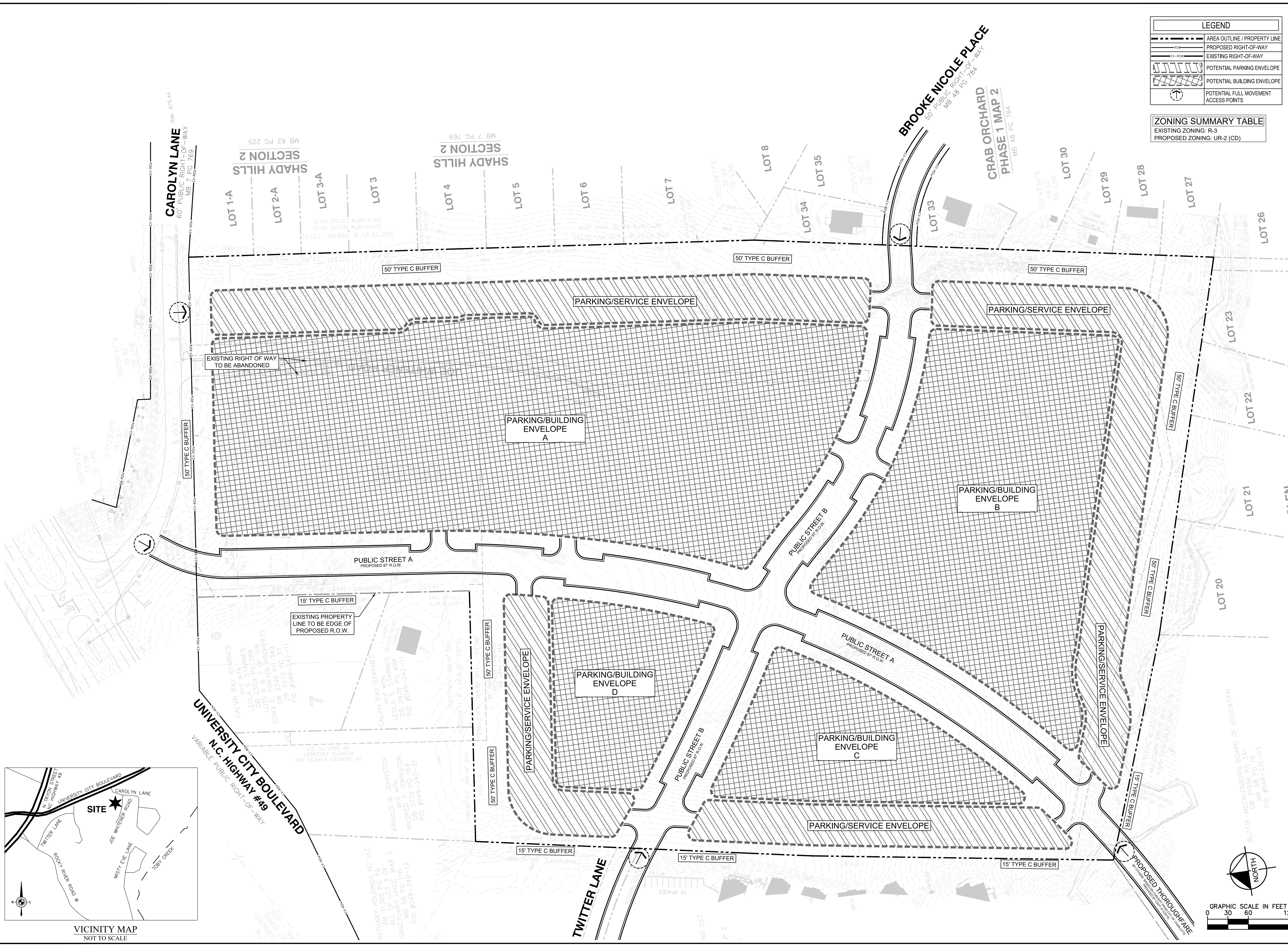
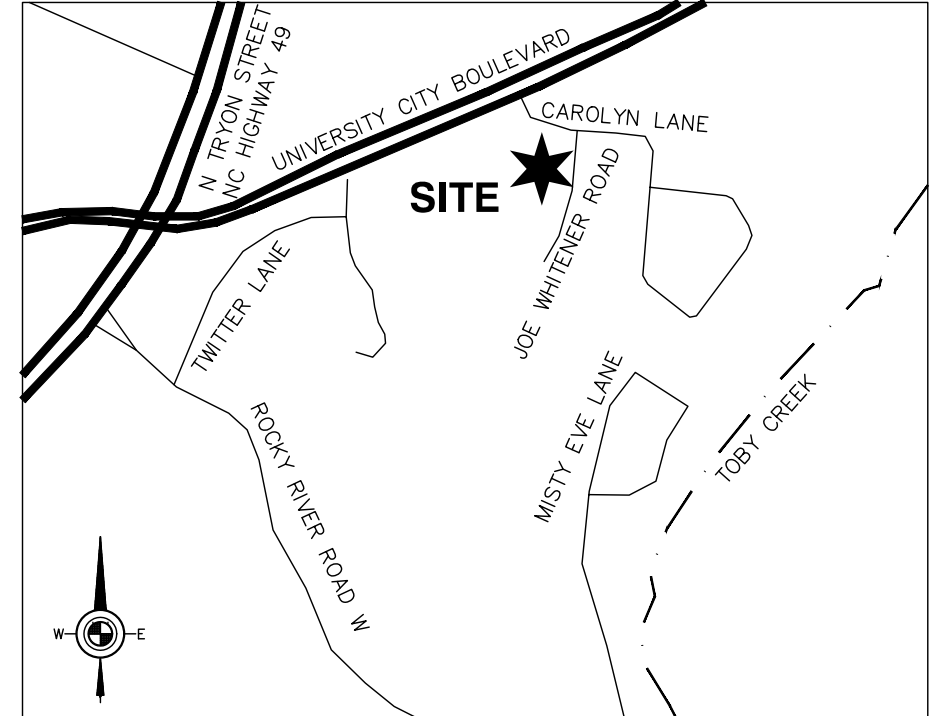


Plotted By: Hobson, Couley - Sheet Set: RZ-1 - TECHNICAL DATA SHEET - May 24, 2018 05:10:47pm. K:\CHL_PRA\019818008_Fountain_Carolyn\Rezoning - 008_CAD_PlanSheets\RZ-1 - TECHNICAL DATA SHEET.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

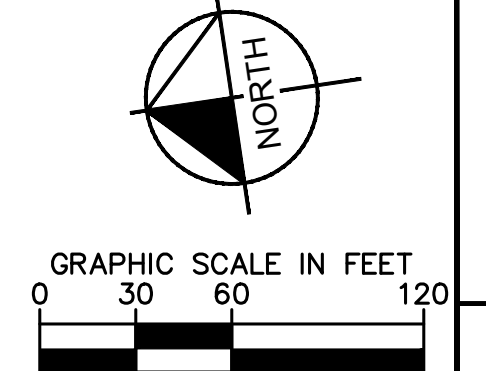


LEGEND

	AREA OUTLINE / PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS

ZONING SUMMARY TABLE

EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

PRELIMINARY
DOCUMENT

KHA PROJECT	019818007
DATE	5/24/2018
SCALE	AS SHOWN
DESIGNED BY	KH
DRAWN BY	CH
CHECKED BY	JH

TECHNICAL DATA
SHEET

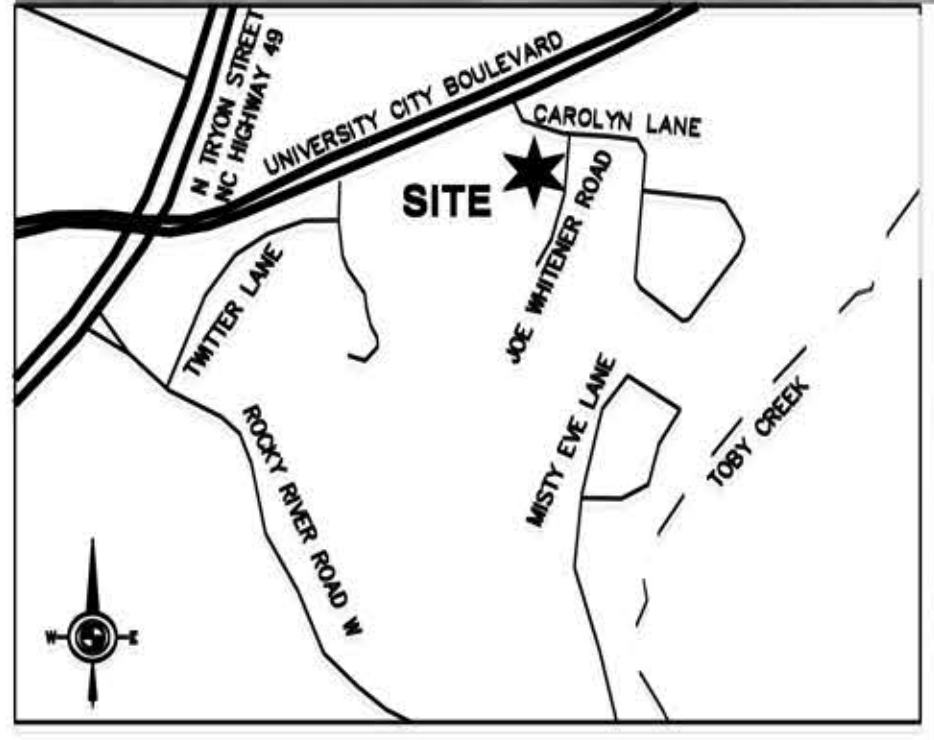
CAROLYN HOUSING
DEVELOPMENT
PREPARED FOR
FOUNTAIN

SHEET NUMBER
RZ - 1

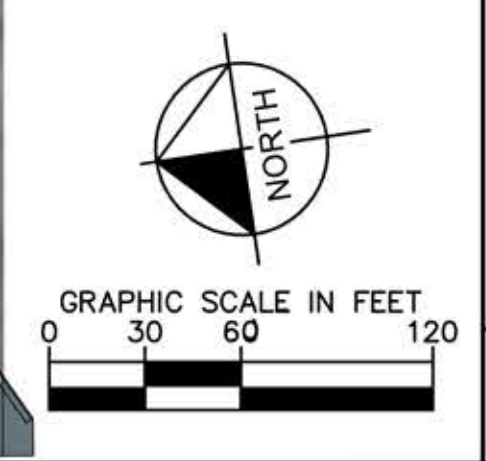
REZONING PETITION NO. 2018-

CITY OF CHARLOTTE NORTH CAROLINA

Plotted By: Jld, Nathan. Sheet Size: 610 x 840. Layout: RZ - 2. SITE PLAN. May 25, 2018. 11:44:31am. \\C:\Data\PROJ\019818009_Fountain_Carolyn\Working - 008\CAD\PlanSheets\RZ-2 - SITE PLAN.dwg
 This document, together with the drawings and designs presented herein, is an instrument of service, is intended only for the specific purposes and subject matter stated herein, and is not to be used for any other purpose without the written authorization and adaptation by Kimley-Horn and Associates, Inc. under the authority of the professional seal of Kimley-Horn and Associates, Inc.



VICINITY MAP
NOT TO SCALE



<p>CAROLYN HOUSING DEVELOPMENT PREPARED FOR FOUNTAIN</p> <p>CITY OF CHARLOTTE NORTH CAROLINA</p>	<p>ILLUSTRATIVE SITE PLAN</p> <p>REZONING PETITION NO. 2018-_____</p>
<p>Kimley-Horn</p> <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-9131 WWW.KIMLEY-HORN.COM NC LICENSE #0-0102</p>	
<p>PRELIMINARY DOCUMENT</p>	
<p>KHA PROJECT: 019818007</p> <p>DATE: 5/24/2018</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: KH</p> <p>DRAWN BY: CH</p> <p>CHECKED BY: JH</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p> <p>BY _____</p>
<p>SHEET NUMBER RZ - 2</p>	

Plotted By: hoque, kinsey, sheet, scott, kha, layout: rz_2 SITE PLAN May 30, 2018 01:29:20pm K:\CHL_PRA\019818008 Fountain, Carolyn\Re zoning - 008\CAD\PlanSheets\RZ-3 - SITE NOTES.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Fountain Residential Partners
Development Standards
05/21/2018
Rezoning Petition No. 2018-**

Site Development Data:

- Acreage: ± 25.47 acres
- Tax Parcel #: 049-242-09, 049-242-08, 049-242-15, 049-242-07, 049-242-22, 049-242-19
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Vacant and Residential
- Proposed Uses: Residential dwellings units as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the UR-2 zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Number of Residential Dwelling Units: Up to 258 residential dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district.
- Maximum Building Height: Building height to be measured per the Ordinance.
- Parking: As required by the Ordinance.

I. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Fountain Residential Partners. ("Petitioner") to accommodate the development of a high quality residential student housing community on an approximately 25.47 acre site located at the intersection of Carolyn Lane and Joe Whitener Road (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(CD) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes 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 will be limited to eighty (80). 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) located within the same Development Area as the accessory structure/building.

2. Permitted Uses, Development Area Limitations:

- a. The principal buildings constructed on the Site may be developed with up to 258 multi-family residential dwellings units as permitted by right, under prescribed conditions above together with accessory uses allowed in the UR-2(CD) zoning district.

3. Transportation Improvements and Access:

I. Proposed Improvements:

Improvements. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions.

- a. The Petitioner will construct the proposed north/south public street, Public Street A, to meet the requirements of a residential wide street section as generally depicted on the Rezoning Plan.
- b. The Petitioner will extend Twitter Lane and Brook Nicole Place to meet the requirements of a residential wide street section as generally depicted on the Rezoning Plan. [NOTE: Abandon Joe Whitener Road]
- f. The Petitioner will construct the required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of a certificate of occupancy. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy.

II. Standards, Phasing and Other Provisions.

- a. **CDOT/NC DOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.
- b. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 3.I. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.I.a above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- c. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in section I. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte

Engineering Division or other applicable agency, department or governmental body may proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in section I. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- d. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, Engineering and Property Management, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access.

- a. Access to the Site will be from Carolyn Lane, by way of a Public Street A, and from the extension of Twitter Lane and Brook Nicole Place as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

- b. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Streetscape, Buffer, Landscaping Open Space and Screening:

- a. A sixteen (16) foot setback as measured from the future proposed back of curb along Carolyn Lane, Public Street A, and Public Street B will be provided as generally depicted on the Rezoning Plan.
- b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Carolyn Lane, Public Street A, and Public Street B, within the required setbacks as generally depicted on the Rezoning Plan provided, however, the streetscape may be amended to accommodate on-street parking.
- c. Meter banks will be screened where visible from public view at grade level.

6. General Design Guidelines:

- 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 and on handrails/railings. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public Street have at least 20% masonry (including but not limited to brick, stone, precast brick, precast stone, and/or stucco) exclusive of windows, doors and roofs.

- b. The maximum contiguous area without windows or doors on any floor 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 of the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. 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.

- c. Buildings over 150 feet in length shall provide façade variations that visually separate the individual units. This can be accomplished through measures such as window arrangement and size variation, Balcony arrangement, unit entrance design, roof variation, material changes, and/or offset wall planes.

- d. Residential building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (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.

- e. To provide a level of comfort and security for residents on the first floor of residential buildings, the first floor shall be visually and physically separated from the sidewalk. Examples include increasing the setback, installing additional landscaping, raising or lowering the first floor or other methods.

- f. Where ground floor connection to units is not possible and a shared or common entry is used, transition from the street to the entry itself is provided to create a unique sense of entry for pedestrians. The ground level transitions are thoughtfully designed and incorporated into the overall character of the building and include any / all the following: changes in grade or setback, stairs, low masonry walls, ornamental railing, changes in paving material, additional landscaping or other methods.

- g. Buildings are placed to present a front or side façade to all network required streets (public or private).

- h. Buildings front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

- i. Parking lot areas are not located between any building and any network required public or private street however, parking lot areas may be located to the side as generally depicted on the Rezoning Plan.

- j. Provide usable and accessible public open space at a minimum of 1 square foot/100 square feet gross floor area or 1 square feet /200 square feet lot area, whichever is greater, incorporating seating, plantings and/or other amenities.

- k. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.

- l. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.

- m. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.

- n. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.

- o. Ventilation grates or emergency exit doors located at the first floor level in the building facade oriented to any public street must be decorative.

- p. Roof line variation every 30 feet is required. This can be accomplished by using vertical offset in height, ridge lines, gables, cornices, dormers, roof top patios, material changes, and/or other architectural features such as trellises, portals or porches.

- q. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade. The parapet extends far enough above the roof plane that all mechanical equipment is concealed from views extending to the far edge of any adjacent ROW.

- r. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet walls.

7. Environmental Features:

- a. The Site will comply with the Post Construction Ordinance.
- b. The Site will comply with the Tree Ordinance.

8. Lighting:

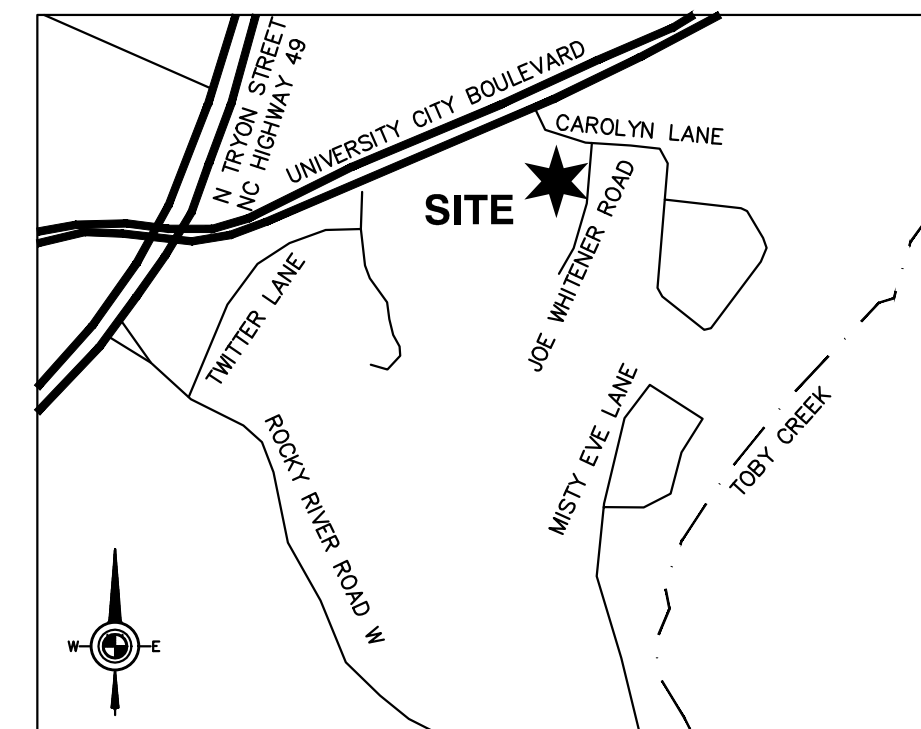
- a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.

9. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP
NOT TO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

PRELIMINARY DOCUMENT

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
019818007	5/24/2018	AS SHOWN	KH	CH	JH

ILLUSTRATIVE SITE PLAN NOTES
REZONING PETITION NO. 2018-

CAROLYN HOUSING DEVELOPMENT PREPARED FOR FOUNTAIN
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ - 3