

DEVELOPMENT STANDARDS

General Provisions

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development multi-family apartment units. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential multi-family dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a driveway connection to Reames Road at a location reviewed by CDOT as generally identified on the concept plan for the site.

b. Parking areas, including parking spaces in lots, garages, and on street parking, are appropriately indicated on the concept plan for the site.

c. Petitioner will provide for a northbound Reames Rd left turn storage lane with appropriate bay taper length at Brookline Ridge Drive.

d. All off-site transportation improvements will be approved, constructed or secured by a bond or letter of credit prior to the issuance of the site's first certificate of occupancy.

e. All public rights of way proposed for this development shall be dedicated prior to issuance of the site's first certificate of occupancy.

f. The petitioner agrees to grant an easement to CATS for the proposed bus stop to be paid for & constructed by Petitioner if existing or proposed R/W along Reames provides insufficient space.

Architectural Standards

a. Buildings with frontage on Reames Road will have facades that face Reames Road.

b. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side wall or rear wall of a building, the side wall or rear wall may be substituted for a side.

c. All roof mounted mechanical equipment will be screened from view from adjoining public rights of way and adjoining properties as viewed from grade.

d. Exterior walls of the apartment buildings exclusive of windows and doors and other openings shall be constructed with a minimum of 30% masonry materials including brick, stone, brick veneer and/or simulated stone. Vinyl shall not be used as an exterior wall material.

e. Sheet RZ-3 represents a typical building elevation for the apartment buildings.

f. Illustration of the buildings are intended to demonstrate the general character and scale of the proposed buildings, but the exact design and design details are subject to modification, however the prior minimum requirements shall remain.

g. Blank Walls - Building elevations facing public or private streets shall not have expanses of blank walls greater than 20 feet.

h. Architectural features such as, but not limited to, banding, medallions, building articulation, a change in materials will be provided to avoid unarticulated blank walls.

Streetscape and Landscaping

Reserved

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. Storm water and water quality facilities will be designed as part of the overall site landscaping plan.

b. Areas shown on the site plan as 'tree save' areas are general in nature and the exact location and delineation of required tree save areas will be finalized as part of the design review process.

Landscaping

a. Buffers indicated on the rezoning plan may be eliminated or reduced if the adjoining uses or zoning changes to no longer require a buffer.

b. Tree save will be provided in accordance with Ordinance requirements. Final location of tree save areas will be determined during construction document submittal and permitting.

Parks, Greenways, and Open Space

a. Outdoor site amenities will include, but not be limited to: a swimming pool with outdoor grilling and shade structure(s). Other open space will include passive recreation pathways and seating areas, as well as ornamental landscaping. Central open space may include opportunities for court play, such as sand volleyball, corn hole, etc.

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires, with a maximum height of 21 feet

Phasing

Reserved

DEVELOPMENT DATA TABLE:

TAX PARCEL ID INCLUDED IN REZONING:	02513501
REZONING SITE ACREAGE:	±14.21 AC
EXISTING ZONING (INCLUDING OVERLAYS & VESTINGS):	MX-1 (INNOV)
PROPOSED ZONING (INCLUDING OVERLAYS & VESTINGS):	UR-2 (CD) and five year vesting Multi-Family
PROPOSED USE:	235 Dwelling Units 16.54 Dwelling Units / AC
RESIDENTIAL UNITS PROPOSED:	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	N/A
MAXIMUM NUMBER OF BUILDINGS:	±344 Total Surface Parking Spaces ±330 Total Garage Parking Spaces ±374 Total Parking Spaces ±1.60 Parking Spaces per dwelling unit
PARKING PROPOSED:	As Prescribed in the Zoning Ordinance
PARKING RATIO:	As Prescribed in the Zoning Ordinance
FRONT YARD:	As Prescribed in the Zoning Ordinance
MIN. SIDE YARD:	As Prescribed in the Zoning Ordinance
REAR YARD:	As Prescribed in the Zoning Ordinance
MAX. FAR:	3 Story Max
PROPOSED BUILDING HEIGHT:	As Prescribed in the Zoning Ordinance
PARKING REQUIRED:	As Prescribed in the Zoning Ordinance
OPEN SPACE:	15% of the Overall Site ±14.21 AC x 15% = 2.13 AC
TREE SAVE REQUIRED:	15% min.
TREE SAVE PROVIDED:	Compactor (Private Contractor)
WASTE MANAGEMENT:	

This Plan Is A Preliminary Design. NOT Released For Construction.

0' 60' 120' 240'

SCALE: 1"=60'

No.	Date	By	Description
1	3/21/16	MDL	REVS PER STAFF & PETITIONER COMMENTS
2	8/22/16	MDH	SITE PLAN REVISIONS PER STAFF COMMENTS
3	9/22/16	MDH	SITE PLAN REVISIONS PER STAFF COMMENTS
4	10/20/16	MDL	SITE PLAN REVISIONS
5	11/23/16	MDL	SITE PLAN REVISIONS

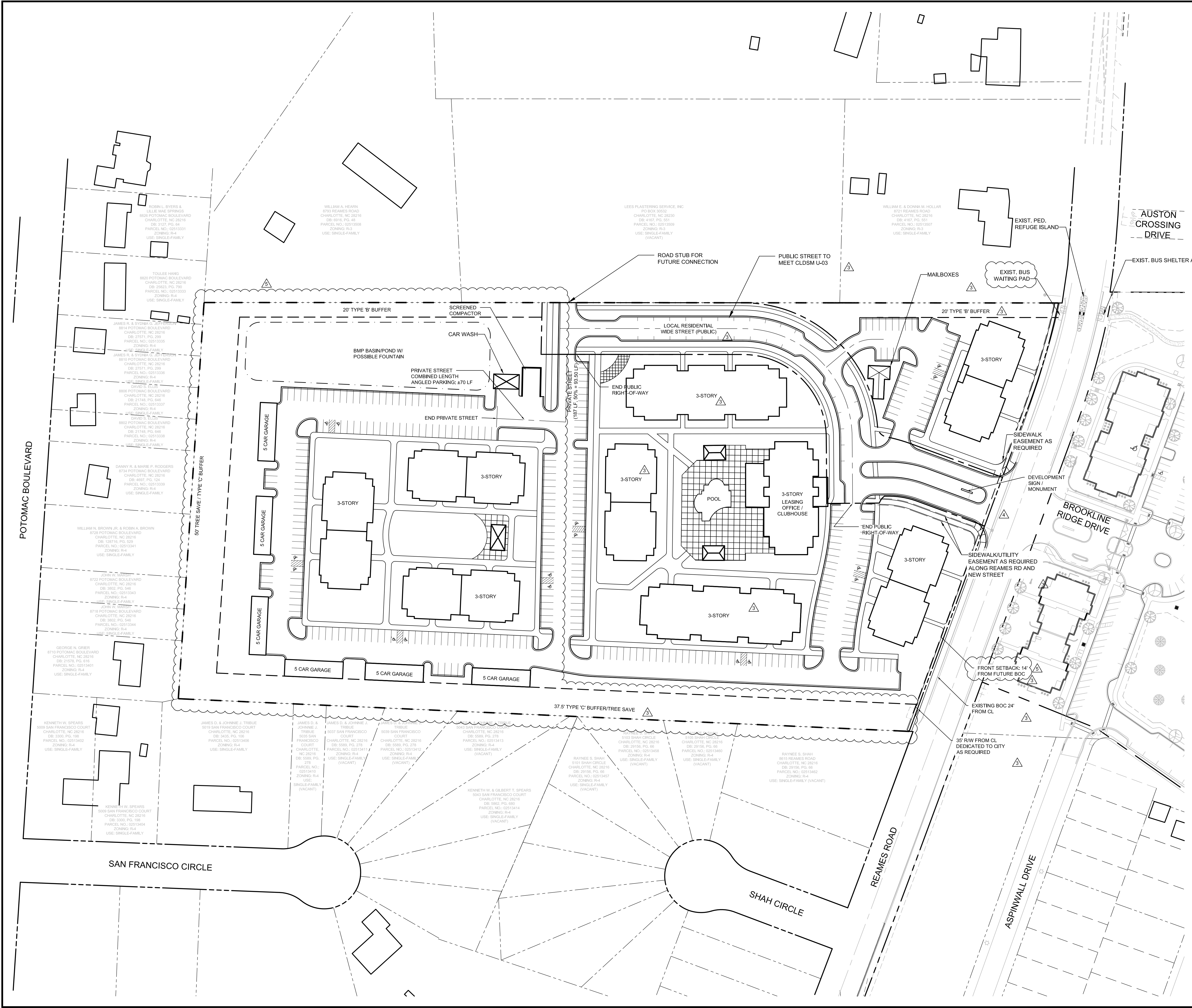
Landworks
Design Group, P.A.
7821 Little Avenue, Suite 111
Charlotte, NC 28226
704-441-6804 fax 704-441-6804

BROOKLINE WEST APARTMENTS
OWNER: BROOKLINE RESIDENTIAL, LLC
PROJECT SITE ADDRESS: 8720 REAMES ROAD
CHARLOTTE, NC 28269

TECHNICAL DATA SHEET

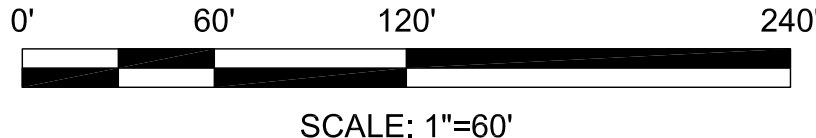
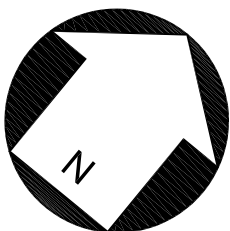
Project Manager: MDL
Drawn By: SDW
Checked By: MDL
Date: 01/25/2016
Project Number: 15038
Sheet Number:

RZ-1
PETITION # 2016-053
SHEET # 1 OF 3



BUFFER PLANTING:
NORTH BUFFER: (CLASS 'B' 20' WIDE)
REQUIRED: (40 SHRUBS - 30"HT. + 6 TREES - 3" CAL./ PER 100 L.F.)
PROVIDED: AS PRESCRIBED IN THE ZONING ORDINANCE
SOUTH BUFFER: (CLASS 'B' 37.5' WIDE)
REQUIRED: (40 SHRUBS - 30"HT. + 7 TREES - 3" CAL./ PER 100 L.F.)
PROVIDED: AS PRESCRIBED IN THE ZONING ORDINANCE
WEST BUFFER: (CLASS 'C' 50' WIDE)
REQUIRED: (20 SHRUBS - 30"HT. + 9 TREES - 3" CAL./ PER 100 L.F.)
PROVIDED: AS PRESCRIBED IN THE ZONING ORDINANCE

This Plan Is A
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NOT Released For
Construction.



REVISIONS:				
No.	Date	By	Description	
1	3/21/16	MDL	REVS PER STAFF & PETITIONER COMMENTS	
2	8/22/16	MDH	SITE PLAN REVISIONS PER STAFF COMMENTS	
3	9/22/16	MDH	SITE PLAN REVISIONS PER STAFF COMMENTS	
4	10/20/16	MDL	SITE PLAN REVISIONS	
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Landworks

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7821 Little Avenue, Suite 111

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REZONING

SITE PLAN

Project Manager: MDL

Drawn By: SDW

Checked By: MDL

Date: 02/24/2016

Project Number: 15038

Sheet Number:

RZ-2

PETITION # 2016-053

SHEET # 2 OF 3

P:\2015 Jobs\15038 - Brookline West Apartments\CAD\15038 REZONE BASE - 8.19.16.dwg



Conceptual Illustration
January 15, 2016



Brookline West Apartments
8720 Reames Rd.
Charlotte, NC



Conceptual Illustration
January 15, 2016



Brookline West Apartments
8720 Reames Rd.
Charlotte, NC



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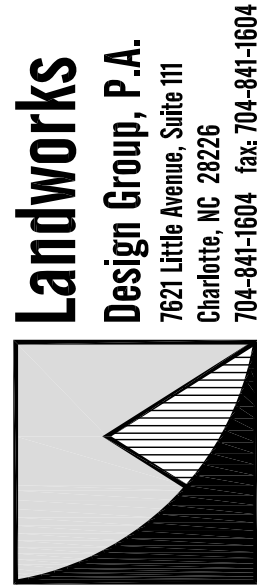
REVISIONS:			
No.	Date	By	Description
2	8/22/16	MDH	SITE PLAN REVISIONS PER STAFF COMMENTS

PERSPECTIVE
ILLUSTRATIONS

Project Manager: MDL
Drawn By: SDW
Checked By: MDL
Date: 02/24/2016
Project Number: 15038

Sheet Number:

RZ-3
PETITION # 2016-053
SHEET # 3 OF 3



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