

Greystar GP II, LLC
Development Standards
05/19/16
Rezoning Petition No. 2016-024

Site Development Data:

—Acreage: ± 6.01 acres net of existing right-of-way.

—Tax Parcel #: 185-021-34 and 36

—Existing Zoning: R-3 and R-8MF(CD)

—Proposed Zoning: UR-2(CD)

—Existing Uses: A fraternal organization and a single-family home.

—Proposed Uses: Up to 158 age restricted 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: As indicated on the Rezoning Plan the proposed buildings will be a three (3) story buildings and will not exceed 40 feet. The allowed building height will be measured as required by the Ordinance.

—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 Greystar GP II, LLC ("Petitioner") to accommodate the development of a 158 unit age restricted residential community on approximately 6.01 acre site located on west side of Randolph Road adjacent to Randolph Oaks Court (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. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or

ii. 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-1; or

iii. 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 three (3). 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 158 age restricted multi-family dwelling units (an "Age Restricted Community") together with accessory uses allowed in the UR-2 zoning district.

b. Surface parking lots, drop off zones, teaser parking shall only be permitted between the building and Randolph Road as generally depicted on the Rezoning Plan. Surface parking lots may be located on the sides of the building.

Age restricted or an age restricted community shall mean: (i) a community intended and operated for occupancy by persons 55 years of age or older; (ii) a community where 100% of the units have at least one occupant who is 55 years of age or older; (iii) the community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (iv) the community must comply with HUD's regulatory requirements for age verification of residents.

3. Access and Transportation:

a. Access to the Site will be from Randolph Road in the manner generally depicted on the Rezoning Plan. The Site's northern access point will be designed with a "pork chop" type median to restrict movements from this driveway to right-in/right-out.

b. The placement and configuration of the vehicular access points 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 in accordance with applicable published standards.

c. 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.

d. The Site's access points may be gated, the location and design of the proposed gates to be determined during the building permit process.

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, canopies, and on handrails/railings.

b. Meter banks will be screened from adjoining properties and from Randolph Road.

c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

d. 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. Dumpster enclosures will not directly abut the back of a sidewalk. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A 38 foot setback as measured from the existing back of curb along Randolph Road will be provided. The inner 20 feet of the setback will be a transition zone and may be utilized for private open space court yards/patios for the ground floor units located along Randolph Road, low walls and back flow preventers may also be located within the 20 foot transition zone. Low (not to exceed four (4) feet) decorative fences may be used to enclose these private court yards, but, must be located a minimum of two (2) feet behind the multi-use trail.

b. Cantilevered balconies located on the second and third floors may extend up to two (2) feet into the transition zone described in above in note 5.a.

c. An eight (8) foot planting strip and a 10 foot paved multi-use trail will be provided along the Site's frontage on Randolph Road as generally depicted on the Rezoning Plan.

d. A 45 foot Class C landscape Buffer will be established along the majority Site's western property boundary abutting the existing single-family homes as generally depicted on the Rezoning Plan. At the southern end of the buffer the wall may be reduced to 26 feet to accommodate a turnaround area. The Petitioner will construct an eight (8) foot tall decorative opaque fence on the inner edge of the landscape buffer as generally depicted on the Rezoning Plan. The Petitioner will also utilize a combination of existing trees, and new evergreen and deciduous trees to meet the Class C Buffer of requirements for a 45 foot landscape Buffer to screen and buffer the proposed development from the adjoining residence. The number of trees within the landscape buffer will exceed the Class C Buffer requirements, a minimum of 12 trees per 100 linear feet will be provided within the landscape buffer. The outer 13 feet of the buffer will be an undisturbed tree save area.

e. A 26 foot Class C landscape Buffer will be established along the Site's southern property boundary abutting the existing single-family homes as generally depicted on the Rezoning Plan. The Petitioner will construct an eight (8) foot tall decorative opaque fence on the inner edge of the landscape buffer as generally depicted on the Rezoning Plan. The Petitioner will also utilize a combination of existing trees, and new evergreen and deciduous trees to meet the Class C Buffer of requirements for a 26 foot landscape Buffer to screen and buffer the proposed development from the adjoining residence. The number of trees within the landscape buffer will exceed the Class C Buffer requirements, a minimum of 7.5 trees per 100 linear feet will be provided within the landscape buffer.

f. A 15 foot landscape buffer will be established along the northern property boundary adjacent to the existing town homes. The Petitioner will construct an eight (8) foot tall decorative opaque fence along the inner edge of the buffer as generally depicted on the Rezoning Plan. The Petitioner will provide landscaping in the buffer made up of a combination of existing trees, new evergreen and deciduous trees; a minimum of eight (8) new trees will be provided within the 15 foot landscape buffer to screen and buffer the proposed development from the adjoining town homes.

g. Retaining walls may not be located within the undisturbed portion of the proposed landscape buffers.

h. The Petitioner will utilize its best efforts to preserve existing trees within the buffers as generally depicted on the Rezoning Plan.

i. A 115 foot rear yard will be provided along the western property line adjacent to the homes on Montclair Avenue as generally depicted on the Rezoning Plan.

j. A 26 foot side yard will be provided along the southern property line as generally depicted on the Rezoning Plan.

k. A 50 foot side yard will be provided along the northern property line as generally depicted on the Rezoning Plan.

l. Accessory structures and uses including but not limited to parking areas, detached garages, dumpsters and recycling containers, retaining walls, tree save areas, open space, storm water and water quality structures may be located within the side and rear yards established on the Site (but outside of the proposed landscape buffers) as generally depicted on the Rezoning Plan.

m. Utilities may cross required buffers 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.

n. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Randolph Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

o. Screening requirements of the Ordinance will be met.

p. Above ground backflow preventers will be screened from public view and will be located outside of the proposed buffers and outside of required setbacks except that they may be located within the transition zoned described in note 5.a.

6. General Design Guidelines:

a. The residential units on the ends of the buildings (building fingers) that are closest to the western property line will not have balconies that are oriented to the rear of the homes on Montclair Avenue.

b. 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.

c. The scale and massing of buildings longer than 150' along a street shall be minimized by utilizing a combination of the following options: (i) varied roof lines through the use of slopes, modulated buildings heights, gables, dormers or innovative architectural solutions; (ii) utilize building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (iii) utilize horizontal variation of a minimum of 8 inches and vertical variations of a minimum of 24 inches in wall planes; or (iv) provide enclosed balconies.

d. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: (i) provide a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); (ii) utilize horizontal and vertical variations in wall planes; and/or (iii) provide architectural protrusion.

e. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director or designee.

f. Building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrance through a combination of at least five (5) of the following features: (i) decorative pedestrian lightings/cones; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced

or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.

Common and private individual entrances will be provided along Randolph Road at intervals of no greater than 125 feet.

h. Where a building is served by common entrances (not individual unit entrances) and cannot achieve the interval spacing, common usable open spaces, amenity areas or courtyards can be utilized to break up the wall plane.

i. Individual residential unit entrances oriented to Randolph Road should give the appearance of a front door orientation rather than a back patio design and will provide a pedestrian connection to the proposed multi-use trail/sidewalk on Randolph Road.

j. The ground floor shall architecturally differentiate active ground floor uses such as common areas, lounges, amenity areas or leasing offices from the residential uses or upper stories.

k. The allowed accessory non-residential uses located on ground floor of the building shall maintain a high level of visibility through the use of clear glass, larger windows and a unobstructed view from Randolph Road into the space when located along Randolph Road.

l. Balconies will be design so that their size and location maximize their intended use for open space. The balconies may encroach into the transition zone above the first story of the building.

m. All facades shall incorporate windows, arches, balconies or other architectural details along with varying building materials, or roof lines or building offsets.

7. Open Space:

a. The ground level amenity courtyard will be improved as a usable open space area for the residents of the Site. The amenity courtyard will be have a minimum of 4,000 square feet of improved open space area as generally depicted on the Rezoning Plan.

8. 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.

9. Signage:

a. Signage as allowed by the Ordinance will be provided.

10. 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 16 feet in height.

11. Construction Staging and Timing of Construction.

a. Staging for the development of the Site will not be allowed on the adjoining

single-family zoned properties.

b. The Petitioner will use good faith efforts to direct the general contractor for the Site to not begin outdoor construction activity on the Site on Saturday mornings before 8:30 AM EST. The Petitioner will also use good faith efforts to direct the general contractor for the Site to avoid late night concrete pours.

12. **CATS Bus Waiting Pad:** The Petitioner will construct a bus stop waiting pad for the existing bus stop on Randolph Road as part of the development of the Site.

13. Amendments to the Rezoning Plan:

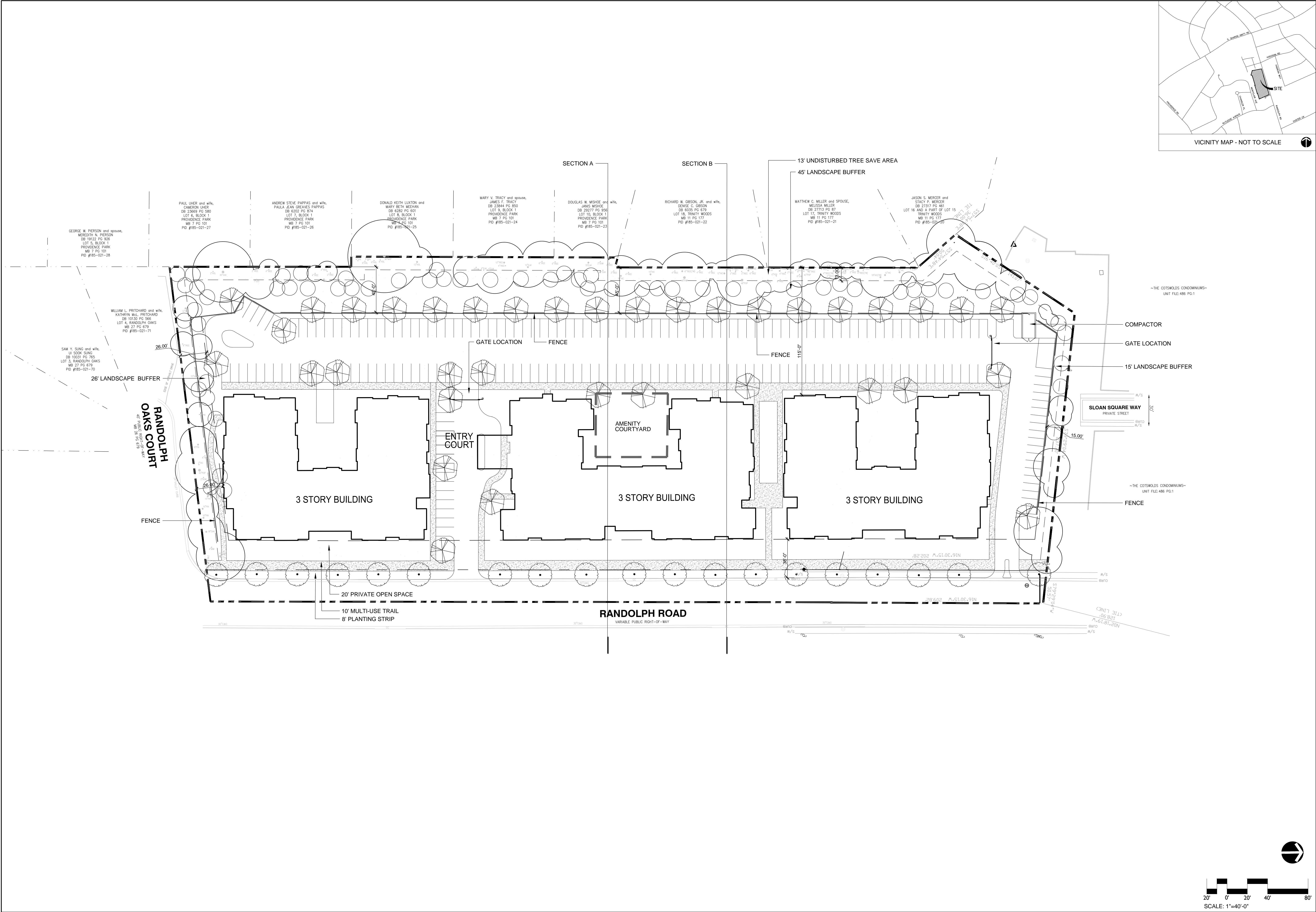
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

14. 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.

REVISIONS:

DATE: JUNE 1, 2016
DESIGNED BY: ND
DRAWN BY: DP
CHECKED BY: ND
SCALE: 1"=40'
PROJECT #: 1015346
SHEET #:
RZ-1



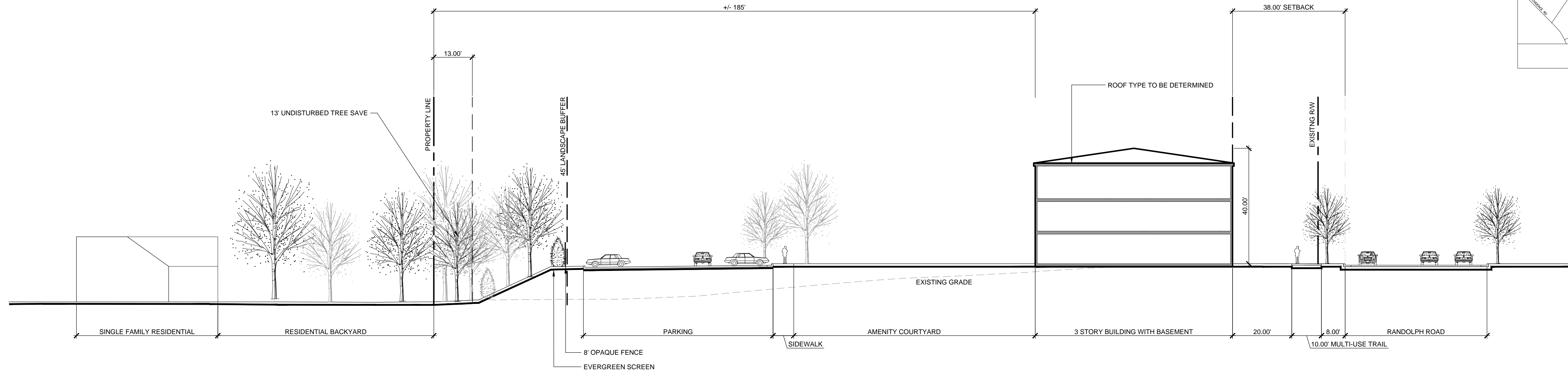
OVERTURE COTSWOLD
REZONING PETITION # 2016-024
CHARLOTTE, NC
SCHEMATIC SITE PLAN

DATE: JUNE 1, 2016
DESIGNED BY: ND
DRAWN BY: DP
CHECKED BY: ND
SCALE: 1"=40'
PROJECT #: 1015346
SHEET #:
RZ-2

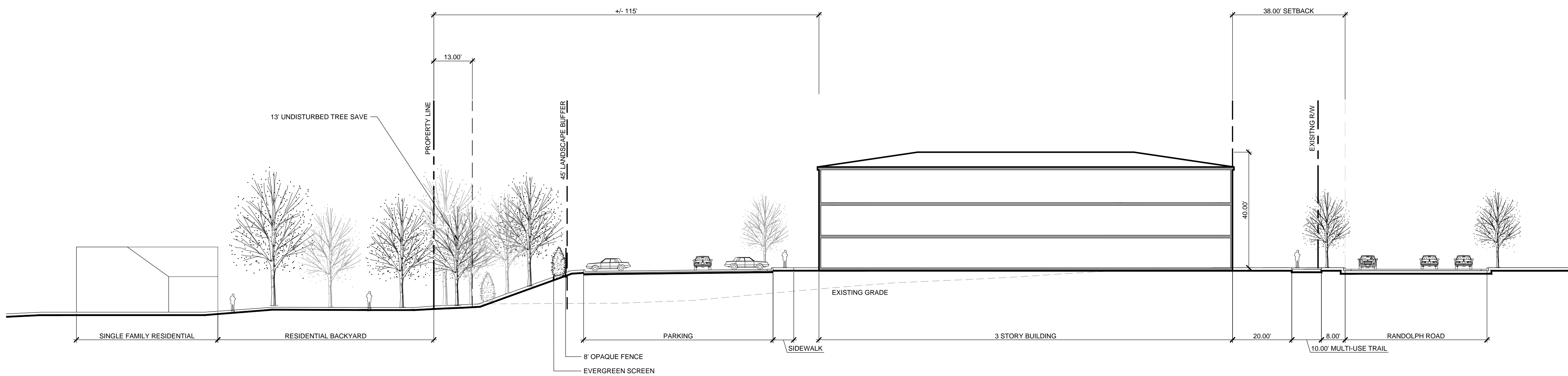
GREYSTAR

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REVISIONS:

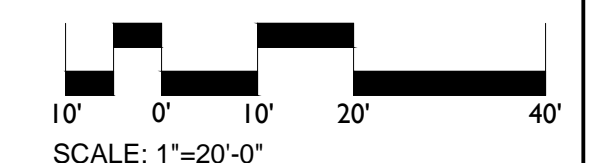
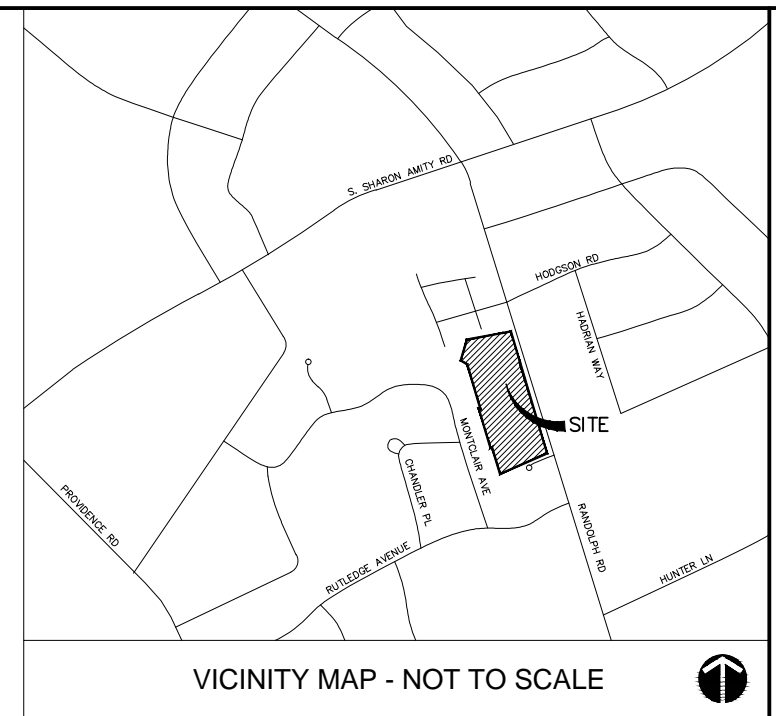


SECTION A
SCALE: 1" = 20'



SECTION B
SCALE: 1" = 20'

NOTES:
Proposed grades are schematic in nature, final grades will be determined during the building permit process, and may vary from what is schematically illustrated.



SCALE: 1"=20'-0"