

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 5.81 acre site located on the west side of Ashley Road north of Joy Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 061-092-02.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, ones that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions outlined in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions, the stricter condition or existing requirements shall apply.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 164 multi-family units including up to 88 age restricted units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.
- A clubhouse building may be constructed on the Site in the general location depicted on the Rezoning Plan. The clubhouse building may contain, but not be limited to, a leasing and management office and amenities such as a fitness center, a recreation room and meeting space.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The maximum number of parking spaces allowed on the Site shall be limited to the maximum allowed in the UR-2 zoning district. The on-street parking spaces located on any new local public street to be constructed and installed on the Site shall not be considered or counted when determining the maximum number of parking spaces located on the Site.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- Petitioner shall construct the extension of Heywood Avenue through the site as generally depicted on the Rezoning Plan. This local public street shall be built to the local residential wide typical street section as specified in the Charlotte Land Development Standards.
- A left turn lane will be constructed at the intersection of Ashley Road and Joy Street. Final Design shall done during permitting.
- Bullard Street to be built to "Local Residential Wide" standard half-section along the site frontage.
- Construction of all transportation improvements and the dedication and fee simple conveyance of all rights of way shall be made to the City prior to issuance of the site's first building certificate of occupancy.

D. Architectural Standards

- The maximum height in feet of each building shall be 40-feet as measured from the average grade at the base of each building.
- The building materials used on the principal buildings constructed on the site is a combination of portions of the following building materials: masonry, precast concrete, cementitious siding. Vinyl or aluminum material may only be used on windows, soffits and or railings.
- The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may be used on portions of the roofs that cover porches or bay windows.
- Service Area Screening - Site service areas (dumpster, refuse areas, recycling and storage) shall be screened from view. All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
- Buildings shall have a minimum 10-foot separation from each other.
- Building placement and the design shall focus on and enhance the pedestrian environment through the following standards:
 - Building Street Frontage - Buildings shall be arranged and oriented to front along all network required streets as defined by the Subdivision Ordinance.
 - Building entrances shall be highly visible and architecturally treated as prominent pedestrian entrances.

E. Streetscape/Landscaping

- A 11-foot wide planting strip and a 8-foot wide sidewalk shall be installed along the west side of Ashley Road as generally depicted on the Rezoning Plan.
- Curb and gutter along with an 8-foot wide planting strip and 8 foot wide sidewalk shall be installed along the frontage of Bullard Street as generally depicted on the Rezoning Plan. Exact alignment of these improvements to be determined upon confirmation of City Right-of-Way conveyance from adjacent Owner(s).
- An 8-foot wide planting strip and an 8-foot wide sidewalk shall be installed along the frontage of Joy Street as generally depicted on the Rezoning Plan.
- Any buffers required as a result of the abandonment and redistribution of the right-of-way at the rear of the rezoning parcel shall be created within that redistributed \pm 20' of property.

F. Environmental

- Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- The Petitioner shall comply with City of Charlotte adopted Post Construction Controls Ordinance.
- The location, size and type of stormwater management system depicted on the rezoning plan is subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 22 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Signage

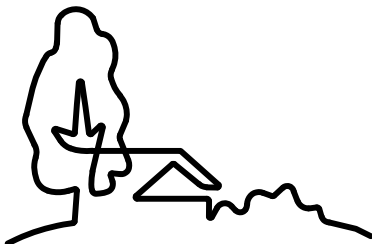
- Signage as allowed by City Ordinance.

I. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	061-092-02
TOTAL SITE AREA:	5.81 ACRES
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2(CD) 5-YR VESTED RIGHTS
SETBACKS:	
FRONT:	14' FROM BACK OF CURB
SIDE:	5'
REAR:	10'
PROPOSED USE:	APARTMENTS
MULTI-FAMILY AGE RESTRICTED	72 80
TOTAL UNITS:	152
DENSITY:	26.2 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	
MULTI-FAMILY AGE RESTRICTED:	108 (1.5 SPACES/UNIT)
TOTAL:	20 (0.25 SPACES/UNIT)
PROPOSED:	
ON-SITE:	183
ON-STREET:	34
TOTAL:	217 SPACES



URBAN
DESIGN
PARTNERS

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanpartners.com
nc firm no: P-0418
sc csa no: C-03044

Ashley Road
Apartments

Rezoning Plan
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	10/24/16	udp	per city comments
2	12/19/16	udp	per city comments, public & client

Project No: 16-07/5
Date: August 9, 2016
Designed by: udp
Drawn by: udp
Scale: 1"=40'
Sheet No:

RZ-1.0

REZONING PETITION #2016-134

