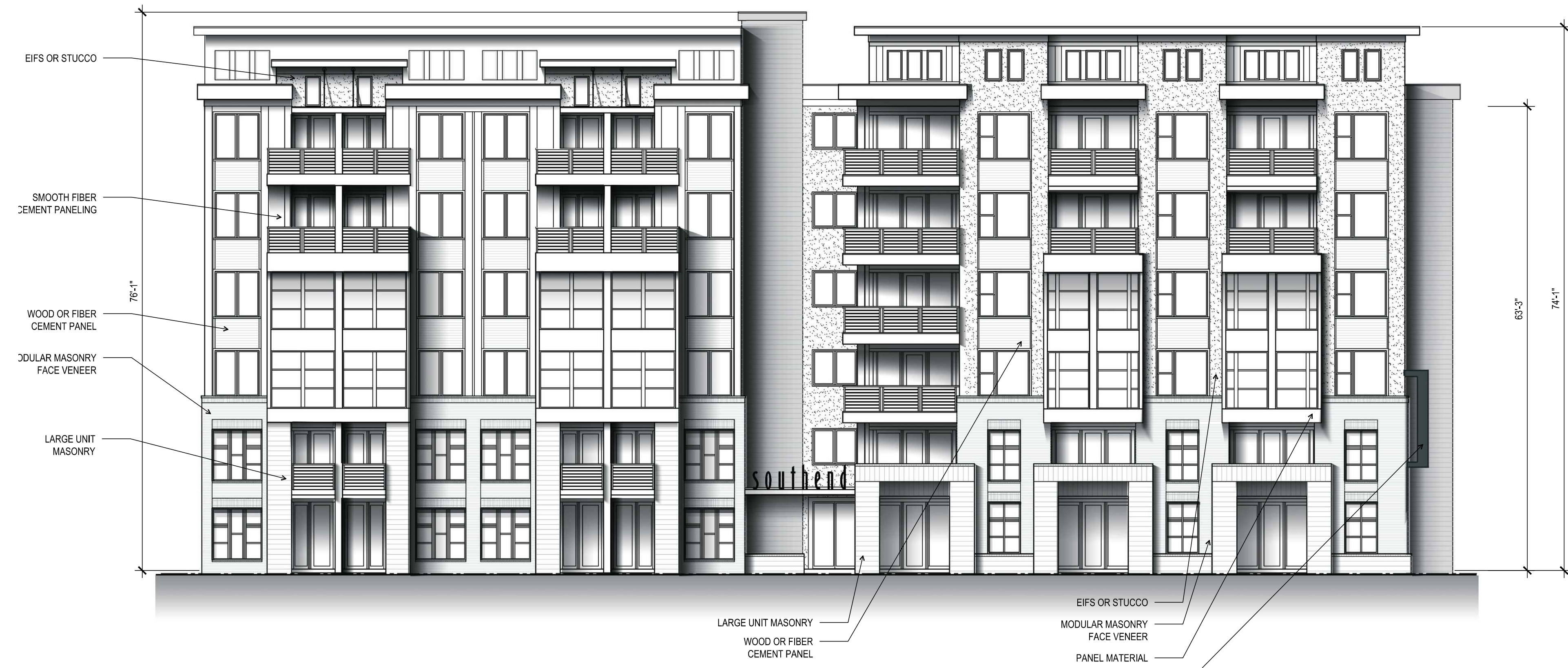
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DRAWN BY: DK
CHECKED BY: TH

**HEIGHT
STUDY**

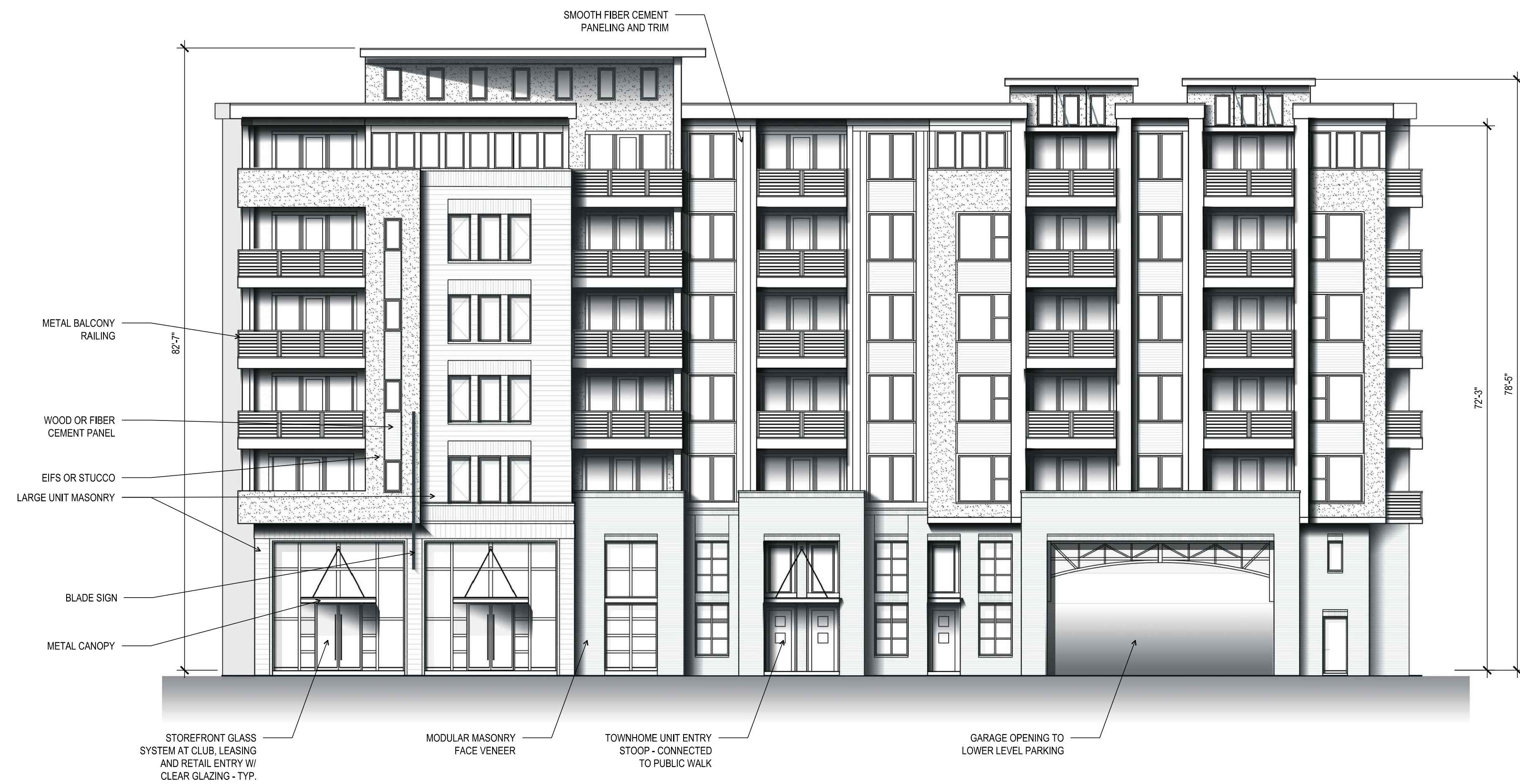
SEPTEMBER 8, 2015

REVISIONS:
11.13.15 PER CITY REVIEW

RZ 2.0



2 LIGHT RAIL ELEVATION
A.I.D. 3/32" = 1'-0"



1 SOUTH BLVD ELEVATION
A.I.D. 3/32" = 1'-0"

BAINBRIDGE SOUTHBEND
SOUTH BLVD. & LIGHT RAIL ELEVATIONS
CHARLOTTE, NORTH CAROLINA

PROJECT A-1511

SOUTH BLVD. &
LIGHT RAIL
ELEVATIONS

NOVEMBER 12, 2015

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

A.I.D.

