

### 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 5.2 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 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 generally prohibited.
- Petitioner reserves the right to install a vehicle gate at the property entrance with the street network is extended to future development, at which time the gates will be disabled (left permanently open) to become an ornamental feature.

**Architectural Standards**

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following specific architectural details:

**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.

**Parks, Greenways, and Open Space**

Reserved

**Fire Protection**

Reserved

**Signage**

Reserved

**Lighting**

- Freestanding lighting on the site will utilize full cut-off luminaires.

**Phasing**

Reserved

### DEVELOPMENT DATA TABLE:

TAX PARCEL ID INCLUDED IN REZONING:	02513501
REZONING SITE ACREAGE:	±14.21 AC
EXISTING ZONING (INCLUDING OVERLAYS & VESTING):	MX-1 (INNOV)
PROPOSED ZONING (INCLUDING OVERLAYS & VESTING):	UR-2 (CD) Multi-Family
PROPOSED USE:	260 Dwelling Units 18.29 Dwelling Units / AC
RESIDENTIAL UNITS PROPOSED:	N/A
RESIDENTIAL DENSITY PROPOSED:	N/A
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	N/A
MAXIMUM NUMBER OF BUILDINGS:	N/A
PARKING PROPOSED:	429 Total Surface Parking Spaces 30 Total Garage Parking Spaces 459 Total Parking Spaces ±1.76 Parking Spaces per dwelling unit
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:	As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT:	As Prescribed in the Zoning Ordinance
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 As Prescribed in the Zoning Ordinance
WASTE MANAGEMENT:	Compactor (Private Contractor)

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

0' 60' 120' 240'

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	3/21/16	MDL	REVS PER STAFF & PETITIONER COMMENTS

**Landworks**  
Design Group, P.A.  
7821 Little Avenue, Suite III  
Charlotte, NC 28226  
704-441-6504 fax 704-441-6504

**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

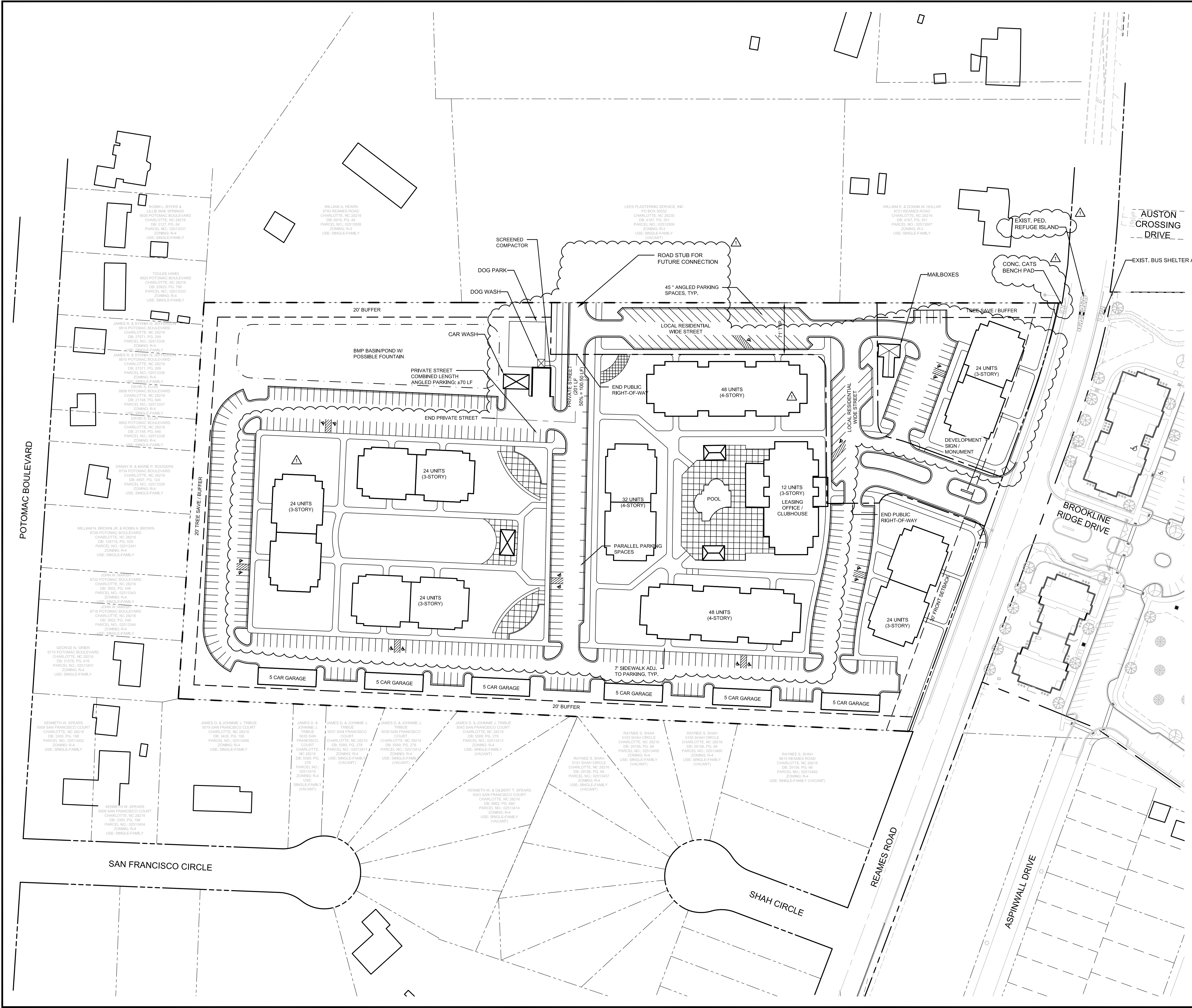
Checked By: MDL

Date: 01/25/2016

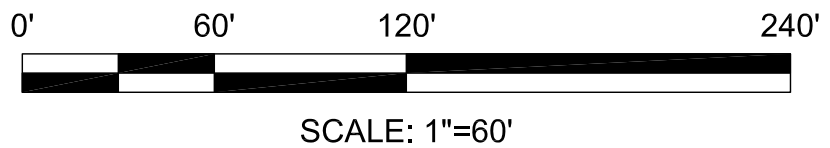
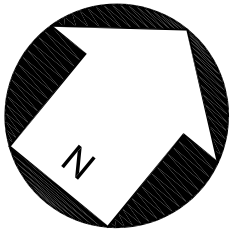
Project Number: 15038

Sheet Number:

**RZ-1**  
PETITION # 2016-053  
SHEET # 1 OF 2



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	

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 2



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

**REZONING  
SITE PLAN**