

DEVELOPMENT STANDARDS
General Provisions

- a) **Site Location.** These Development Standards form a part of the rezoning plan associated with the Rezoning Petition (the "Rezoning Plan") filed by The Housing Partnership (the "Petitioner") to accommodate development of age restricted multi-family residential dwelling units on an approximately 3.69 acre site located at the intersection of Nolley Court and Galleria Boulevard (the "Site").
- b) **Zoning District/Ordinance.** Development of the Site will be governed by the accompanying 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 MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.
- c) **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
- ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d) **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

I. MUDD-Optional Provisions

- a) To allow parking at a rate of 0.9 parking spaces per residential unit which reflects the senior housing nature of the development.

II. Permitted Uses

The Site may be devoted to up to 103 multi-family residential dwelling units together with any incidental or accessory uses associated therewith as permitted by the MUDD district. To the extent permitted by law, the residential dwelling units shall be primarily restricted to tenant residents of at least 55 years of age and their dependents and guests. A limited number of units, as required by The North Carolina Housing Finance Agency, shall be reserved for tenant residents of at least 45 years of age and their dependents and guests.

IV. Transportation

- a) **Access.** Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points generally depicted on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

V. Architectural and Streetscape Standards

- a) **Designated Exterior Building Materials.** The entire building facade (all sides) in the aggregate shall be comprised of 20% brick provided that no less than 10% brick shall be on the interior elevation which will allow for an increased percentage of brick on the facades facing public streets.

- b) **Prohibited Exterior Building Materials.**

1. Vinyl siding (but not vinyl hand-rails, windows or door trim); and
2. Concrete masonry units not architecturally finished.

- c) **Development/Site Elements Placement.** Building placement and Site Element placement shall focus on and enhance the pedestrian environment through the following:

1. Buildings shall front on Nolley Court (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm-water facilities).
2. Parking lots shall not be located between any building and Nolley Court. Parking areas located to the side of the building will be screened from view at grade with a mixture of low walls and landscaping.

3. The building shall be designed with prominent architectural features such as a covered porch, greater transparency and/or similar on each building corner as generally depicted on Sheet RZ-1.

- d) **Building Massing Treatment.** Building massing and height shall be designed to break up long monolithic building forms as follows:

1. Buildings shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full floor.
2. Modulation shall occur a minimum of every 75' linear feet on facade planes greater than 150'.
3. The height of building edges shall be 3 stories and transition to a maximum building height of 4 stories as generally depicted on the Rezoning Plan.

- e) **Architectural Elevation Design.** Elevations shall be designed to create visual interest as follows:

1. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
2. Buildings shall be designed with a recognizable architectural base on all facades facing public streets. Such base may be executed through use of Designated Exterior Building Materials or articulated architectural facade features and color changes.
3. Building elevations facing public streets shall not have expanses of blank walls greater than 25' feet and architectural features such as (but not limited to) banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

4. Prominent common/shared building entrances that give an appearance of a front door orientation rather than service, back door or emergency access shall be provided at a minimum of every 125' feet and shall include a minimum of four of the following features:

- i. decorative pedestrian lighting/sconces;
- ii. architectural features carried through to upper stories;
- iii. covered porches, canopies, awnings or sunshades;
- iv. archways;
- v. transom windows;
- vi. terraced or raised planters that can be utilized as seat walls;
- vii. common outdoor seating enhanced with specialty details, paving, landscaping or similar features that encourage pedestrian activity;
- viii. double doors; and/or
- ix. porch stoop or stairs.

- f) **Roof Form and Articulation.** Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a flat roof and parapet walls.
3. Roof-top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- g) **Service Area Screening.** Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 10% Designated Exterior Building Materials

- h) **Ground Floor Elevations.** Residential ground floor finish elevations shall be raised a minimum of 8" above finish grade. Building entrances should be at grade or as required for ADA compliance.

- i) **Setback and Streetscape on Nolley Court.** A twenty foot (20') setback along Nolley Court from Galleria Boulevard to the western edge of the Site and a fourteen foot (14') setback along Nolley Court on the western edge of the Site as measured from future back of curb shall be provided as generally depicted on Sheet RZ-1. The existing eight foot (8') wide planting strip and six foot (6') wide sidewalk along the Site's Nolley Court frontage shall remain.

- j) **Parking Area Screening.** Parking areas adjacent to Nolley Court shall have enhanced screening consisting of two rows of offset plantings as permitted by Ordinance.

VI. Environmental Features

- a) Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance.
- b) Petitioner shall satisfy the requirements of the City of Charlotte Tree Ordinance. A minimum of 15% of the Tree Save area shall be provided on-site through a combination of tree preservation, tree replanting, or as otherwise permitted by the Tree Ordinance except that such percentage may be reduced to 12% as a result of PCO compliance related design factors or other site development constraints.

- c) The location, size, and type of storm water management systems generally 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.

- VII. Lighting
- a) **Cuff-off Fixtures.** All parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) **Pedestrian Scale.** Pedestrian scale lighting will be provided within the site. The maximum height for Freestanding lighting including its base will not exceed twenty-six (26) feet.

- VIII. Signage
- The Petitioner shall limit the number of signs to one per street frontage.

IX. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular parcel within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

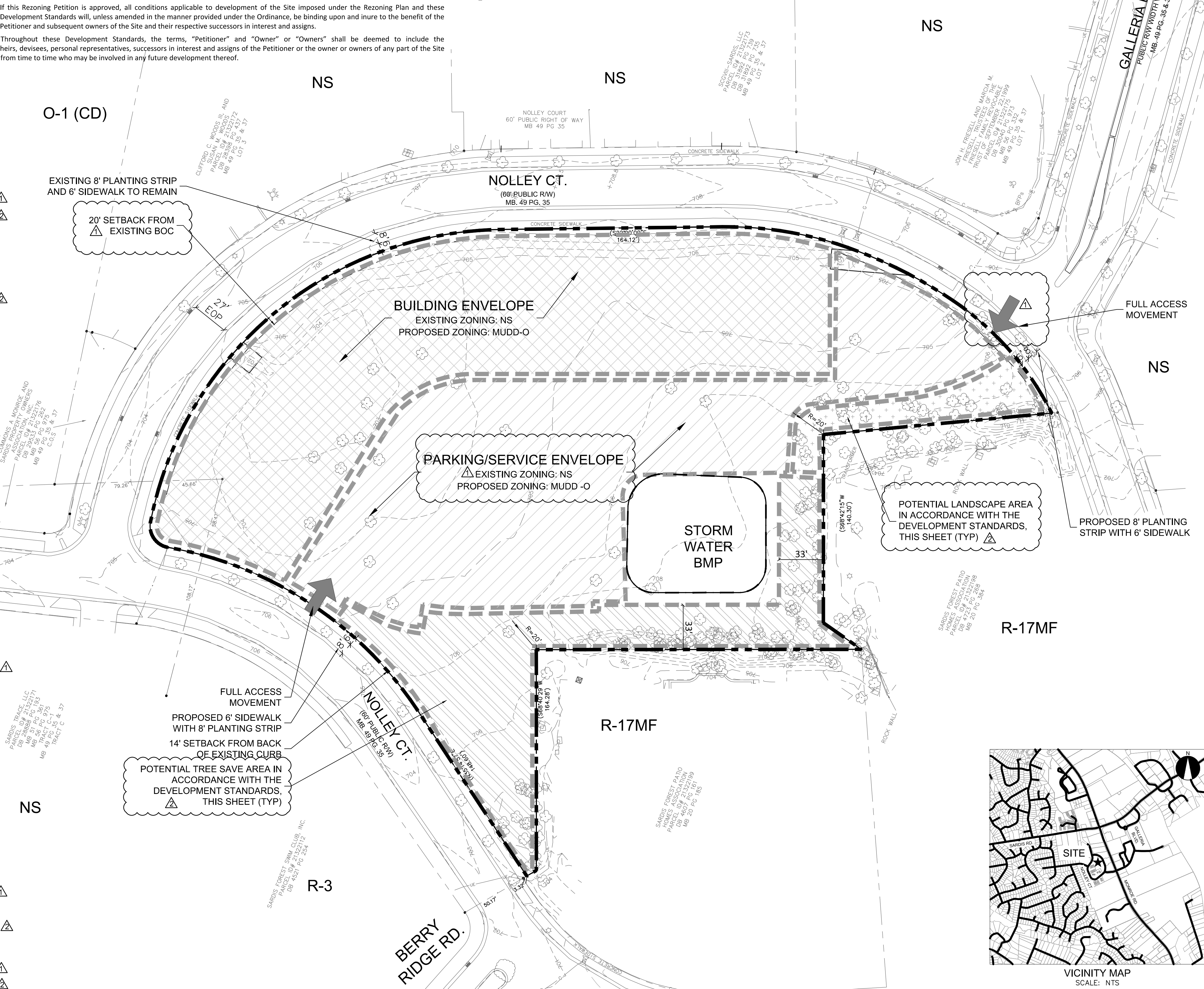
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

SITE DEVELOPMENT DATA

Site Area:	+/- 3.69 acres
Tax Parcels:	#213-221-74
Existing Zoning:	NS (per Petition 2004-022)
Proposed Zoning:	MUDD-O
Existing Use:	Vacant
Proposed Uses:	Age restricted multi-family housing of up to 103 dwelling units
Max Building Height:	55 feet and four (4) stories measured at grade
Min Side Yard:	None
Min Rear Yard:	None
Parking:	0.9 parking spaces per senior housing residential unit per the Optional Provision set forth below.

LEGEND

	BUILDING ENVELOPE
	PARKING/SERVICE ENVELOPE
	ZONING BOUNDARY
	VEHICULAR INGRESS/EGRESS



PETITION 2017-151

NOLLEY CT SENIOR HOUSING
CHARLOTTE, NORTH CAROLINA
THE HOUSING PARTNERSHIP
CHARLOTTE, NORTH CAROLINA

TECHNICAL
DATA SHEET

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 700-002
DRAWN BY: BMS
CHECKED BY: BS

SEPTEMBER 22, 2017

REVISIONS:
11-13-17 PER STAFF COMMENTS
01-22-18 PER STAFF COMMENTS

PETITION 2017-151

NOLLEY CT SENIOR HOUSING
CHARLOTTE, NORTH CAROLINA
THE HOUSING PARTNERSHIP
CHARLOTTE, NORTH CAROLINA

**ILLUSTRATIVE
SITE PLAN**

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 700-002
DRAWN BY: BMS
CHECKED BY: BS

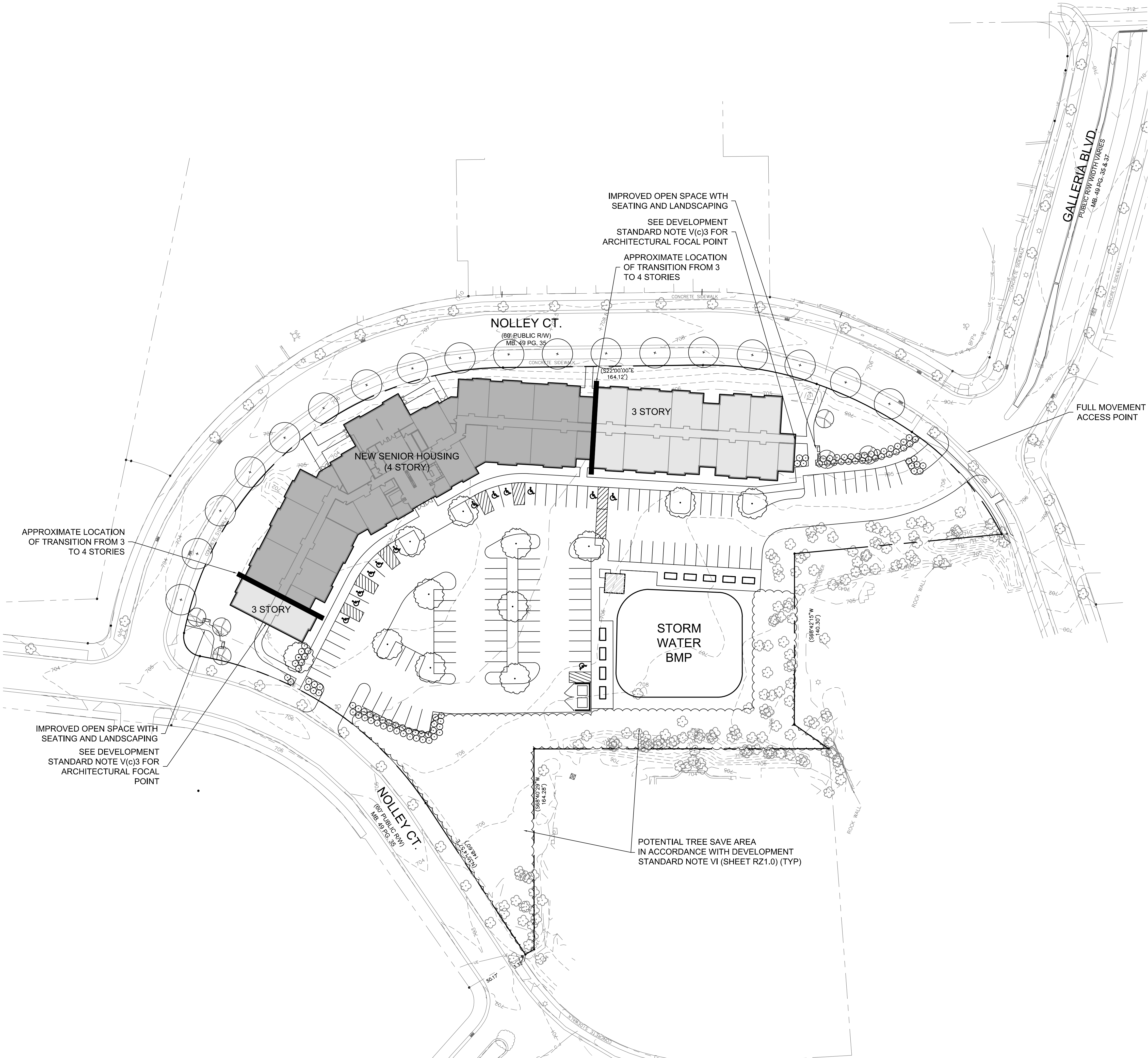
NOVEMBER 13, 2017

REVISIONS:
01-22-18 PER STAFF COMMENTS

RZ2.0



VICINITY MAP
SCALE: NTS





PARKING PERSPECTIVE



EXTERIOR STREET PERSPECTIVE



PERSPECTIVE FROM GALLERIA BLVD.



PERSPECTIVE NEAR SARDIS FOREST SWIM CLUB

GENERAL NOTE:

These schematic elevations are illustrative for the proposed building and are included to reflect the architectural style and quality of the building that will be constructed on the site. These schematic elevations are illustrating the use of varied materials, rooflines, and wall planes. The actual building on the site may vary from these illustrations provided that the design intent is preserved.

neighboring
concepts
ARCHITECTURE ■ PLANNING ■ INTERIORS

PETITION 2017-151

NOLLEY CT SENIOR HOUSING

CHARLOTTE, NORTH CAROLINA

THE HOUSING PARTNERSHIP

CHARLOTTE, NORTH CAROLINA

ARCHITECTURAL
ELEVATIONS

0
SCALE: N/A

PROJECT #: 700-002
DRAWN BY: BMS
CHECKED BY: BS

JANUARY 22, 2018

REVISIONS: