

### DEVELOPMENT STANDARDS

### **DECEMBER 11, 2017**

#### 1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PEDCOR INVESTMENTS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 17.268 ACRE SITE LOCATED ON THE SOUTH SIDE OF SCOTT FUTRELL DRIVE, EAST OF EXECUTIVE STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS A PORTION OF TAX PARCEL NO. 061-141-03.
- THE 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT
- FUTURE AMENDMENTS 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 TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

### 2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 198 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-12MF ZONING DISTRICT. CUSTOMARY INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE, AMENITIES FOR THE RESIDENTS SUCH AS A CLUBHOUSE, A FITNESS CENTER, A SWIMMING POOL AND A PLAYGROUND, AND ACCESSORY GARAGE STRUCTURES.
- ONE HUNDRED PERCENT (100%) OF THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS ACTUALLY CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NOT LESS THAN 15 YEARS FROM THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING CONSTRUCTED ON THE SITE.

### 3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- D. THE CONSTRUCTION AND APPROVAL OF THE TRANSPORTATION IMPROVEMENTS LOCATED ON THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- 4. ARCHITECTURAL AND DESIGN STANDARDS
- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE THAT WILL CONTAIN MULTI-FAMILY DWELLING UNITS SHALL BE 45 FEET AS MEASURED UNDER THE ORDINANCE.
- B. THE MAXIMUM HEIGHT OF A CLUBHOUSE OR AMENITY BUILDING(S) CONSTRUCTED ON THE SITE SHALL BE 24 FEET AS MEASURED UNDER THE ORDINANCE.
- C. THE MAXIMUM HEIGHT OF ANY ACCESSORY GARAGE STRUCTURE CONSTRUCTED ON THE SITE SHALL BE 16 FEET AS MEASURED UNDER THE ORDINANCE.
- D. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
- VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

## 5. STREETSCAPE/LANDSCAPING/BUFFERS

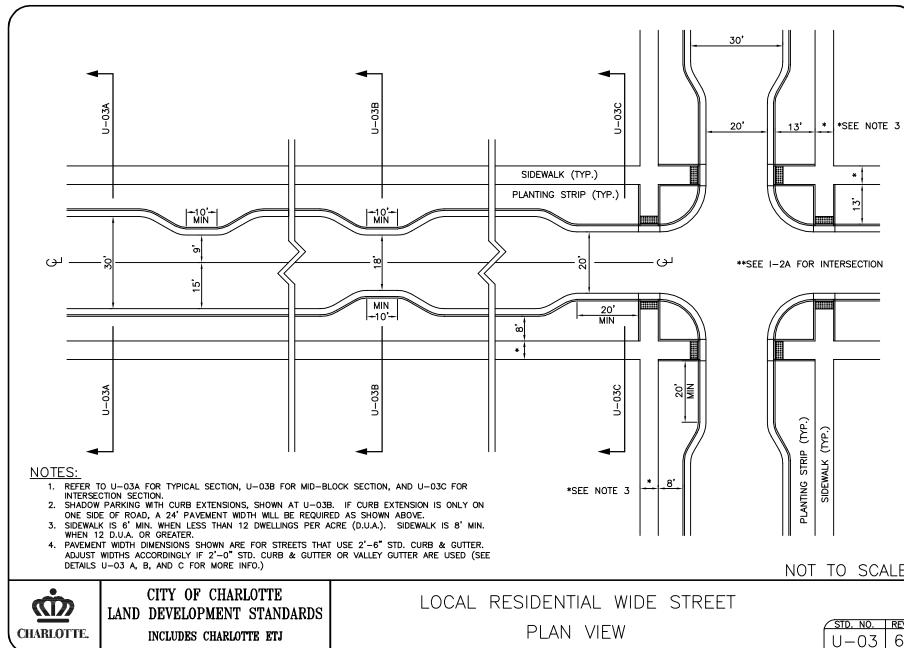
- A. BUFFER AREAS THAT MEET THE STANDARDS OF SECTION 12.302(4)(B)(1) OF THE ORDINANCE SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE.
- B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

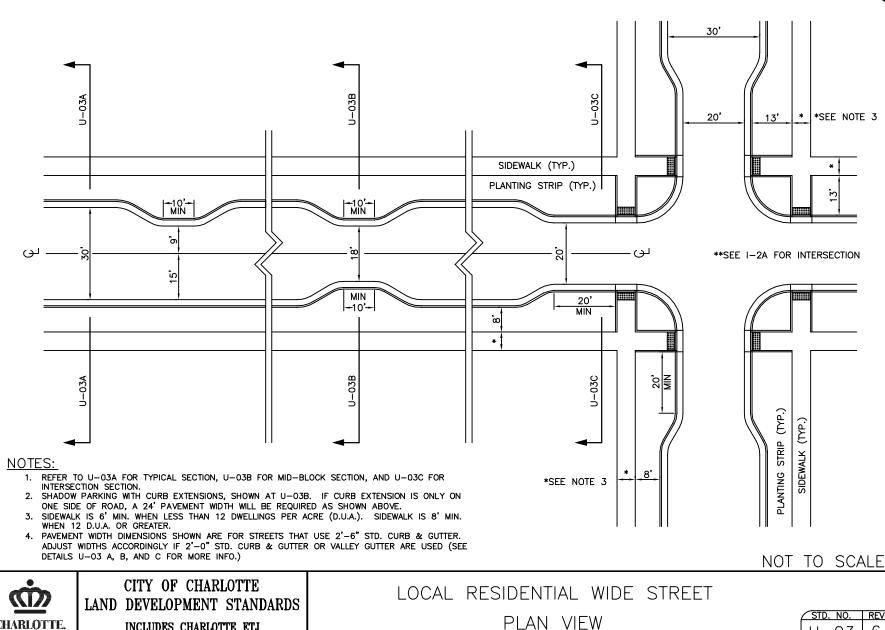
### 6. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. 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.

#### 7. AMENITIES

- A. THE FOLLOWING AMENITIES SHALL BE PROVIDED FOR THIS MULTI-FAMILY RESIDENTIAL COMMUNITY: A CLUBHOUSE AND FITNESS CENTER, A SWIMMING POOL AND A TOT LOT OR PLAYGROUND.
- 8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. 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.
- B. 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.
- C. 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.





REZONING PETITION

12-11-2017 PROJECT NO. 017046003 SHEET NUMBER

DATE

RZ-2



FASCIA AND TRIM BOARD W/ ALUMINUM WRAP 30 YEAR DIMENSIONAL SHINGLES -ALUM. GUTTER, SINGLE HUNG VINY WINDOW W/ ALUM. WRAPPED TRIM BOARD -HARDI-PLANK LAP SIDING TRIM BOARD W/ ALUM. WRAP ROWLOCK -METAL RAILING FIELD BRICK, FLEMISH BOND ROWLOCK -

12A6B RIGHT ELEVATION

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



FASCIA AND THRIS BICKER
W ALUMINUM WAPP

VIVIT VENT

30 YCAR DIMENGIONAL

SINNOLES

SI

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

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

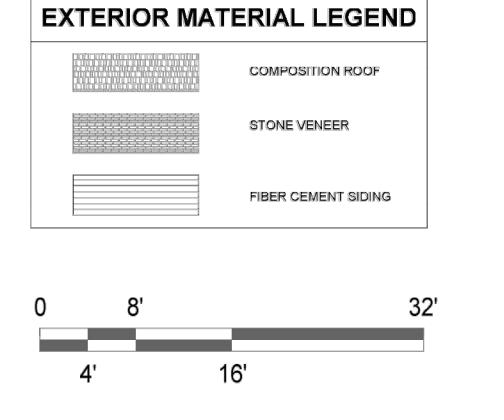
**BUILDING TYPE 12A6B** 



# **ALLEGHANY STREET APARTMENTS**

2110 ALLEGHANY STREET, CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION



PROJ. NO. 17053 DATE 10/18/2017

SHEET NAME

EXTERIOR

ELEVATIONS

SHEET NO.

A3.1

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

REZONING

PETITION

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

RZ-3.1



4 12B6C RIGHT ELEVATION

3 12B6C REAR ELEVATION



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

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

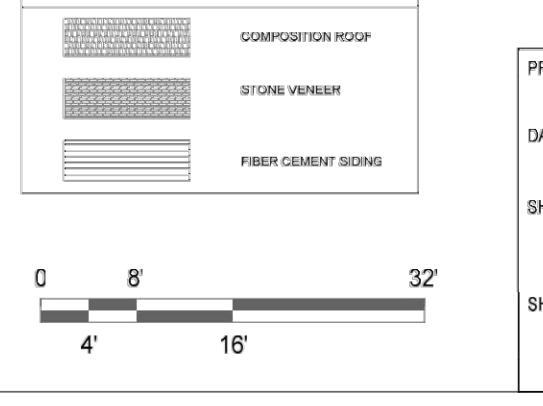
**BUILDING TYPE 12B6C** 

# PRIOCORPANIES

# **ALLEGHANY STREET APARTMENTS**

2110 ALLEGHANY STREET, CHARLOTTE, NC 28208

2110 ALLEGHANY STREET.



**EXTERIOR MATERIAL LEGEND** 

PROJ. NO.

17053

DATE

10/18/2017

SHEET NAME

EXTERIOR

ELEVATIONS

SHEET NO.

A3.2

PROJECT NO. 017046003 SHEET NUMBER

DATE 10-20-2017

REZONING

**PETITION** 

CONCEPTUAL
BUILDING ELEVATION
REZONING PETITION NO. 2017-164

RZ-3.2

BUILDING TYPE 1:

NOT FOR CONSTRUCTION







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



12A6B LEFT RENDERED ELEVATION



**BUILDING TYPE 12A6B** 



**ALLEGHANY STREET APARTMENTS** 

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

PROJ. NO. 10/18/2017

SHEET NAME RENDERED **ELEVATIONS** 

SHEET NO.

DATE 10-20-2017 PROJECT NO. 017046003

NOT FOR CONSTRUCTION

2110 ALLEGHANY STREET, CHARLOTTE, NC 28208

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

REZONING

**PETITION** 

SHEET NUMBER

RZ-3.3





12B6C RIGHT RENDERED ELEVATION

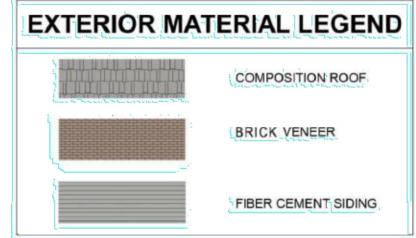
12B6C REAR RENDERED ELEVATION



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

NOT FOR CONSTRUCTION

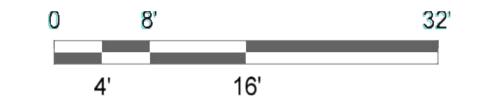
**BUILDING TYPE 12B6C** 



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

# **ALLEGHANY STREET APARTMENTS**

2110 ALLEGHANY STREET, CHARLOTTE, NC 28208



10/18/2017 RENDERED **ELEVATIONS** 

PROJ. NO.

SHEET NO. A4.2

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

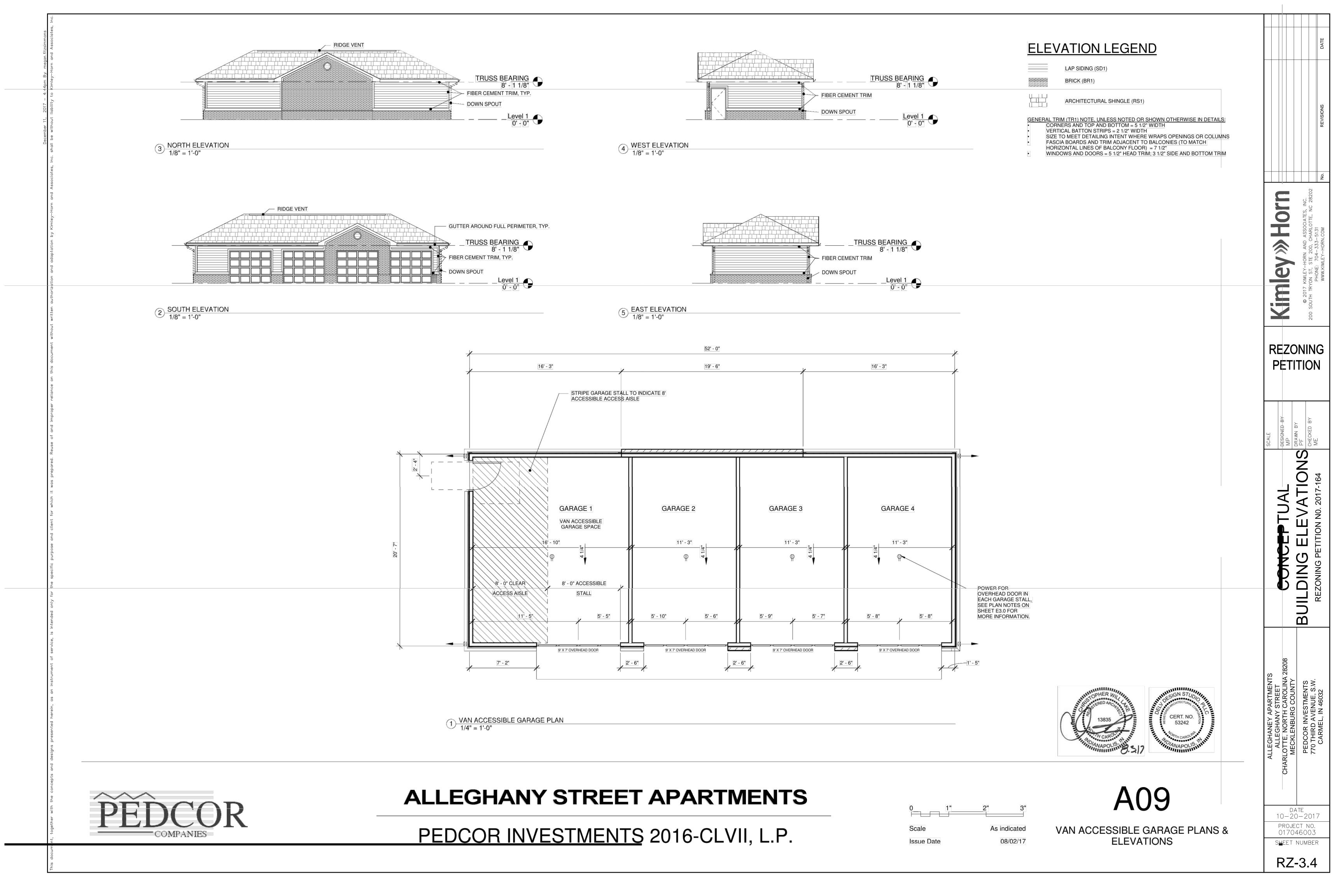
RZ-3.4

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

REZONING

**PETITION** 







Kimley—MM ASSOCIATES, INC.
200 SOUTH TRYON ST, STE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131

REZONING PETITION

DESIGNED BY
MP
DRAWN BY
PF
CHECKED BY

CONCEPTUAL
ILDING ELEVATIONS
REZONING PETITION NO. 2017-164

ALLEGHANY STREET

ALLEGHANY STREET

DTTE, NORTH CAROLINA 28208

ECKLENBURG COUNTY

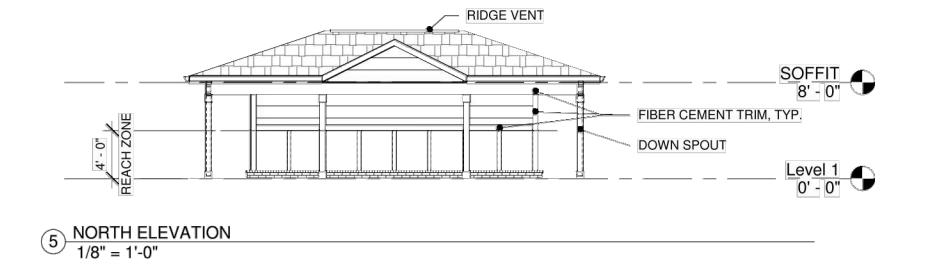
PEDCOR INVESTMENTS

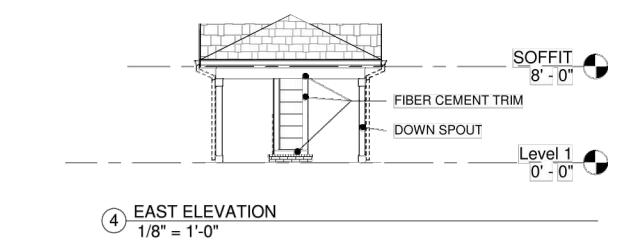
70 THIRD AVENUE, S.W.

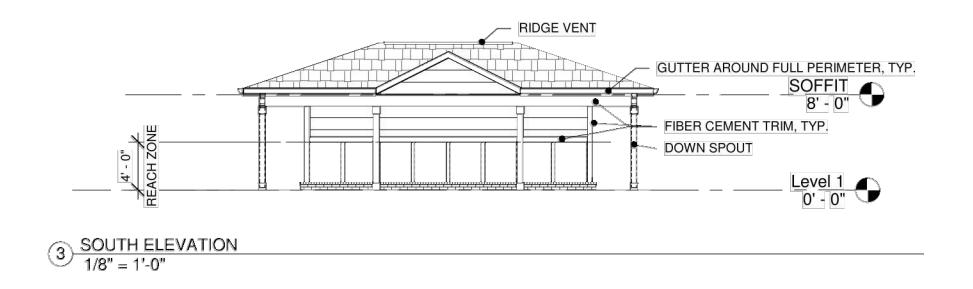
CARMEL, IN 46032

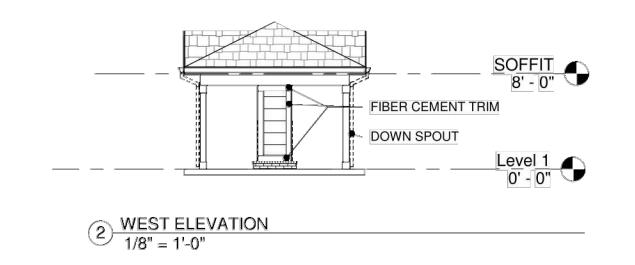
DATE 10-20-2017 PROJECT NO. 017046003 SHEET NUMBER

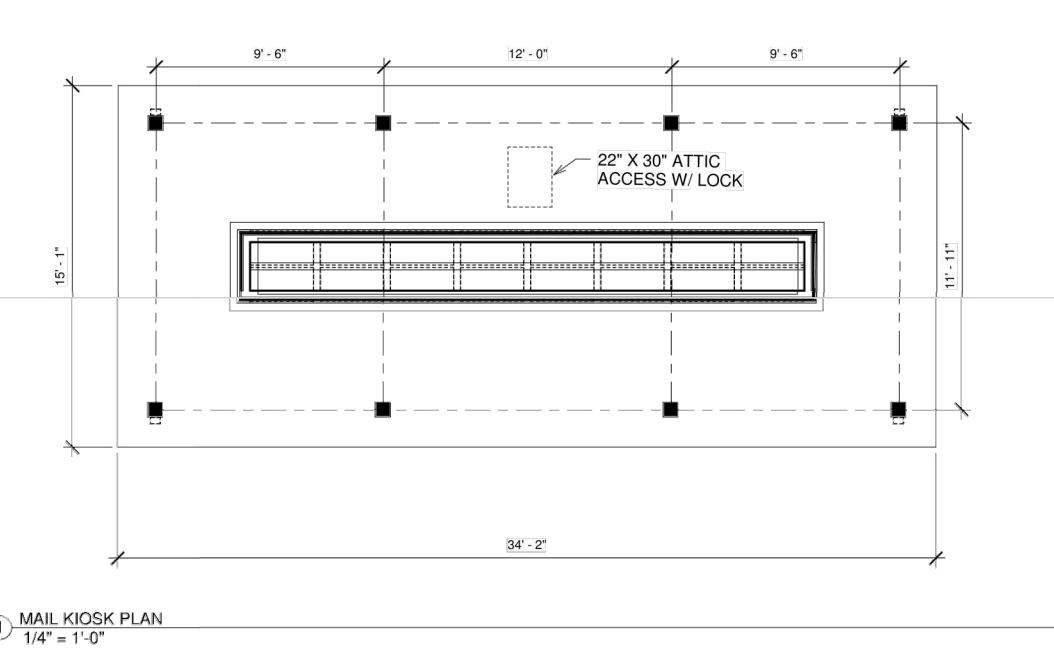
RZ-3.4









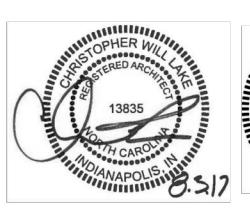


# **ELEVATION LEGEND**

LAP SIDING (SD1)

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

ARCHITECTURAL SHINGLE (RS1)

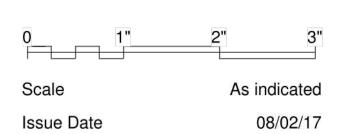






# **ALLEGHANY STREET APARTMENTS**

PEDCOR INVESTMENTS 2016-CLVII, L.P.



MAIL KIOSK PLANS AND **ELEVATIONS** 

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

RZ-3.4

REZONING

PETITION

CONCEPTUAL
BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164