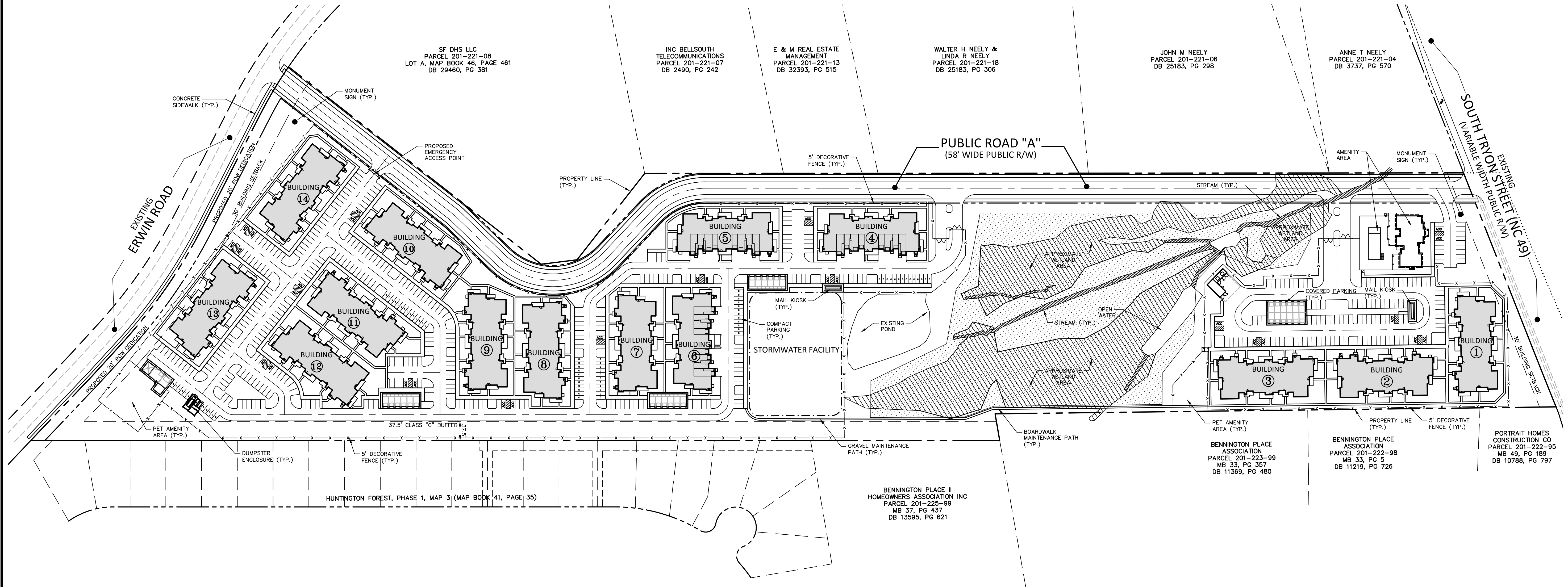


SITE DATA	
DEVELOPER	CONTINENTAL PROPERTIES COMPANY, INC. W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WISCONSIN 53051
SITE AREA:	GROSS SITE ACREAGE: ±30.73 AC RIGHT-OF-WAY DEDICATION: ±3.61 AC NET SITE ACREAGE: ±27.12 AC
PID:	201-221-03, 201-221-17
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 324 MULTI-FAMILY DWELLING UNITS
PROPOSED DENSITY:	± 10.54 DU/AC
MAXIMUM BUILDING HEIGHT:	UP TO FORTY(40) FEET AND TWO(2) STORIES
FRONT YARD SETBACK:	15' FROM BACK OF CURB
BUILDING SEPARATION:	30'(PROVIDED BUT MAY BE REDUCED TO 10 FEET)
AUTOMOBILE PARKING REQUIRED:	486 (1.5 SPACES/UNIT)
APPROXIMATE AUTOMOBILE PARKING PROVIDED:	567
TREE SAVE AREA REQUIRED:	4.61 AC (30.73 AC x 15%)
TREE SAVE AREA PROVIDED:	4.61 AC (15% OF SITE AREA)
DENSITY CALCULATION:	
TOTAL AREA=30.73 AC	
NUMBER OF DWELLING UNITS: 324	
DWELLING UNITS/AC = 324/30.73 = 10.54 DU/AC	

REZONING CASE NUMBER: 2018-XXX

SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TREE-SAVE AREA



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CLIENT
CONTINENTAL 475 FUND, LLC

SPRINGS AT STEELE CREEK
REZONING CONCEPT PLAN
12100 S TRYON ST. & 13295 ERWIN RD.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

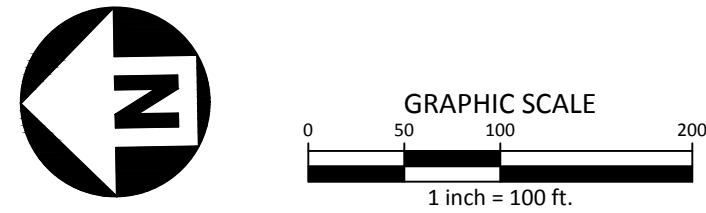
REVISIONS	
NO.	DATE

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02.14.2019

SHEET

REZONING
CONCEPT PLAN
RZ-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\CTP\CTP-18000\Land\Rezoning\Current Drawings\CTP18000-REL.dwg: 2/14/2019 4:24:40 PM: Bernard, Andrew

CONTINENTAL 475 FUND, LLC
REZONING PETITION NO. 2019-xxx
2/14/2019

Development Data Table:

Site Area: +/- 30.73 acres
Tax Parcel: 201-221-03 and 201-221-17
Existing Zoning: R-3
Proposed Zoning: UR-2(CD)
Existing Use: Vacant
Proposed Use: Up to 324 Multi-family Dwelling Units
Maximum Building Height: Up to forty (40) feet and two (2) stories
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Continental 475 Fund, LLC (the "Petitioner") to accommodate the development of a multi-family residential community on that approximately 30.73-acre site located on the northwest side of South Tryon Street and southeast side of Erwin Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 0201-221-03 and 201221-17.

2. 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").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.

4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 324 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The total number of access points from South Tryon Street shall be limited to one (1).

2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.

3. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.

4. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.

a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) 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 CDOT will instruct applicable authorities 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.

IV. Architectural Standards

1. Building Height shall be limited to two (2) stories for all buildings.

2. Buildings shall not be more than four hundred (400) feet in length along a right-of-way.

3. For multi-family buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of facade modulation or mass separation. Such modulation or mass separation shall occur at intervals of no more than sixty (60) feet.

4. All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent on-site sidewalks.

5. Vinyl shall be a prohibited building material, except for windows, trim, and soffits.

6. Band or strip-window fenestration design shall be prohibited.

7. Multi-family buildings shall contain a minimum transparency of 25% for all upper-level floors, per building elevation.

8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.

9. Dumpsters shall be screened from view from all network required streets.

V. Streetscape and Landscaping

1. The existing planting strip and sidewalk shall remain along the Site's frontage of South Tryon Street. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along the Site's frontage of Erwin Road and a minimum five (5) foot wide sidewalk shall be provided along the Site's proposed internal public road connection, as generally depicted on the Rezoning Plan.

2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.

VII. Open Space & Amenities

1. The Petitioner shall comply with tree save requirements.

2. The Petitioner shall provide a minimum of six (6) acres of Preservation Areas, in locations as generally depicted on the Rezoning Plan.

3. The Petitioner shall install and maintain a minimum 37.5-foot Class C buffer adjacent to existing single-family homes, in the area as generally depicted on the Rezoning Plan, to include an opaque fence or wall.

4. The Petitioner shall provide a minimum of 20,000 square feet of common open space and amenity areas within the Site, as generally depicted on the Rezoning Plan, to include, but not be limited to, landscaping, hardscaping, benches, garden artwork, pools, clubhouses, pet parks, washing stations, and/or walking paths.

VIII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

IX. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



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REVISIONS

NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02. 14. 2019

SHEET

REZONING
CONCEPT PLAN NOTES

RZ-2