FULL ACCESS TECHNICAL DATA SHEET RZ-1

SITE DEVELOPMENT DATA

ACREAGE: +/- 5.47 ACRES
TAX PARCEL: 089-12-102
EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: .4 MILES
MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FEET TO A MAXIMUM OF 120' PER ZONING ORDINANCE 9.1208 (3).
HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3), THE MAXIMUM BUILDING HEIGHT IN STORIES IS FOUR STORIES AND THE MAXIMUM HEIGHT IN FEET IS 56 FEET.
MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS
MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (2).
BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (8)(B)

CERTIFIED BY

ISSUANCE INDEX
DATE: 10/21/2016
PROJECT PHASE: ALL
NO. DESCRIPTION DATE
1 2016.01987 OLD CONCORD STATION - NORTHCHASE MULTI-FAMILY
2 230 NORTHCHASE DRIVE CHARLOTTE, NC 28213
1 REZONING - REV 1 12/19/16
2 REZONING - REV 2 01/19/17
3 REZONING - REV 3 02/01/17
4 REZONING - REV 4 02/06/17
MULTI-FAMILY DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION OF NRP Property, LLC, TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL CONDOMINIUM ON APPROXIMATELY 12.79 ACRES LOCATED EAST OF NORTHCHASE DRIVE, NORTH OF THE INTERSECTION OF NORTHCHASE DRIVE AND TELFORD STREET, AS MORE particularly depicted on the rezoning plan in Exhibit A, the site reconnaissance plans, and the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").


C. THESE DEVELOPMENT STANDARDS MAY BE SUBJECT TO REVISION AS DETERMINED BY THE OWNER OR ONE OF THE OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. ALTERNATIVES TO THE REZONING PLAN ARE SUBJECT TO SECTION 4.13.1 OF THE ORDINANCE.

2. OPTIMAL PROVISIONS

A. THE OPTIMAL PROVISIONS SET FORTH BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.

B. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

C. PERMITTED USES OF DEVELOPMENT

A. THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 280 UNITS AND TO ANY PERMITTED AND ALLOWABLE USES RELATED THERETO THAT ARE ALLOWED BY THE ZONING DISTRICT. CUSTOMARY BUSINESS AND ACTIVITY TAKEN TO INCLUDE WITHOUT LIMITATION, A LAUNDROMAT AND MANAGEMENT OFFICE AND SHOW ROOM.

B. A MINIMUM OF 20 FEET OF MULTI-FAMILY FLOOR LEVEL ACTUALLY EXCEEDING ON THE SITE SHALL MEASURE MINIMUM 20 FEET, NOT TO INCLUDE DRIVEWAYS, STREETS, OR THE AREA MEANS IN A FASHION THAT IS HARMLESS AND NOT LESS THAN 20 FEET THE OCEANITY OF THE REZONING PLAN FOR THE REZONING PLAN.

D. TRANSPORTATION


B. THE ALTERATION OF THE EXISTING DRIVES AND VEHICLE CIRCULATION AREAS MAY BE SUBMITTED TO ACCOMMODATE TRANSPORTATION CHANGE TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADDITIONAL REQUISITE APPENDENCY AS MAY BE DETERMINED BY THE PETITIONER IN ACCORDANCE WITH APPLICABLE PEACE ORNAMENT STANDARDS.

C. THE AMOUNT OF OFF-SITE PARKING PROVIDED ON THE SITE SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE, AND IT SHALL NOT EXCEED THE MAXIMUM REQUIREMENTS OF THE ORDINANCE.

3. ENVIRONMENTAL FEATURES

A. WRENSHALL PROVIDE THE FOLLOWING SPECIFIC ITEMS FOR THE SITE SUBJECT TO ANY MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT):

B. ALL MANAGEMENT IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED IN CONFORMITY TO THE REQUIREMENTS OF THE ZONING ORDINANCE FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.

C. XtREATION OF THE SITE MIGHT BE TO EXIST OF A FUTUER USE OR FUNCTIONALITY TO BE CONSTRUCTED ON THE SITE FOR THE SITE DEVELOPMENT TO INCLUDE WITHOUT LIMITATION, A LAUNDROMAT AND MANAGEMENT OFFICE AND SHOW ROOM.

D. IN THE EVENT OF ANY PURCHASE OF THE SITE, THE SITE SHALL BE MODIFIED TO COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THIS REZONING PETITION.

E. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 100 FEET.

F. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

G. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 100 FEET.

H. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

I. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

J. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

K. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

L. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

M. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

N. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

O. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

P. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

Q. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

R. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

S. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

T. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

U. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

V. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

W. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

X. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

Y. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

Z. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

AA. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

BB. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

CC. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

DD. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

EE. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

FF. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

GG. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

HH. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

II. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

JJ. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

KK. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

LL. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

MM. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

NN. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

OO. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

PP. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

QQ. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

RR. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

SS. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

TT. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

UU. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

VV. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

WW. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

XX. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

YY. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

ZZ. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

AABB. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.