

REVISIONS

ENGINEERING AND SURVEYING, INC.  
 LICENSED PROFESSIONAL ENGINEERING  
 LICENSE NO. 12157 (P.E.)  
 4400 TYNING STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-8800 FAX: (336) 812-8780

**BRC Salome Church, LLC**  
 Development Standards  
 12/21/15  
 Rezoning Petition No. 2015-133  
 Site Development Data:  
 -Acres: 22.15  
 -Tax Parcel #: 029-051-07, 08, 10, 11, 15, 20 and 26  
 -Existing Zoning: R-3 and R-22MF(CD)  
 -Proposed Zoning: R-12MF(CD)  
 -Existing Uses: Vacant  
 -Proposed Uses: Up to 228 residential dwelling units (multi-family, duplex, triplex and quadplex) together with accessory uses, as allowed in the R-12MF zoning district.  
 -Maximum Building Height: Not to exceed three (3) stories or 48 feet building height will be measured as defined by the Ordinance.

**1. General Provisions:**  
 a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BRC Salome Church, LLC, ("Petitioner") to accommodate the development of a 228 unit multi-family community on approximately 20.00 acre site located on the west side of Salome Church Road between N. Tyson Street and Mallard Creek Road (the "Site").  
 b. **Zoning District/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 R-12MF 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 this section);
- ii. minor and do not 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 is not closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; 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 site version 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 12. 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 buildings located on the Site.

**2. Permitted Uses & Development Area Limitation:**  
 a. The Site may be developed with up to 228 residential dwellings units (multi-family, duplex, triplex and quadplex) together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.  
 b. Surface parking areas (not including on-street parallel parking) will not be allowed between Salome Church Road, the proposed public streets and the proposed buildings, except that parking areas and maneuvering for parking will be allowed between the proposed clubhouse and Salome Church Road as generally depicted on the Rezoning Plan. Parking areas may be located next to (alongside) the proposed buildings and adjacent to Salome Church 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 Salome Church Road in the manner generally depicted on the Rezoning Plan.  
 b. The southernmost access to Salome Church Road will be designed as a driveway to be used only by emergency vehicles. As a result access to this driveway will be restricted/controlled so that the driveway may not be used by tenants and visitors to the Site.  
 c. The Petitioner will as part of the development of the Site construct two internal public streets as required by the Subdivision Regulations and as generally depicted on Rezoning Plan (these streets will be constructed to meet the standards for a "Local Residential Wide Street"). The final alignment and configuration of the internal Public Streets may be changed to accommodate changes to the building placement and to accommodate other modifications required due to final site grading, and utility installations.  
 d. The 27 foot building and parking setbacks along the internal public streets may be measured from the minimum 51 foot right-of-way line established on the Rezoning Plan.  
 e. The Petitioner will improve Salome Church Road as generally depicted on the Rezoning Plan. The improvements along Salome Church Road will include the required left turn lanes, an 11 foot southbound through lane, two-half (2.5) foot curb and gutter, an eight (8) foot planting strip, and an 11 foot asphalt multi-use trail.

i. The Petitioner will work with CDOT to set the proposed curb and gutter to include the improvements described above plus the additional pavement needed to create a future second southbound through lane on Salome Church Road, as generally depicted on the Rezoning Plan. The Petitioner will provide the necessary improvements to construct a future second southbound through lane if the Petitioner and City enter into Pavement Widening Reimbursement Agreement that will reimburse the Petitioner for the cost of the pavement associated with a future second southbound through lane. Due to the nature of the widening by the Petitioner the amount of pavement needed for the future second southbound through lane will be less than a full lane width.  
 a. The Petitioner will provide an 11 foot asphalt multi-use trail and an eight (8) foot planting strip along the Site's frontage on Salome Church Road. The 11 foot multi-use trail will be constructed in lieu of a sidewalk along Salome Church Road. Along the two (2) new public streets eight (8) foot planting strips and six (6) foot sidewalks will be constructed along both sides as generally depicted on the Rezoning Plan.  
 b. The Petitioner will construct northbound left turn lanes on Salome Church Road to serve the Site's two proposed public street connections to Salome Church Road as generally depicted on the Rezoning Plan.  
 c. The Petitioner will dedicate, and convey in fee simple, 50 feet of right-of-way from the existing centerline of Salome Church Road to the City of Charlotte when the R/W for the Site's internal public streets is dedicated. Due to the re-alignment of Salome Church Road as called for by adopted thoroughfare plan the dedication of additional right-of-way will only be required on the portion of Salome Church Road designated as a major thoroughfare.  
 d. The placement and configuration of the vehicular access point is subject to 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.  
 e. 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 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 facade may vary but in no case be less than 30%.  
 d. Meter banks will be screened from adjoining properties and from Salome Church Road.  
 e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.  
 f. Dumpster and recycling area 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 buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

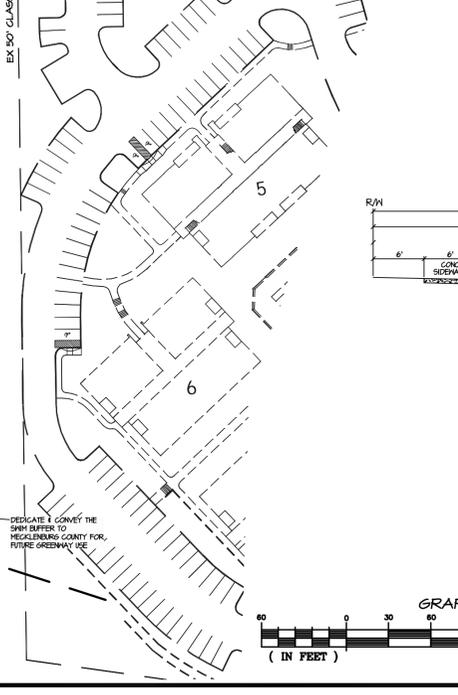
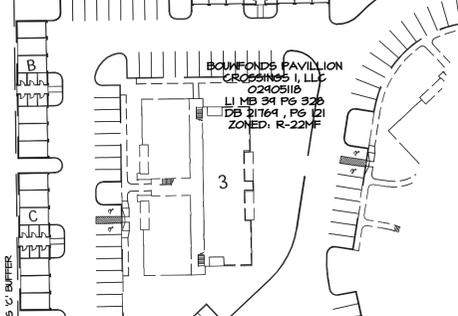
**5. Streetscape, Buffers, Yards, Open Space and Landscaping:**  
 a. A 30 foot setback as measured from the future right-of-way of Salome Church Road will be provided as generally depicted on the Rezoning Plan. A setback as required by the Ordinance will be provided along the internal public streets.  
 b. 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 Salome Church Road and the internal public streets 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 generally depicted on the Rezoning Plan.  
 c. A 50 foot Class C Buffer will be provided where the Site abuts existing single-family zoning as generally depicted on the Rezoning Plan. The Petitioner reserves the right to reduce the width of this buffer by 25% as allowed by the Ordinance (the installation of a fence or berm). If the use or zoning on the adjoining parcel changes so a buffer is no longer required by the Ordinance then the buffer may be eliminated. Utilities may cross the proposed buffer at angles no greater than 75 degrees. Storm water drainage swales with and without rip rap may also cross the buffer at angles no greater than 75 degrees.  
 d. The Petitioner will plant trees to provide screening for adjacent properties on Salome Church Road at a rate of one (1) large maturing tree (2" caliper at installation) and two (2) small maturing trees (2" caliper at installation) for every 100 lf of building width oriented toward Salome Church Road. Trees to be planted within the 30' setback and located between the building facade and right of way. These trees will be in addition to the perimeter street trees required by the Tree Ordinance.  
 e. Parking lots will be screened with evergreen shrubs, at least 2 to 2 1/2 feet tall with a minimum spread of 2 feet at installation, planted no further than 5 feet apart. They will meet CLOSM Section 12.304.  
 f. The other screening requirements of the Ordinance will also be met. Parking lots will be screened from internal private streets if applicable.  
 g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

**6. General Design Guidelines:**  
 a. Buildings shall front the side of a building that has windows will also be considered a front) a minimum of 50% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).  
 b. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (recesses, projections, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.  
 c. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

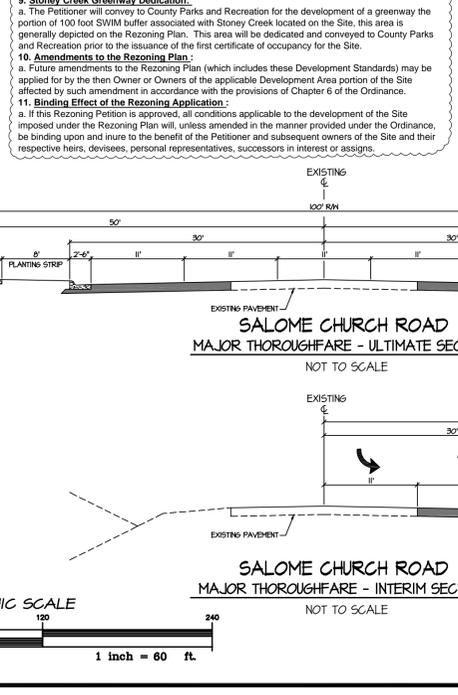
**7. Environmental Features:**  
 a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.  
**8. 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 20 feet in height. No wall pack type lighting will be allowed, but architectural lighting on building facades will be permitted.  
**9. Stoney Creek Greenway Dedication:**  
 a. The Petitioner will convey to County Parks and Recreation for the development of a greenway the portion of 100 foot SWM buffer associated with Stoney Creek located on the Site. This area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to County Parks and Recreation prior to the issuance of the first certificate of occupancy for the Site.  
**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.

**12. Other Provisions:**  
 a. The Petitioner will dedicate, and convey in fee simple, 50 feet of right-of-way from the existing centerline of Salome Church Road to the City of Charlotte when the R/W for the Site's internal public streets is dedicated. Due to the re-alignment of Salome Church Road as called for by adopted thoroughfare plan the dedication of additional right-of-way will only be required on the portion of Salome Church Road designated as a major thoroughfare.  
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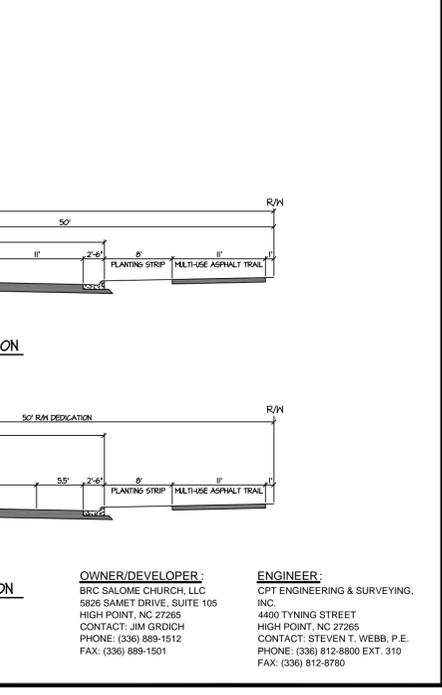
**13. Other Provisions:**  
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**SCHEMATIC SITE PLAN**  
**SALOME CHURCH ROAD**  
 BRC SALOME CHURCH, LLC  
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE: 1" = 60'  
 DATE: 12/21/2015  
 PROJECT: 156-01  
 DRAWN BY: TGL  
 SHEET: RZ-2

**OWNER/DEVELOPER:**  
 BRC SALOME CHURCH, LLC  
 5825 SACKET DRIVE, SUITE 105  
 HIGH POINT, NC 27265  
 CONTACT: JIM GRDICH  
 PHONE: (336) 889-1511  
 FAX: (336) 889-1501

**ENGINEER:**  
 CPT ENGINEERING & SURVEYING, INC.  
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 CONTACT: STEVEN T. WEBB, P.E.  
 PHONE: (336) 812-8800 EXT. 310  
 FAX: (336) 812-8780

Dec 23, 2015 F:\P\0615156-01\MS-DOT\ZONING PLAN 12-16-15.dwg Tdb Name: RZ-2 SCHEMATIC SITE PLAN



**04** ELEVATION: Building Type II Front & Rear  
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



**03** ELEVATION: Building Type II Right & Left  
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



**02** ELEVATION: Building Type I Front & Rear  
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



**01** ELEVATION: Building Type I Right & Left  
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

**SALOME CHURCH ROAD**

Proposed Apartment Building  
 Salome Church Rd., Charlotte, NC

Note:

These elevations 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 these illustrations as long as the general architectural concepts and intent illustrated is maintained).