

### DEVELOPMENT STANDARDS

**General Provisions**

- 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.
- 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.
- 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**

- 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.
- Parking areas, including parking spaces in lots, garages, and on street parking, are appropriately indicated on the concept plan for the site.
- Petitioner will provide for a northbound Reames Rd left turn storage lane with appropriate bay taper length at Brookline Ridge Drive.
- 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.
- All public rights of way proposed for this development shall be dedicated prior to issuance of the site's first building certificate of occupancy.
- The petitioner agrees to grant an easement to CATS for the proposed bus pad (to be paid for & constructed by Petitioner) if existing or proposed R/W along Reames provides insufficient space.

**Architectural Standards**

- Buildings with frontage on Reames Road will have facades that face Reames Road.
- Dumpler 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.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights of way and adjoining properties as viewed from grade.
- 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.
- Sheet RZ-3 represents a typical building elevation for the apartment buildings.
- 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 masonry commitment remains.
- Blank Walls - Building elevations facing public or private streets shall not have expanses of blank walls greater than 20 feet.
- Architectural features such as, but not limited to, banding, medallions, building articulation, a change in materials will be provided to avoid unarticulated blank walls.
- Maximum building height limited to 3 stories and 47 feet.

**Streetscape and Landscaping**

Reserved

**Environmental Features**

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

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

- 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**

- 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:	
RESIDENTIAL UNITS PROPOSED:	235 Dwelling Units
RESIDENTIAL DENSITY PROPOSED:	16.54 Dwelling Units / AC
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	N/A
MAXIMUM NUMBER OF BUILDINGS:	N/A
PARKING PROPOSED:	±344 Total Surface Parking Spaces ±330 Total Garage Parking Spaces ±374 Total Parking Spaces ±1.60 Parking Spaces per dwelling unit
PARKING RATIO:	
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. F.A.R.:	As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT:	3 Story Max
PARKING REQUIRED:	As Prescribed in the Zoning Ordinance
OPEN SPACE:	As Prescribed in the Zoning Ordinance
TREE SAVE REQUIRED:	15% of the Overall Site
TREE SAVE PROVIDED:	±14.21 AC x 15% = 2.13 AC 15% min.
WASTE MANAGEMENT:	Compactor (Private Contractor)

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

SCALE: 1"=60'

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
5	11/23/16	MDL	SITE PLAN REVISIONS
6	12/08/16	MDL	NOTE 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

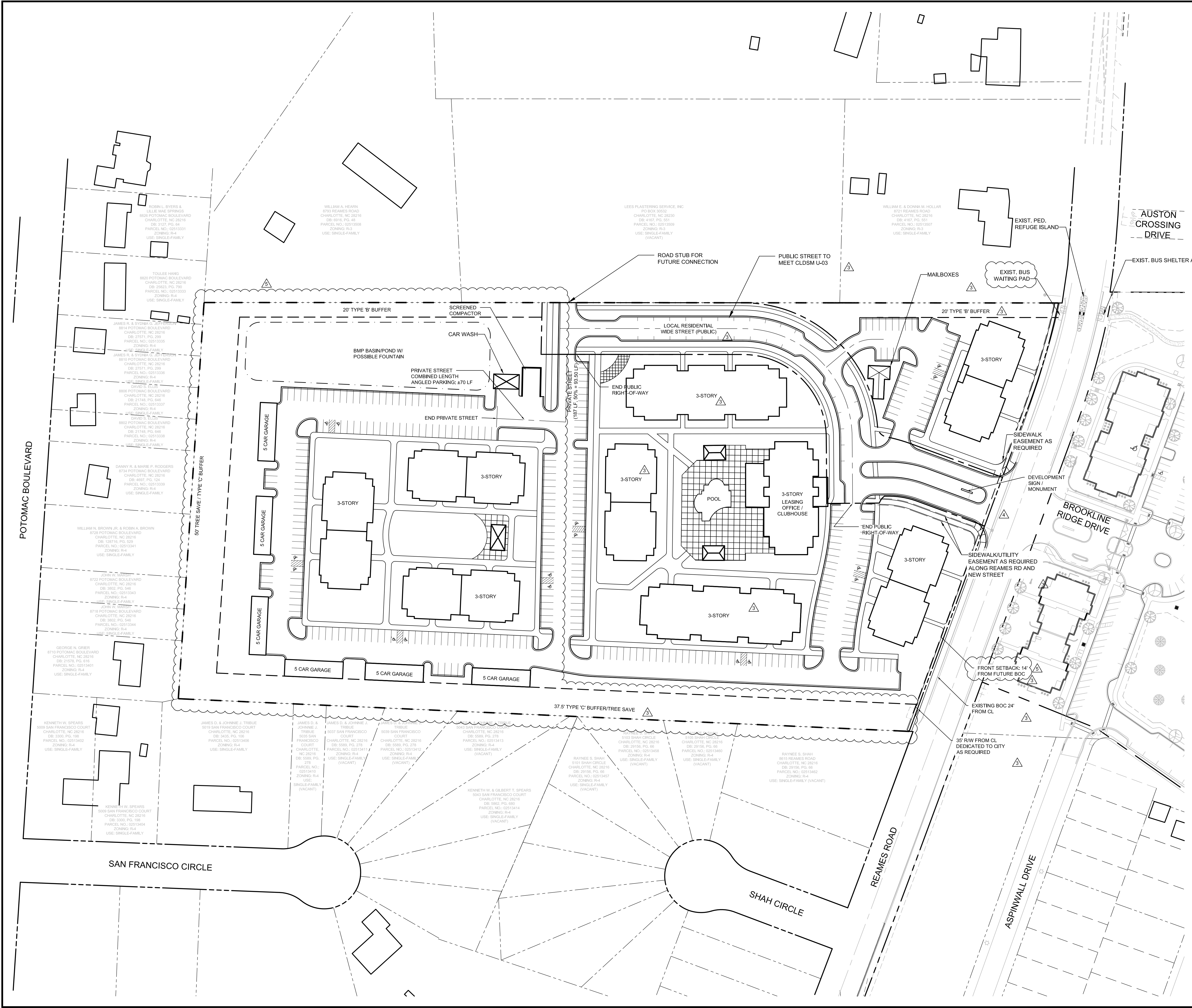
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# RZ-1

PETITION # 2016-053

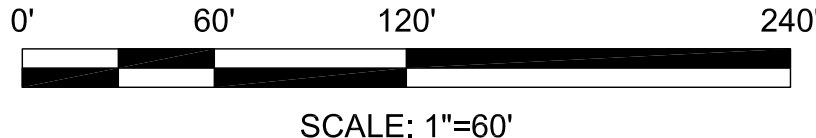
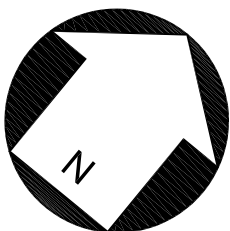
SHEET # 1 OF 3

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



**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  
Preliminary Design.  
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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704-441-6041 fax 704-441-6044

# BROOKLINE WEST APARTMENTS

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

## 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



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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

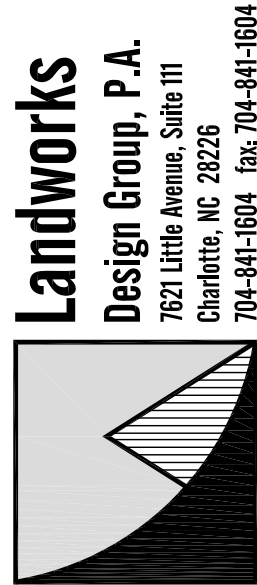
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Date: 02/24/2016

Project Number: 15038

Sheet Number:

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



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