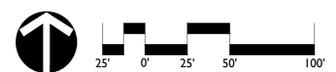


SITE LEGEND

- PROPERTY LINE
- SETBACK

REVISIONS:

DATE: 12/13/17
 DESIGNED BY: JY
 DRAWN BY: JY
 CHECKED BY: FM
 SCALE: 1"=50'
 PROJECT #: 1017309



APPROXIMATE LOCATION AND AREA OF TREE SAVE (MAY BE ADJUSTED BASED ON FINAL ENGINEERING PLANS FOR PERMITTING)

APPROXIMATE LOCATION AND AREA OF TREE SAVE (MAY BE ADJUSTED BASED ON FINAL ENGINEERING PLANS FOR PERMITTING)

PROPOSED TRASH AND RECYCLING

5' SIDE YARD
10' REAR YARD

5' SIDE YARD
5' SIDE YARD

10' REAR YARD

10' REAR YARD

10' REAR YARD

PROPOSED BMP

OPEN SPACE

OPEN SPACE

5' SIDE YARD
5' SIDE YARD

EXISTING PROPERTY LINE
20' SETBACK

8' PROPOSED PLANTING STRIP (FROM BOC)
6' PROPOSED SIDEWALK

EXISTING PROPERTY LINE
20' SETBACK
8' PROPOSED PLANTING STRIP (FROM BOC)
6' PROPOSED SIDEWALK

E.W.T. HARRIS BLVD.

OLD LAWYERS RD.

LAWYERS RD.

C4 Investments, LLC
Development Standards
12/13/17
Rezoning Petition No. 2017-000

Site Development Data:

- Acreeage:** ± 8.70 acres
- Tax Parcel #:** 133-251-15, 133-251-16, and 133-251-11
- Existing Zoning:** B-ISCD and O-1
- Proposed Zoning:** UR-2(CD)
- Existing Uses:** Commercial building and vacant.
- Proposed Uses:** Up to 180 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio:** As allowed by the UR-2 Zoning District.
- Maximum Building Height:** The buildings on the Site may have up to three (3) stories. The allowed building height will be measured as required by the Ordinance.
- Parking:** Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by C4 Investments, LLC ("Petitioner") to accommodate the development of a 180 unit multi-family residential community on approximately 8.70 acre site located on east side of W.T. Harris Boulevard between Old Lawyers Road and Bonlyn Drive (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.
- 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. 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 shall not exceed 12. 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 located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 180 multi-family residential dwelling units together with accessory uses allowed in the UR-2 zoning district.
- b. Parking spaces and maneuvering for parking spaces may not be located between the proposed buildings and W. T. Harris Boulevard and Old Lawyers Road as generally depicted on the Rezoning Plan. Parking spaces may be located to the side of the buildings.

3. Access and Transportation:

- a. Access to the Site will be from W. T. Harris Boulevard and Old Lawyers Road in the manner generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- c. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting W. Tyvola Road shall comprise a minimum of 20% of that building's entire façade (exclusive of windows and doors) facing W. T. Harris Boulevard and Old Lawyers Road using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- d. 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 20 percent Preferred Exterior Building Materials and/or architecturally finished concrete masonry units. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A 20 foot setback as measured from the future back of curb will be established along W. T. Harris Boulevard and Old Lawyers Road as generally depicted on the Rezoning Plan. The last four (4) feet of the proposed setbacks may be used as a transition zone; the four (4) foot transition zone will be located between the back of the sidewalk and the face of the building if located outside of the R/W. The principle buildings will not be allowed to be located in the four (4) foot transition zone, however, stoops, porches, steps, rails, and similar items may be located within the transition zone.
- b. Cantilevered balconies located above the first floor may extend up to two (2) feet into the transition zone described in above.
- c. Along W. T. Harris Boulevard and Old Lawyers Road an eight (8) foot planting strip and a six (6) foot sidewalk will be provided as generally depicted on the Rezoning Plan.
- d. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the proposed buildings on the Site and to the sidewalks along W. T. Harris Boulevard and Old Lawyers Road in the manner depicted on the Rezoning Plan.
- e. Screening requirements of the Ordinance will be met.
- f. Above ground backflow preventers will be screened from public view and will be located outside of the proposed setback.

6. General Design Guidelines:

- a. The scale and massing of buildings longer than 120' along a street feet shall be minimized by utilizing a combination of the following options: (i) varied roof lines through the use of slopes, modulated buildings heights, gables, dormers or innovative architectural solutions; (ii) utilize building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (iii) utilize horizontal variation of a minimum of 8 inches and vertical variations of a minimum of 24 inches in wall planes; or (iv) provide enclosed balconies.
- b. The maximum contiguous area without windows or doors on any floor facing W. T. Harris or Old Lawyers Road shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall

be treated with a combination the following options: (i) provide a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); (ii) utilize horizontal and vertical variations in wall planes; and/or (iii) provide architectural protrusion.

- c. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director or designee.
- d. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - (a) Building elevations shall be designed with vertical bays or articulated architectural façade features which shall include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors
 - (b) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes

- e. Building entrances serving 50% or more of the units in a proposed building, and when provided along W. T. Harris Boulevard and Old Lawyers Road shall be at or slightly above grade (one to two feet above average grade) and shall be highly visible and architecturally treated as prominent pedestrian entrance through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/scones; (ii) architectural details 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 water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.

- f. Common and/or private individual unit entrances shall be provided along W. T. Harris Boulevard and Old Lawyers Road at intervals of no greater than 110 feet.

- g. Where a building is served by common entrances (not individual unit entrances) and cannot achieve the interval spacing, common usable open spaces, amenity areas or courtyards can be utilized to break up the wall plane.

- h. Individual residential unit entrances, if oriented to W. T. Harris Boulevard or Old Lawyers Road should give the appearance of a front door orientation rather than a back patio design and will provide a pedestrian connection to the proposed sidewalk along the respective public street.

- i. Balconies will be design so that their size and location maximize their intended use for open space. The balconies may encroach into the transition zone above the first story of the building.

- j. If breezeways are included in the proposed residential buildings on the Site, the breezeways shall be framed with architectural elements to minimize the size of the breezeway opening and to provide the appearance of an enclosed breezeway.

- k. All facades shall incorporate windows, arches, balconies or other architectural details along with varying build materials, or roof lines or building offsets.

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

- (a) 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
- (b) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls

- m. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street

7. Environmental Features:

- a. The Petitioner 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.
- c. The Site will comply with the Tree Ordinance.

8. Signage:

- a. Signage as allowed by the Ordinance will be provided.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 26 feet in height. Street lights new and existing along W. T. Harris Boulevard and Old Lawyers Road are not subject to this standard.

10. 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 of Chapter 6 of the Ordinance.

11. 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 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 heirs, devisees, personal representatives, successors in interest or assigns.
- b.

REVISIONS:

DATE: 12/13/17
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
PROJECT #: 1017309

SHEET #:

RZ-3

EAST SIDE AFFORDABLE
REZONING PETITION No. 2017-XXX
CHARLOTTE, NC

DEVELOPMENT STANDARDS

LandDesign

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