

BOUNDARY LINE TABLE					
LINE	BEARING	LENGTH			
L1	N65°33'58"W	43.43'			
L2	N03°22'58"E	14.94'			
L3	S33°41'22"E	68.14'			
L4	N75°22'10"E	77.34'			
L5	S81°54'10"E	93.32'			
L6	N11°05'35"W	100.76'			
L7	N83°54'42"E	58.63'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	199.91	87.51	86.81	S78°06'01"E	25°04'49"
C2	325.60	183.87	181.44	N18°49'55"E	32°21'22"
C3	220.00	3.71	3.71	S03°08'14"W	0°57'58"
C4	25.00	30.76	26.86	S38°52'18"W	70°30'28"
C5	58.00	154.66	108.51	N01°35'53"E	161°07'04"
C6	25.00	3.50	3.50	S78°02'44"W	8°01'47"

Ex.Business
GALLOWAY STORE LLC
10174 Claybrook Dr.
Charlotte, NC 28262
ZONING: R-3

STREET DESIGNED TO
LOCAL RESIDENTIAL
WIDE SECTION

PUBLIC R/W TO
EXTEND TO WESTERN
PROPERTY LINE TO
ACCOMMODATE
FUTURE STREET STUB

COLUMBIA COCHRAN COMMONS LLC
PO Box 790630
San Antonio Tx, 78279
ZONING: B-1 (CD)

COCHRAN COMMONS
SHOPPING CENTER

COCHRAN COMMONS MAP 1
LOT 4
MB 34 PG 849

VISITOR/ LEASING
PARKING SPACES

REMOVE EX.
CUL-DE-SAC,
REALIGN STREET

APPROX.
LOCATION TO
BEGIN STREET
REDESIGN

Ex.Drive.

16' SETBACK FROM
BACK OCURB

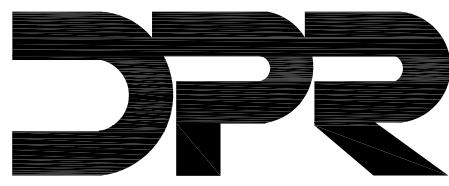
COCHRAN COMMONS MAP 1
LOT 3
MB 34 PG 849

TARA TRACY LLC
39 South Sea Pine Dr.
Hilton Head Island, SC 29928
ZONING: 0-1 (CD)

MALLARD CREEK
CHURCH RD

Project Manager
AHS
Drawn By
AHS
Checked By

Date
10-23-17
Project Number
17027



DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204
phone 704. 332. 1204 ■ fax 704. 332. 1210 ■ www.dprassociates.net

landscape architecture
civil engineering
planning

UNIVERSITY REAL ESTATE INVESTORS LLC
4000 Park Rd Suite 370
Charlotte, NC 28209
ZONING: 0-1 (CD)

PROP.CONNECTION
TO ADJ. PARKING

INC KINGS CROSSING OWNERS
ASSOCIATION
717 South Torrence St. Suite 101
Charlotte, NC 28204
ZONING: 0-1 (CD)

KINGS CROSSING MAP 3
COMMON AREA
MB 56 PG 727

INC ARBOR HILLS HOMEOWNERS ASSOC
2221 Park Rd.
Charlotte, NC 28203
ZONING: MX-1 (INOV)
ARBOR HILLS — MAP 4
COS AND TREE SAVE AREA 1
MB 42 PG 703

Charlotte
Planning Department
APPROVED BY CITY COUNCIL
April 16, 2018

SITE DEVELOPEMENT DATA:

TAX PARCEL NO.: 029-011-32 & 029-011-20
TOTAL SITE AREA: ±11.75 AC.
EXISTING ZONING: 0-1(CD)
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: VACANT
PROPOSED USES: Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).

MAXIMUM DEVELOPMENT: Up to 260 residential dwelling units; subject to the limitations described below.

PROPOSED DENSITY: 22 DU / AC.

MAXIMUM BUILDING HEIGHT: Building height on the Site will be limited to four (4) stories, and will not exceed 57 feet. Building height will be measured as defined by the Ordinance.

PARKING: As required and allowed by the Ordinance for the UR-2 zoning district.

TREE SAVE, REQUIRED: 15.0% OF SITE = 1.76 AC = 76,775 SF
TREE SAVE, PROPOSED: 15.2% OF SITE = 1.79 AC = 78,000 SF

GENERAL PROVISIONS:

Site Development Data:

—Average: ± 11.75 acres
—Tax Parcel #: 029-011-32 and 029-011-20
—Existing Zoning: 0-1(CD)
—Proposed Zoning: UR-2(CD)
—Existing Uses: Vacant
—Proposed Uses: Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
—Maximum Development: Up to 260 residential dwelling units; subject to the limitations described below.
—Maximum Building Height: Building height on the Site will be limited to four (4) stories, and will not exceed 57 feet. Building height will be measured as defined by the Ordinance. As required and allowed by the Ordinance for the UR-2 zoning district.

General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics from the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by High Real Estate Group, LLC ("Petitioner") to accommodate development of a residential community on an approximately 11.75-acre site generally located at 11030 David Taylor Drive, Charlotte, NC (the "Site").
b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.
c. **Graphics and Alterations.** The schematic depictions of sidewalks, 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. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

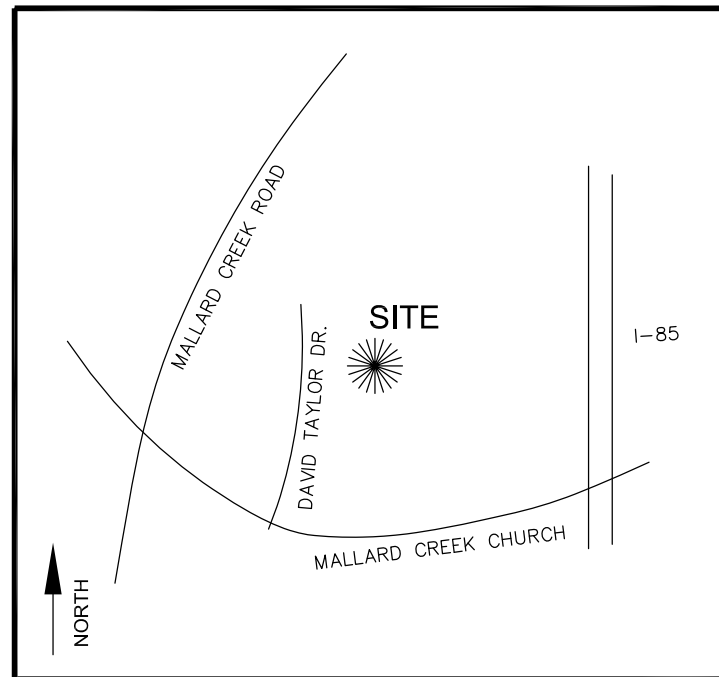
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in such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

d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall be limited to five (5). 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 buildings).

2. Permitted Uses:

a. Up to 260 residential dwelling units may be constructed on the Site as allowed by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district.
b. **Workforce Housing.** The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the median income for the area. Petitioner shall ensure that no fewer than 5% of the total number of residential units actually constructed on the Site, for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 60% or less of the area median income.
i. The proposed Workforce Housing units may be distributed throughout the buildings located on the Site and may be one (1), two (2), and three (3) bedroom units.
ii. The Petitioner will provide verification to the City, on an annual basis, that a minimum of 5% of the units constructed on the Site have been rented as Workforce Housing units. The City will review the lease applications to ensure the income reported are at or below 60% of AMI for the given year in which they were leased.
iii. Tenants for Workforce Housing Units will be subject to the same lease qualification and terms (except income verification which will be based on 60% of AMI) as other tenants and will be subject to the same lease standards as all other tenants of the Site (i.e., other than income qualifications tenants that qualify for the Workforce Housing units will be subject to the same lease terms as all the tenants of the Site).
iv. Once a tenant qualifies for a Workforce Housing unit reapplication, requalification, and income requalification will not be required. Once a Workforce Housing unit is rented to a tenant that qualifies that unit will be considered a Workforce Housing unit required to be available as a Workforce Housing unit until the lease expires and the tenant leaves.
v. The Petitioner will use best efforts to maintain no less than 5% of the units constructed on the Site as Workforce Housing units; however, due to unit availability, when leases expire, and are renewed, there may be periods of time when the number of units leased as Workforce Housing Units fluctuates, and as a result the number of Workforce units may fall below 5%. The Petitioner will use best efforts to minimize the periods of time that number of Workforce Housing units falls below 5%, and will provide documentation to the City, as part of the verification to the City of Workforce Housing units, that the period of time that the number of units fell below 5% did not exceed six (6) consecutive months.

3. **Access, Buffers, Screening, Open Space and Pedestrian Circulation.**
a. Access to the Site will be from David Taylor Drive and the adjoining private drives as generally depicted on the Rezoning Plan.
b. The proposed surface parking area located along existing David Taylor Drive will be screened by a 10-foot masonry wall.
i. A 14-foot setback as measured from the existing and future back of curb, as applicable will be provided along David Taylor Drive as generally depicted on the Rezoning Plan.
d. The Site's frontage on David Taylor Drive will be improved with an eight (8) foot sidewalk and an eight (8) foot sidewalk as generally depicted on the Rezoning Plan.
d. The Petitioner will extend David Taylor Drive as a public street as generally depicted on the Rezoning Plan. David Taylor Drive will be constructed as a local residential wide cross-section. The sidewalks associated with the proposed street may be located adjacent to the proposed parallel parking.
e. The proposed 90 degree head in parking provided between buildings #1 and #2 may be converted into parallel on-street parking.
f. A minimum of a 50 foot Class C Buffer will be located along the eastern property boundary as generally depicted on the Rezoning Plan. This Buffer will be made up of existing trees and new plantings as required to create a Class C Buffer requirement.
g. A 120 foot rear yard shall be provided between Building #3 and the eastern property boundary as generally depicted on the Rezoning Plan.
h. The buildings on the Site will be connected to the sidewalks along the abutting public street via a network of internal sidewalks and crosswalks. The minimum width of the internal sidewalks will be five (5) feet. The building on the Site will also be connected to the internal sidewalk system via sidewalks with a minimum width of five (5) feet.
i. The parking area along the southern property line adjacent to the existing office building will be screened with landscape materials.
j. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
k. All transportation improvements shall be constructed and approved prior to the release of a certificate of occupancy for more than two (2) buildings on the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.



VICINITY MAP - NTS

4. Architectural Standards and Parking Location Restrictions:

i. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on landscaping.

General Site Considerations:

i. Orient buildings in a way to enclose and define public space, open space and green space.
ii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
iii. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
iv. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).

Facade Composition

i. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances. Ground floor units facing the public street will have an entrance that is designed as a main entrance from the street.
ii. Windows shall be vertically spaced with a height greater than their width. However, in instances of large, feature windows, fenestrations may be used to provide a similar vertical appearance. Square windows may be used as a secondary design element.

1. Facades shall incorporate windows and doors as follows:

i. Windows and doors shall be provided for at least 20% of the total Facade area along the proposed private streets, with each floor calculated independently. The maximum contiguous area without doors on any floor facing a private street shall not exceed 20 feet in height and 20 feet in length in any direction. Changes in materials and other treatments may be used to break up walls where windows are not possible due to building layout (e.g. stairwells and/or mechanical/utility rooms).
ii. The above requirement for windows and doors may be reduced by 50% where a Facade is not visible from a private street and the maximum contiguous area without windows or doors on any floor may be increased to 20 feet in height and 40 feet in length.
iii. The Facades of first/ground floor of the buildings along the private streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

2. Facade articulation:

i. Facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet deep. The combined length of said recesses and projections shall constitute at least 20% of the total Facade length for facades over 75 feet in length. Pillars and balconies are acceptable projections.

3. Additional Street Fronting Facade requirements on Public Streets:

i. Street fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
iii. First Story Facades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements. The first floor of buildings greater than three (3) floors will be taller.
iv. Facades shall provide visual divisions between the first and second stories, when the building height is more than two stories, through architectural means such as cornices, awnings, or a change in primary facade materials or colors.
v. Facades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
vi. No more than four different materials, textures, colors, or combinations thereof may be used on a single building. This requirement shall not include materials used on windows, doors, porches, balconies, foundations, awnings or architectural details.
vii. Materials may be combined horizontally or vertically, with the heavier below the lighter when horizontal.
viii. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood and exposed precast are prohibited, except when used as a decorative feature or accent.
ix. Exterior materials of buildings along the Public Streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, cementitious siding, glass, manufactured stone or granite.
x. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.
(a) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, man-made stone, or natural stone to contrast with facade materials.

d. Roofs:

i. Pitched or flat roofs are acceptable. The pitch of the building's primary roof shall have a minimum slope of 4:12. Flat roofs shall be screened from the view of Public Streets by a parapet.
ii. Accessory features on a roof shall be screened from the view of the Public Streets by a parapet or other architectural feature.
iii. Permitted shaped roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
iv. Vents, stacks, and roof fans are to be painted to blend with the roof color and hidden from Public Street view to the greatest extent possible.

5. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems if 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.
b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occur.
c. The Site will comply with the Tree Ordinance.

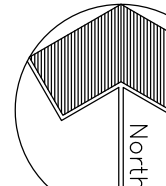
6. Open Space/ Amenity Areas and Improvements:

a. The Petitioner will provide at a minimum the following type of amenities for the residents of the community: a dog park, outdoor seating areas with landscape and landscaping elements, a pool area, a club house, and outdoor cooking areas. The minimum size of the open space/amenity areas is indicated on the site plan.
7. **Lighting:**
a. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.
8. **Amendments to the Rezoning Plan:**

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan shall, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



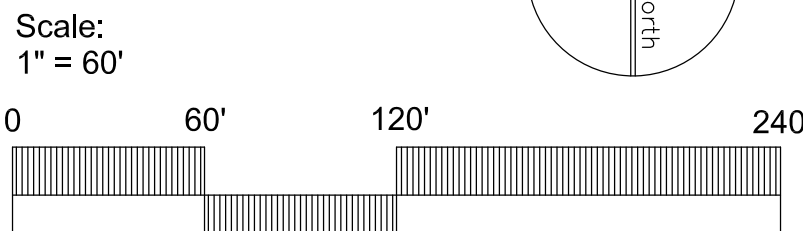
Sheet Number

RZ-1

Sheet 1 of 2

PETITION # 2017-185 MALLARD POINTE - MULTI-FAMILY CHARLOTTE, NORTH CAROLINA FOR HIGH REAL ESTATE GROUP, LLC

RESUBMITTAL: 4-12-18
RESUBMITTAL: 2-26-18
RESUBMITTAL: 1-16-18
INITIAL SUBMISSION: 11-27-17



Complexes\2017 projects\17027 mallard pointe apt-phd-17027-rezone base.dwg
associates\cad\17027-rezone base.dwg