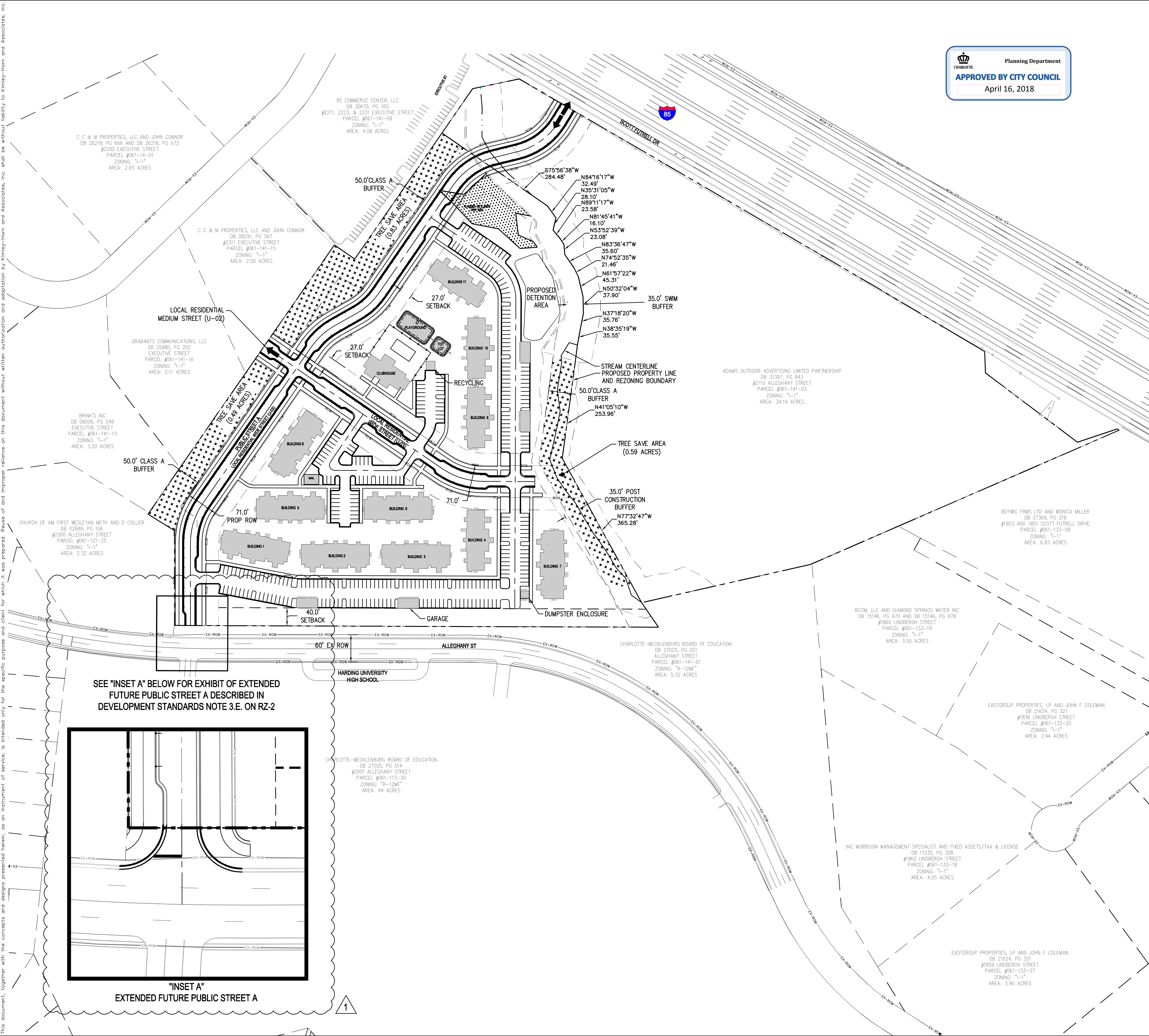
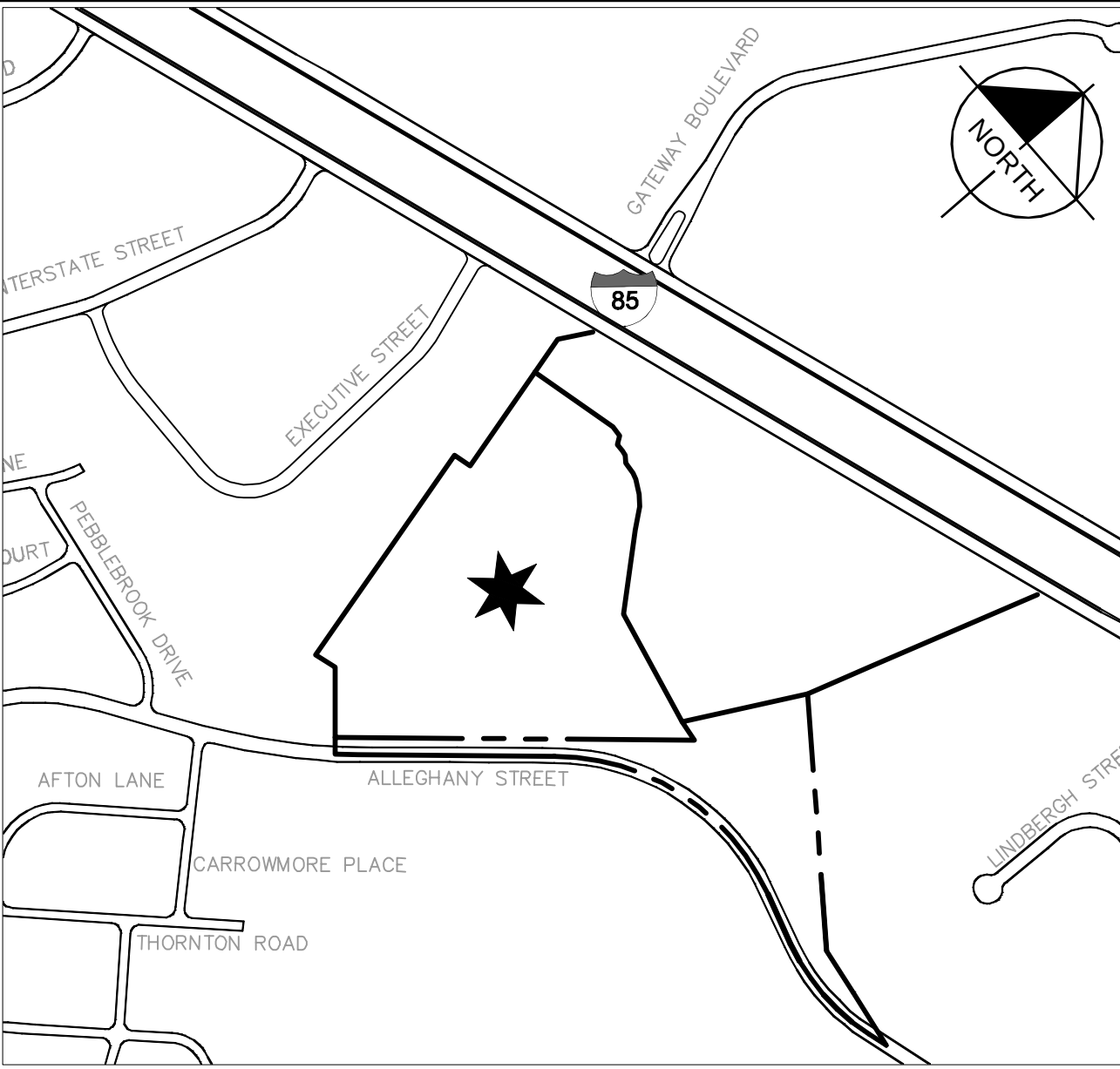


March 26, 2018 - 9:42am By: McKenize-Palmer
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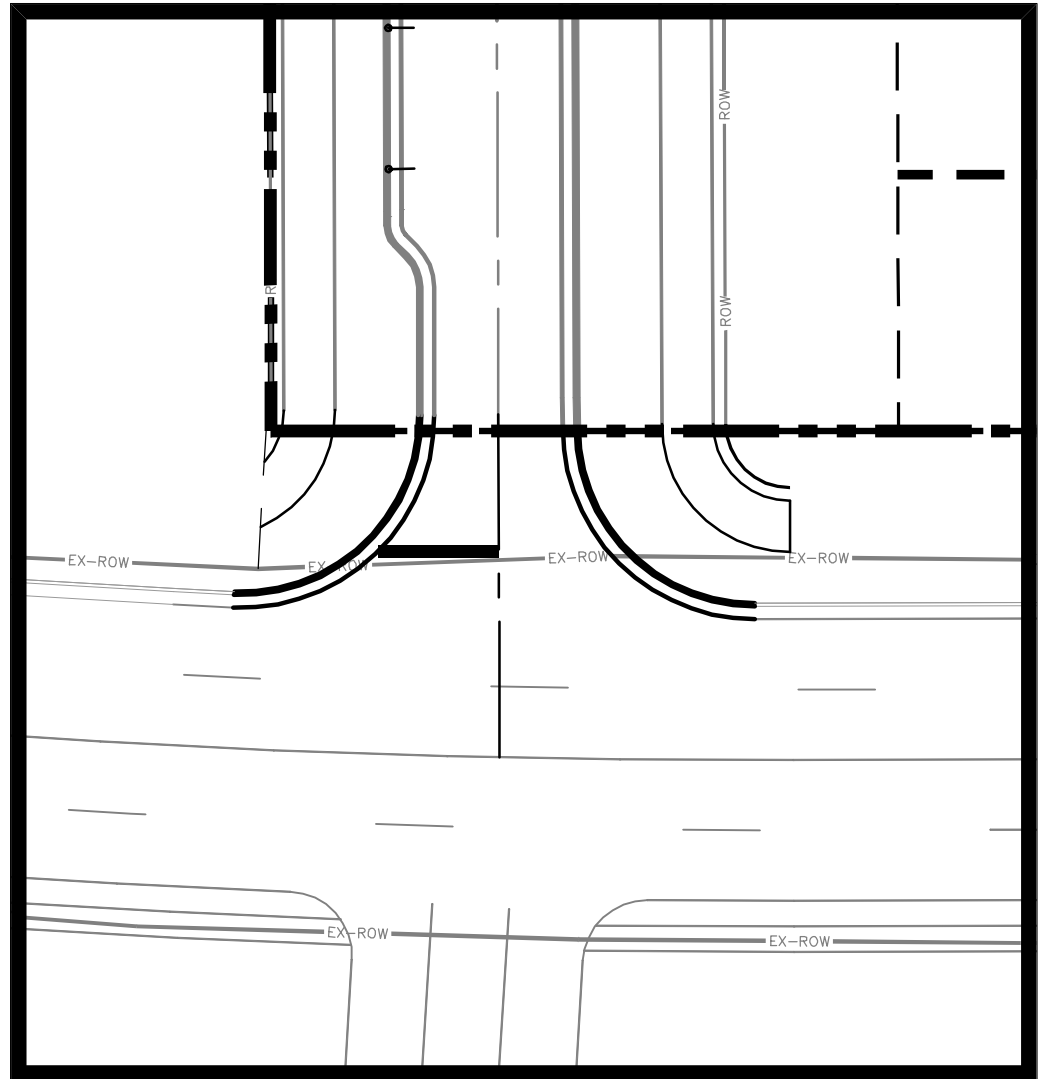


Planning Department
APPROVED BY CITY COUNCIL
April 16, 2018



REZONING LEGEND	
EXISTING RIGHT OF WAY	— EX-ROW —
PROPOSED RIGHT OF WAY	— ROW —
PROPERTY LINE	- - - - -
SETBACK	- - - - -
35' SWIM BUFFER	[Pattern]
35' POST CONSTRUCTION BUFFER	[Pattern]
TREE SAVE	[Pattern]
PROPOSED ACCESS LOCATION	[Symbol]
PROPOSED STUB LOCATION	[Symbol]

SITE DEVELOPMENT DATA	
TAX PARCEL:	PORTION OF 061-141-03
SITE ACREAGE:	34.19 ACRES
REZONING SITE AREA:	17.27 ACRES
EXISTING ZONING:	I-1 (AIR)
PROPOSED ZONING:	R-12MF (CD)(AIR)
EXISTING USE:	UNDEVELOPED (WOODS)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PERMITTED # OF UNITS:	207 UNITS
PROPOSED UNITS	198 UNITS
BASE MAXIMUM AVE. BUILDING HEIGHT:	45 FEET
MAXIMUM AVE. HEIGHT AT FRONT BUILDING LINE:	SEE DEVELOPMENT STANDARDS
PROPOSED BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	
REQUIRED:	15% (2.54 ACRES)
PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



"INSET A"
EXTENDED FUTURE PUBLIC STREET A

Kimley»Horn

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PHONE: 704-333-5131
WWW.KHLET-HORN.COM

REZONING PETITION

SCALE	DESIGNED BY MP	DRAWN BY PFF	CHECKED BY ME
-------	-------------------	-----------------	------------------

REZONING SITE PLAN
REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY	PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032
---	--

DATE
12-11-2017

PROJECT NO.
017046003

SHEET NUMBER
RZ-1

December 11, 2017 - 4:23pm By: mgarfield@pedcor.com
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4 12A6B RIGHT ELEVATION
1/8" = 1'-0"



2 12A6B LEFT ELEVATION
1/8" = 1'-0"



3 12A6B REAR ELEVATION
1/8" = 1'-0"



1 12A6B FRONT ELEVATION
1/8" = 1'-0"

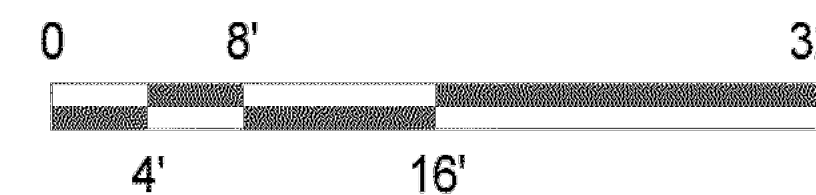
BUILDING TYPE 12A6B

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	STONE VENEER
	FIBER CEMENT SIDING



PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NO.

A3.1

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REZONING PETITION		REZONING PETITION NO. 2017-164	
SCALE	DESIGNED BY M/P	DRAWN BY P/T	CHECKED BY M/E
CONCEPTUAL BUILDING ELEVATIONS		ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY	
PROJECT NO. 017046003		DATE 10-20-2017	
SHEET NUMBER		RZ-3.1	

December 11, 2017 - 4:45pm By: megan fitzmaurice
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4 12B6C RIGHT ELEVATION
1/8" = 1'-0"



3 12B6C REAR ELEVATION
1/8" = 1'-0"



2 12B6C LEFT ELEVATION
1/8" = 1'-0"



1 12B6C FRONT ELEVATION
1/8" = 1'-0"

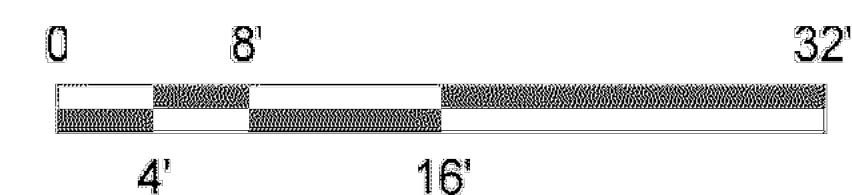
BUILDING TYPE 12B6C

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	STONE VENEER
	FIBER CEMENT SIDING



PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
EXTERIOR
ELEVATIONS
SHEET NO.
A3.2



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REZONING PETITION		REZONING PETITION NO. 2017-164	
SCALE	DESIGNED BY M/P	DRAWN BY P/T	CHECKED BY M/E
ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY		PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032	
DATE 10-20-2017		PROJECT NO. 017046003	
SHEET NUMBER		RZ-3.2	

December 11, 2017 - 4:42pm By: megan.fitzsimmons
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4 12A6B RIGHT RENDERED ELEVATION
1/8" = 1'-0"



3 12A6B REAR RENDERED ELEVATION
1/8" = 1'-0"



2 12A6B LEFT RENDERED ELEVATION
1/8" = 1'-0"



1 12A6B FRONT RENDERED ELEVATION
1/8" = 1'-0"

BUILDING TYPE 12A6B

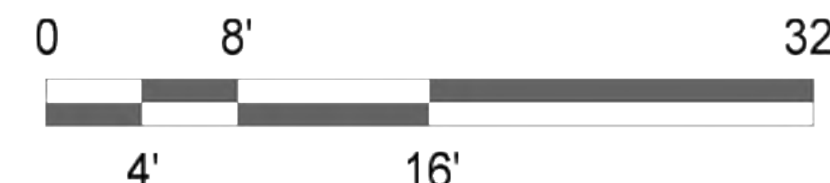
EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING



ALLEGHANY STREET APARTMENTS

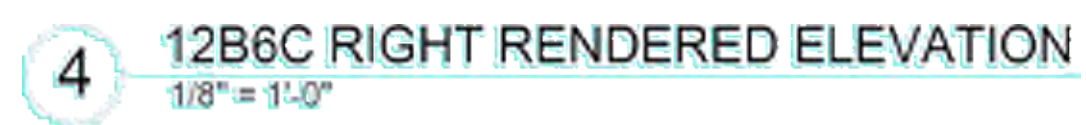
2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION



PROJ. NO.	17053
DATE	10/18/2017
SHEET NAME	RENDERED ELEVATIONS
SHEET NO.	A4.1

RZ-3.3		SHEET NUMBER		PROJECT NO. 017046003		DATE 10-20-2017		ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY		PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032		CONCEPTUAL BUILDING ELEVATIONS REZONING PETITION NO. 2017-164		SCALE DESIGNED BY MP DRAWN BY PT CHECKED BY ME		REZONING PETITION		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST., STE. 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE	
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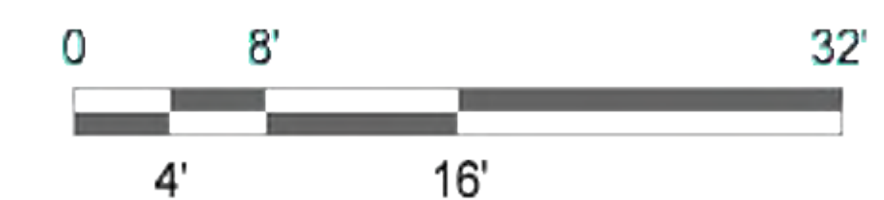


ALLEGHANY STREET APARTMENTS

NOT FOR CONSTRUCTION

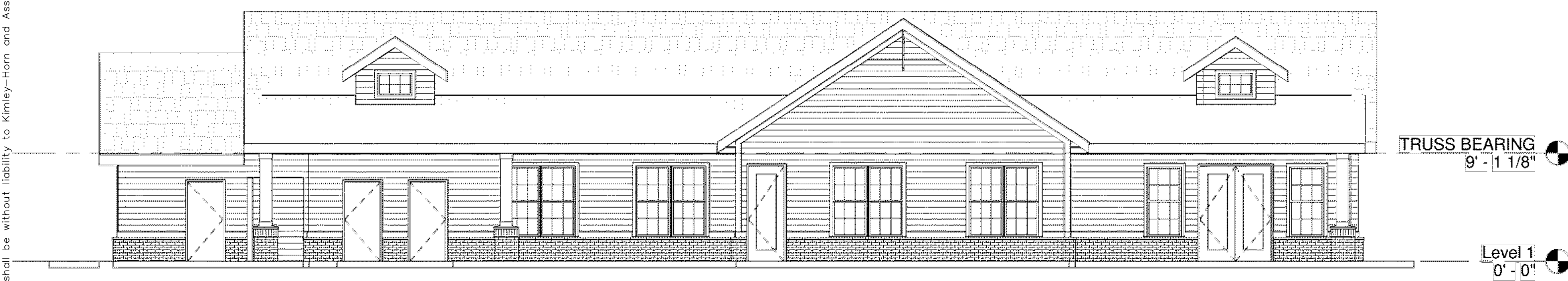
EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

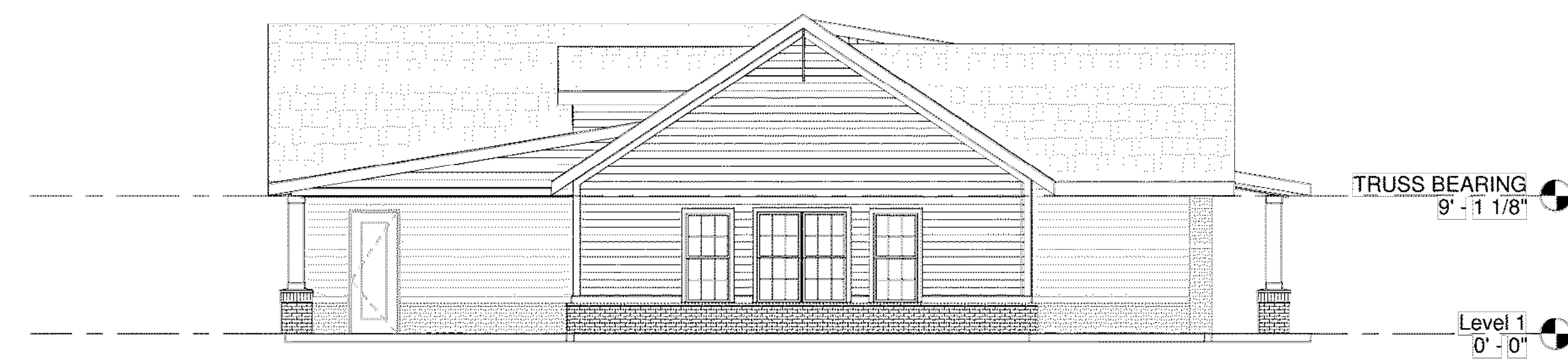


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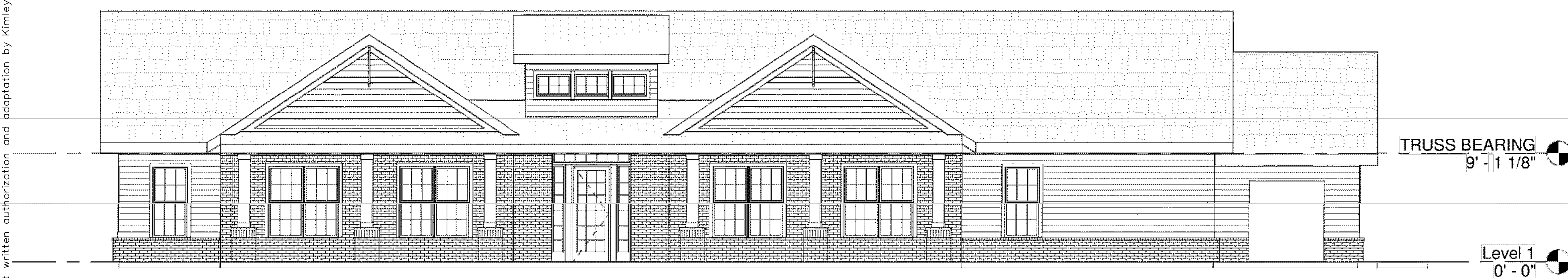
December 11, 2017 – 4:43pm By: megan.fitzsimmons



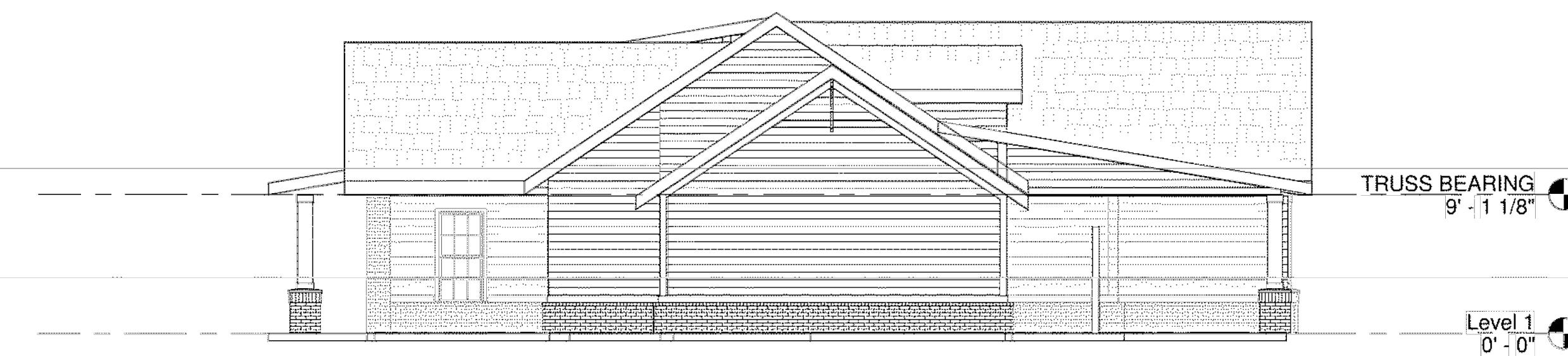
③ WEST ELEVATION
1/8" = 1'-0"



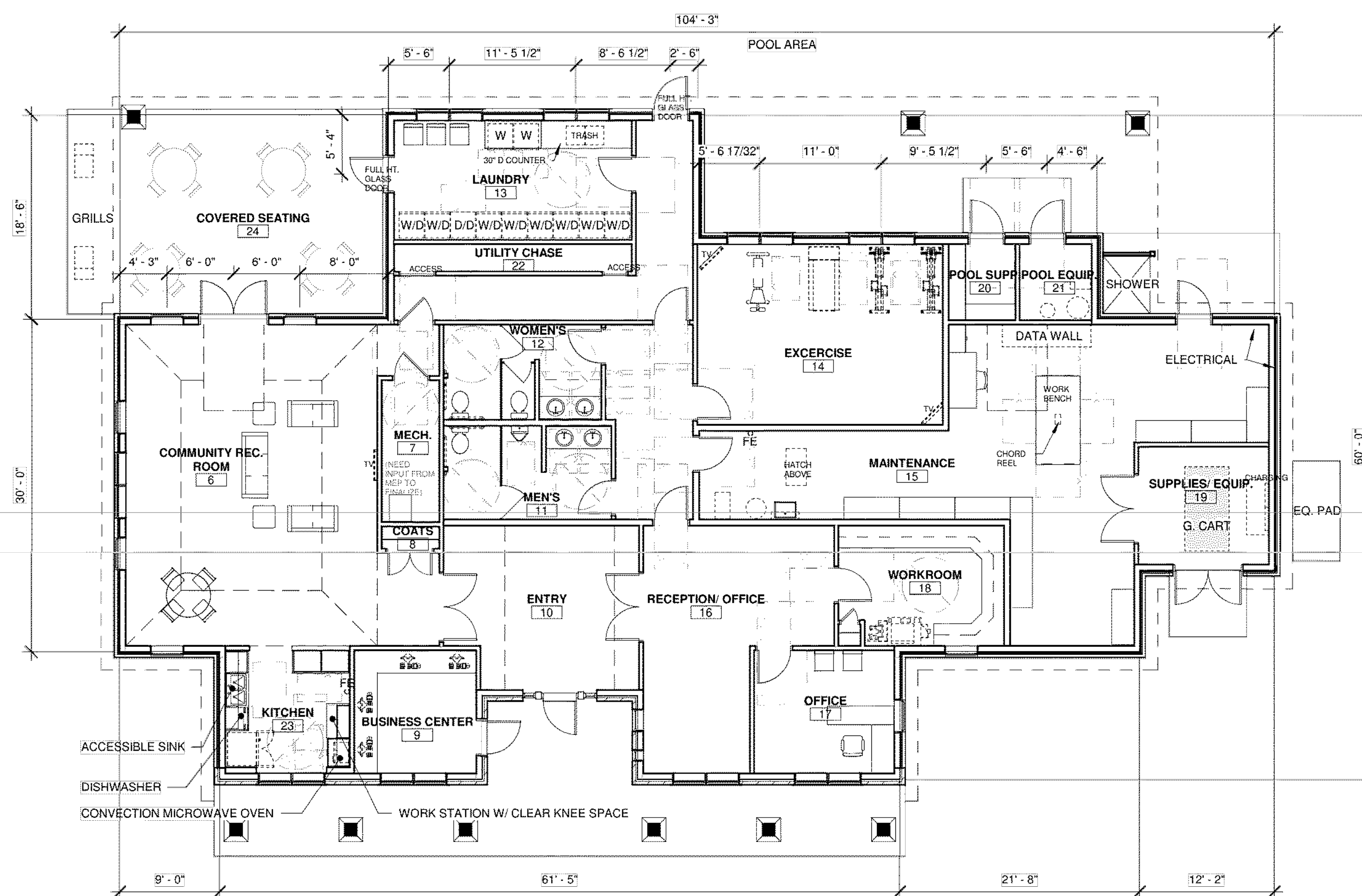
④ NORTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

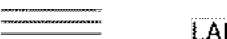


② SOUTH ELEVATION
 $1/8" = 1'-0"$



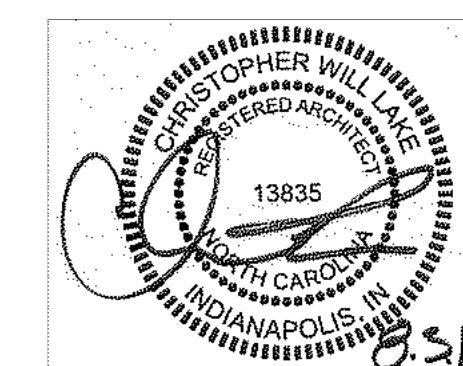
① CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

ELEVATION LEGEND

- 
- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TRI) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:

- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
- VERTICAL BATTON STRIPS = 2 1/2" WIDTH
- SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
- FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
- WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS- 2016-CLVII, L.P.



Scale	As indicated
Issue Date	08/02/17

A08

CLUBHOUSE PLANS AND ELEVATIONS

[illegible]

0 1" 2" 3"

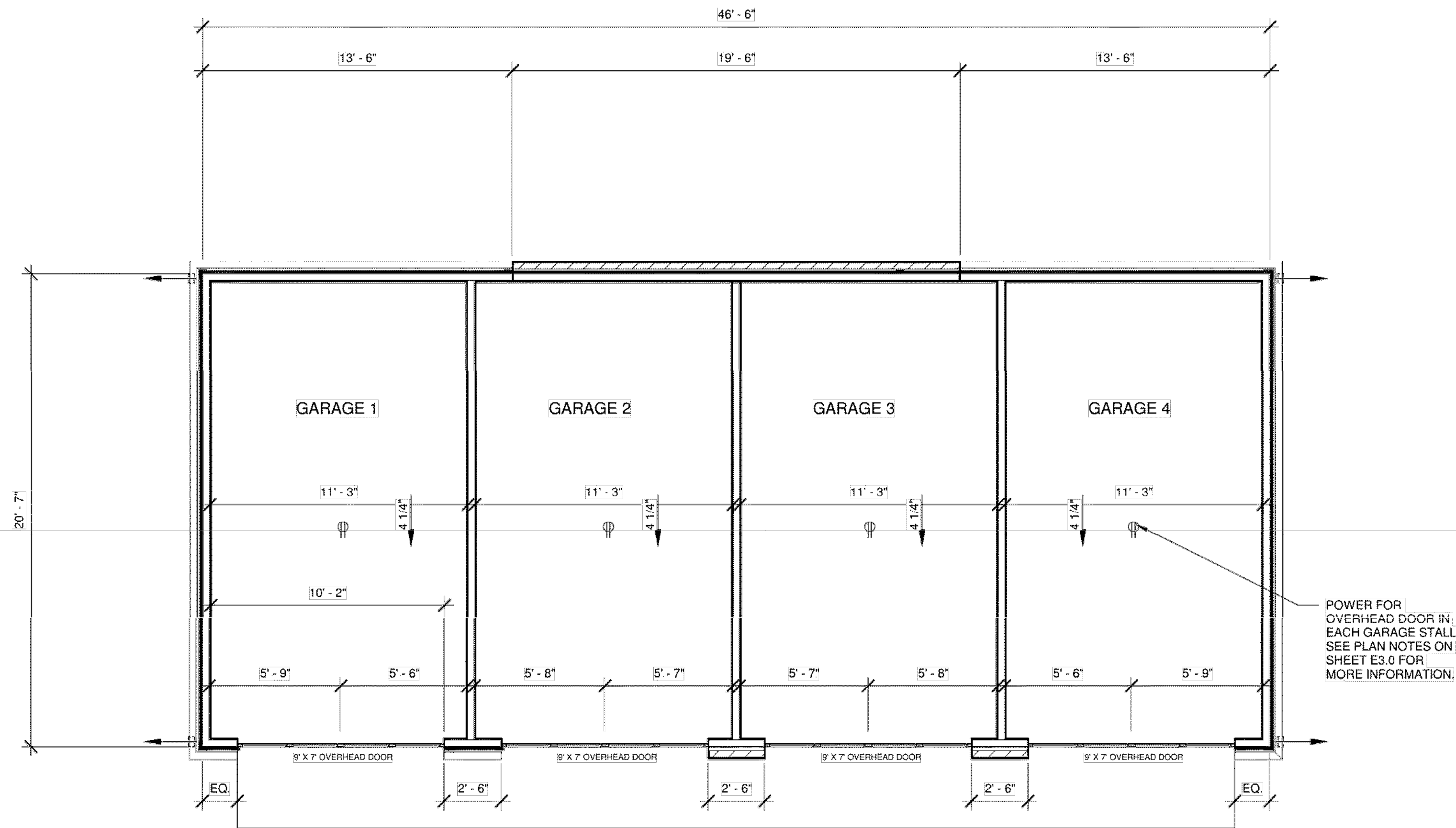
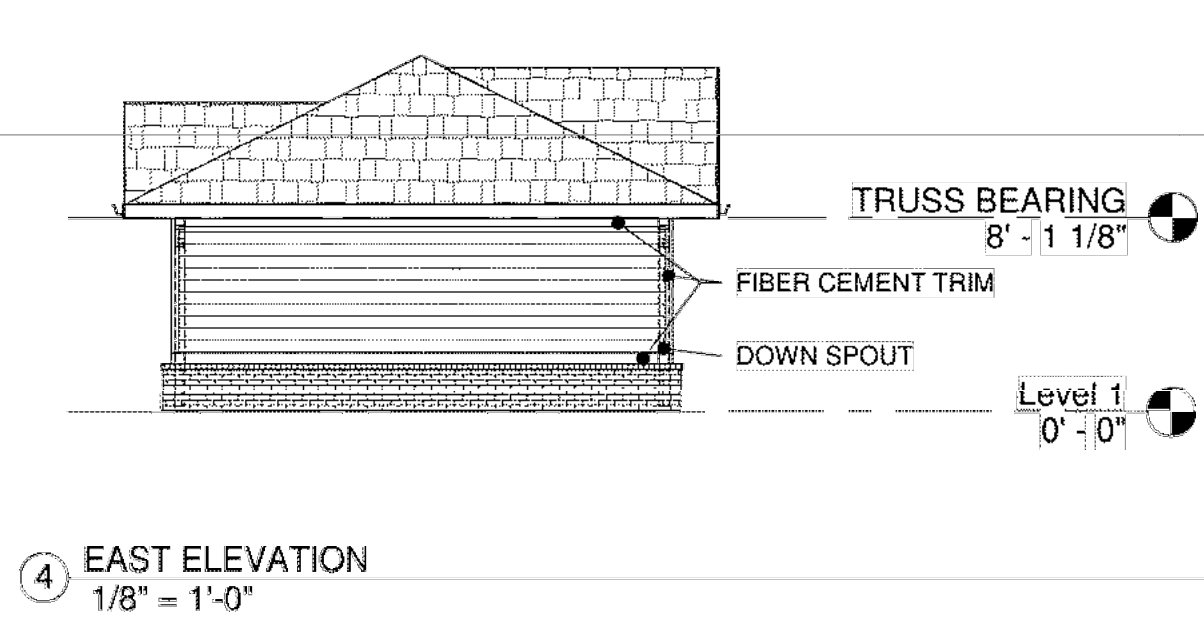
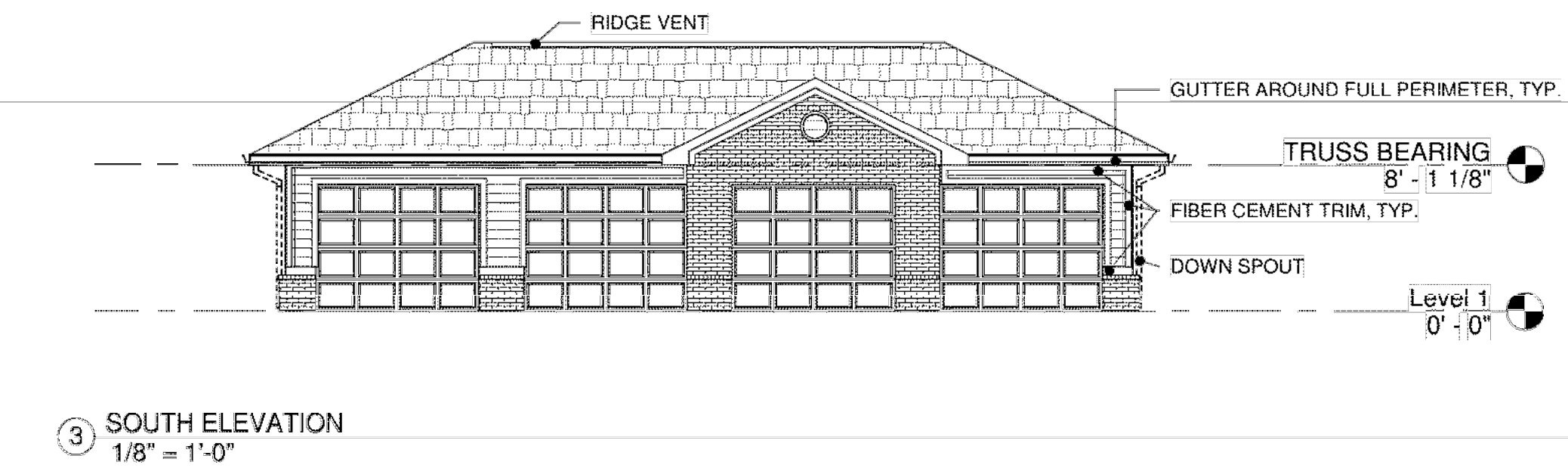
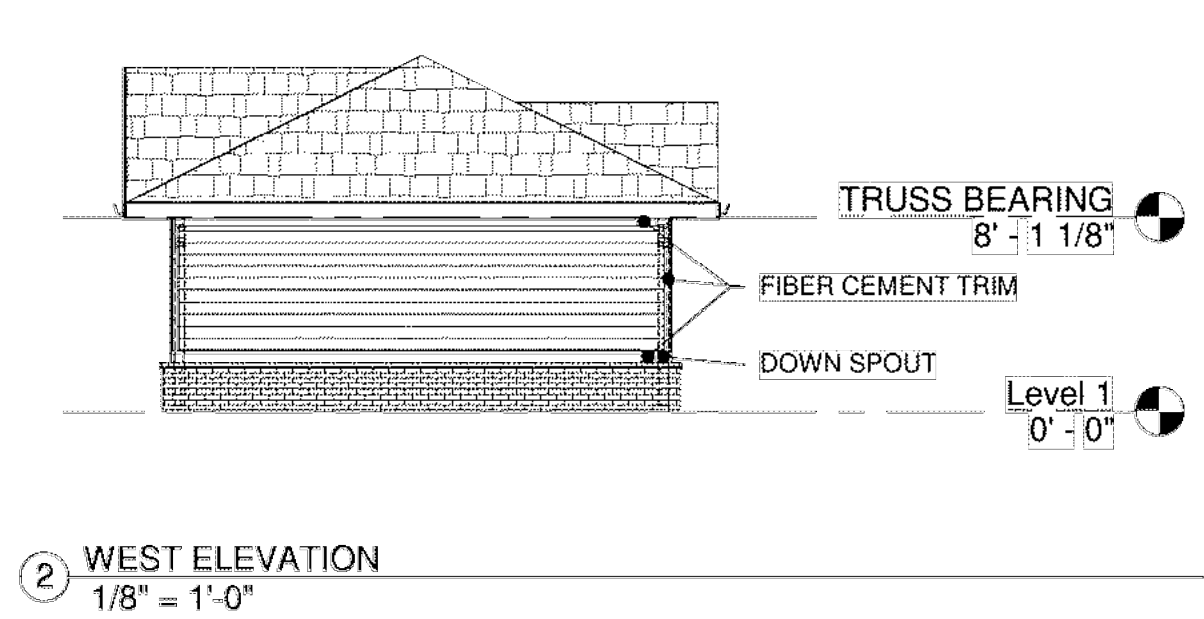
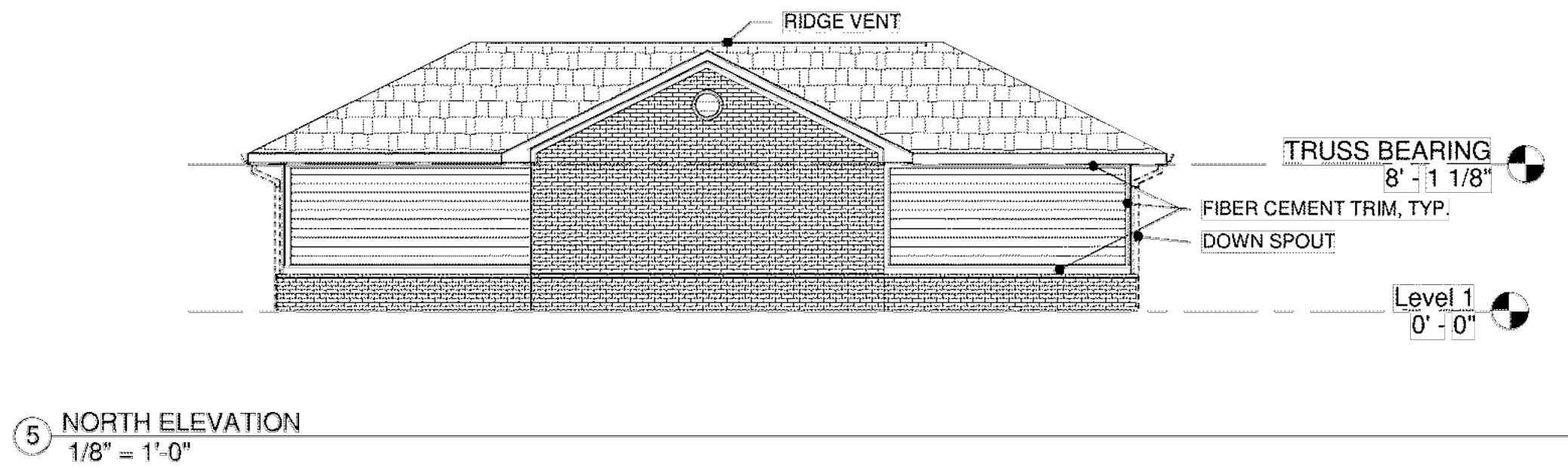
Scale As indicated

Issue Date 08/02/17

A09



December 11, 2017 - 4:45pm By: megan.fleming
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1 NON-ACCESSIBLE GARAGE PLAN
1/4" = 1'-0"

ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE: UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
VERTICAL BATTON STRIPS = 2 1/2" WIDTH
SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH)
HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM

NO.	REVISIONS	DATE

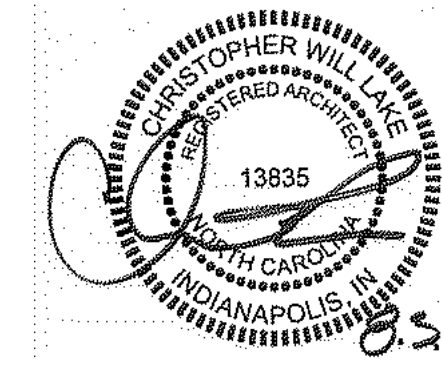
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PHONE: 704-333-5131
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REZONING PETITION

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	MP	PL	ME

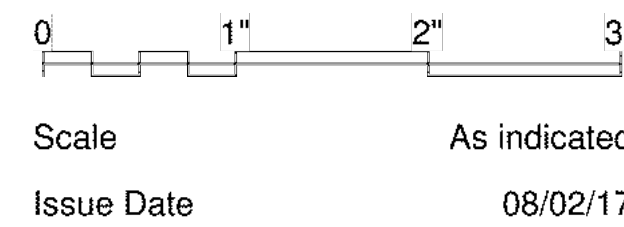
CONCEPTUAL BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



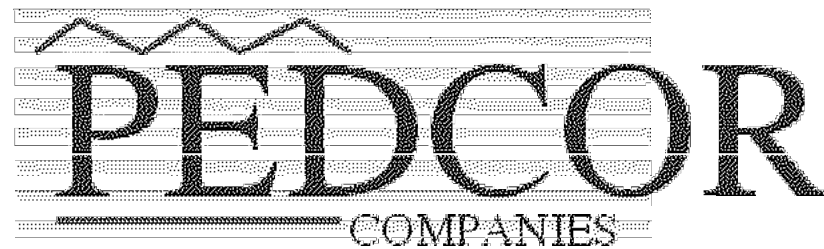
A10

NON-ACCESSIBLE GARAGE PLANS & ELEVATIONS

DATE 10-20-2017
PROJECT NO. 017046003
SHEET NUMBER

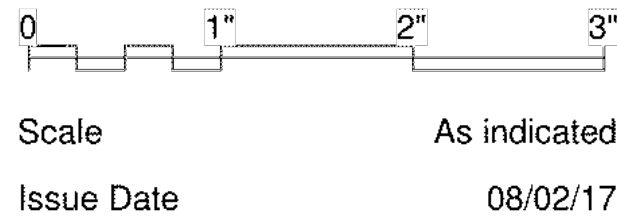
RZ-3.4

December 11, 2017 - 4:46pm By: megan.flemmons
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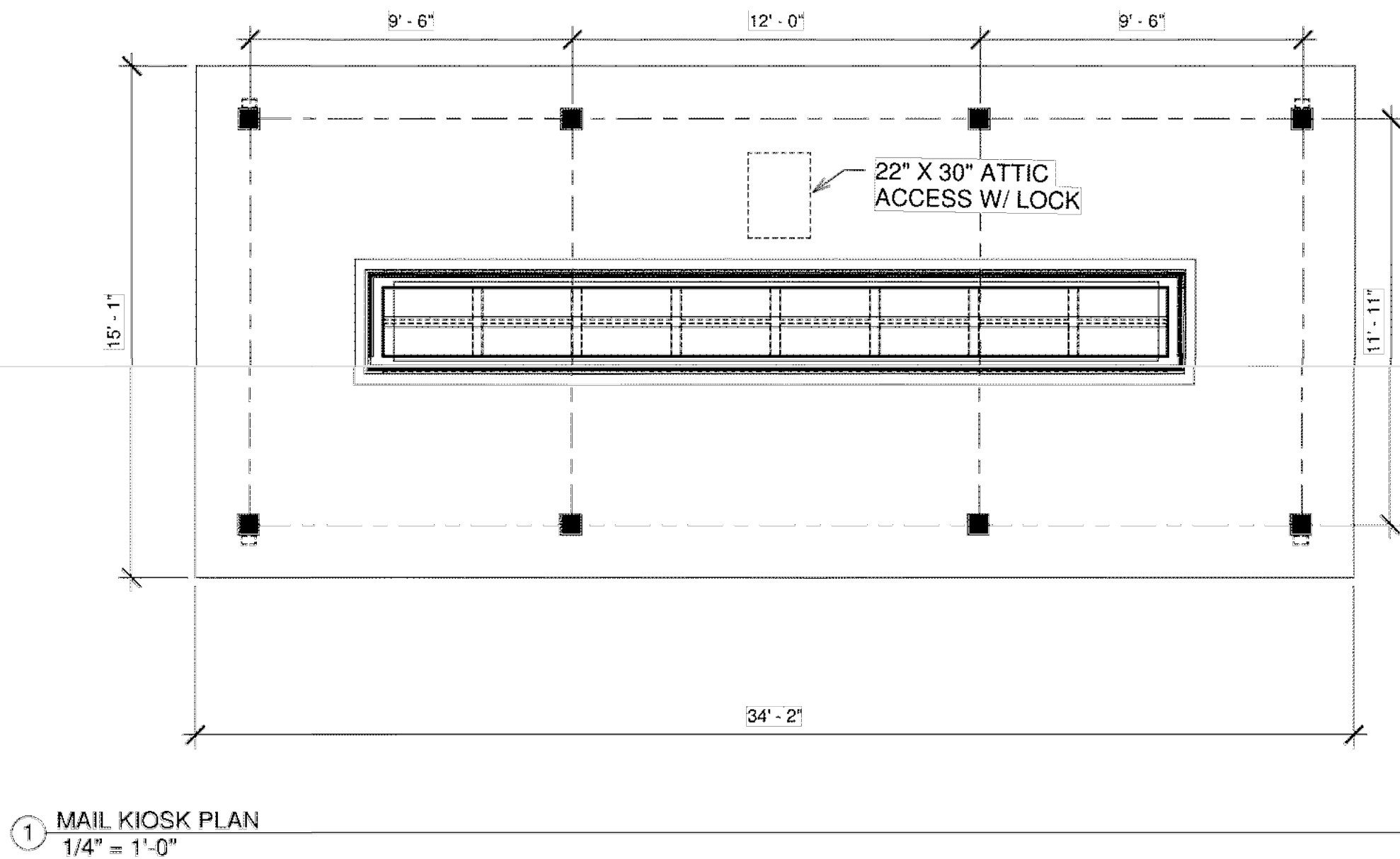
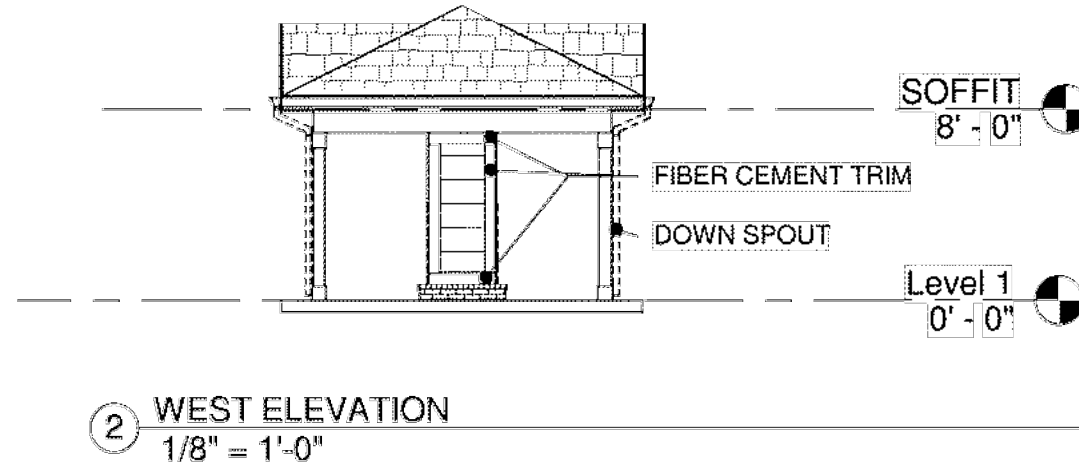
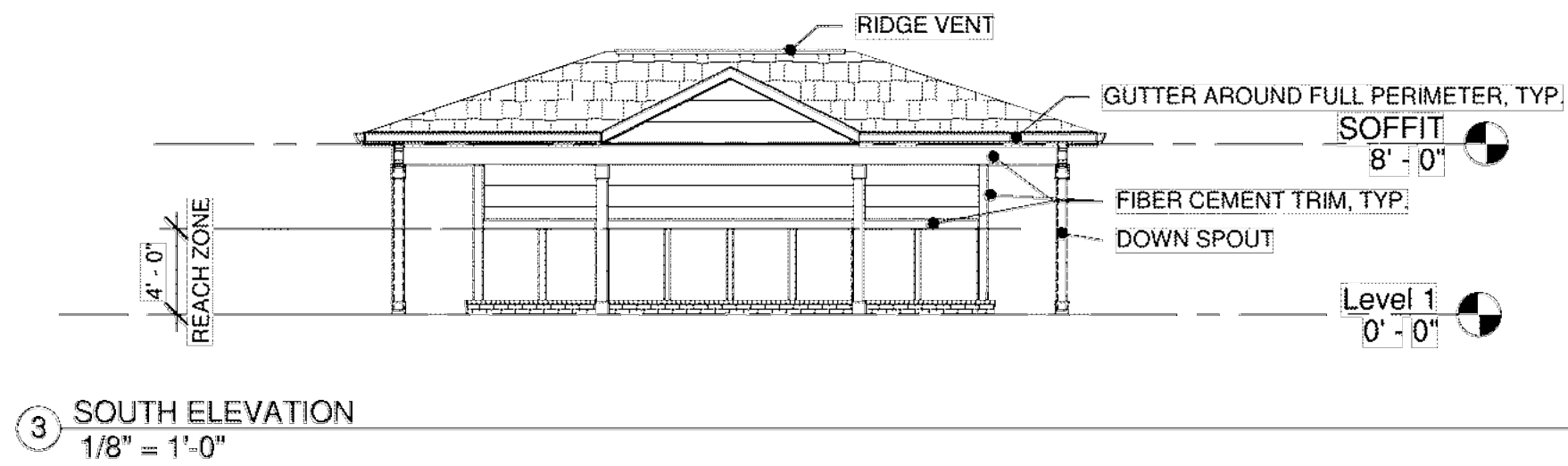
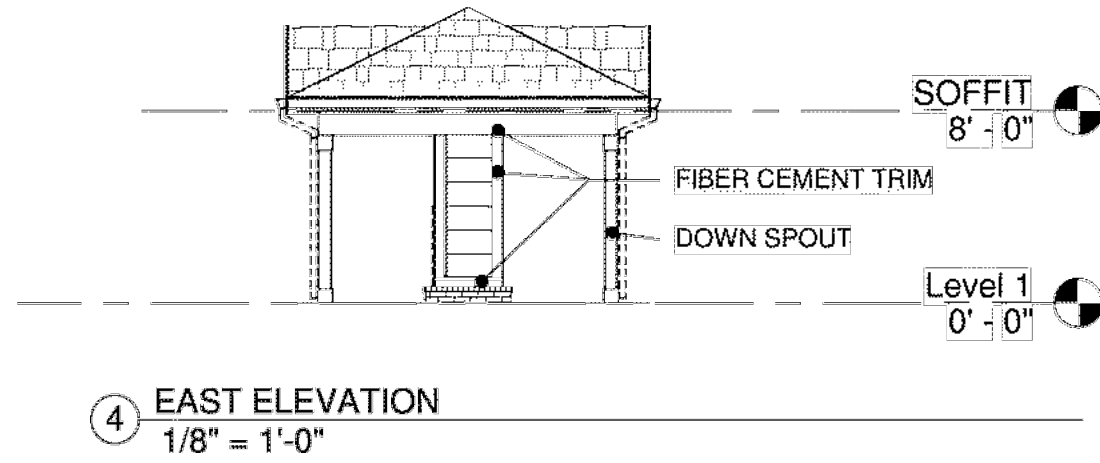
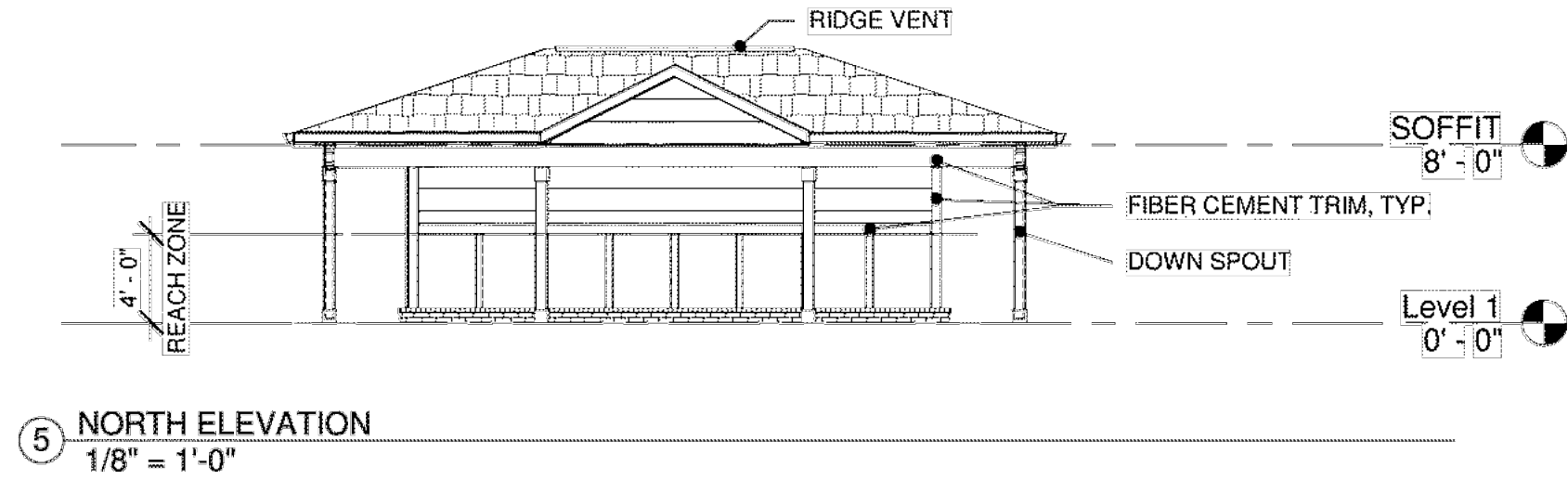
ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



A11

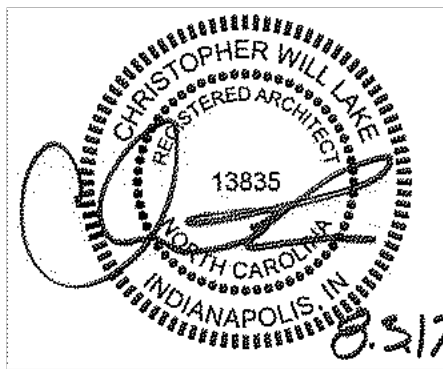
MAIL KIOSK PLANS AND ELEVATIONS



ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
• CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
• VERTICAL BATTON STRIPS = 2 1/2" WIDTH
• SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
• FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
• WINDOWS AND DOORS = 5 1/2" HEAD TRIM, 3 1/2" SIDE AND BOTTOM TRIM



SHEET NUMBER		PROJECT NO. 017046003		DATE 10-20-2017		ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY		CONCEPTUAL BUILDING ELEVATIONS		SCALE		DESIGNED BY MP		DRAWN BY PL		CHECKED BY ME		REVISIONS		DATE	
RZ-3.4								REZONING PETITION NO. 2017-164		REZONING PETITION		Kimley»Horn									