

**SURVEY DISCLAIMER**  
ALTA/ASCM LAND TITLE SURVEY, 9814 BRYANT FARMS ROAD,  
SURVEY ISSUE DATE: 7/1/13, REVISED 7/31/13. PROVIDED  
BY A.G. ZOUTEWELLE SURVEYORS 1918 EAST FIFTH STREET,  
CHARLOTTE, NC 28207, 704-372-9555.

**SITE DEVELOPMENT DATA**

TAX PARCEL NUMBER: 223-201-22, 223-201-82, 223-201-83  
ACRES SITE AREA: 10.0 AC  
EXISTING ZONING: B-1 (CD) BY REZONING PETITION No. 91-37(C)  
PROPOSED ZONING: NS  
EXISTING USES: VACANT  
PROPOSED USES:

DEVELOPMENT AREA A: UP TO 15,000 SF OF  
NON-RESIDENTIAL USES.  
DEVELOPMENT AREA B: UP TO 194  
RESIDENTIAL DWELLINGS UNITS TOGETHER  
WITH ACCESSORY USES, AS ALLOWED IN THE  
NS ZONING DISTRICT (AS MORE SPECIFICALLY  
DESCRIBED BELOW IN SECTION 2).

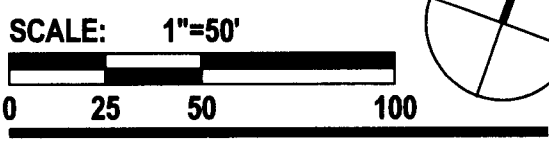
**APPROVED BY  
CITY COUNCIL**

JAN 20 2015

**NOTES**  
SEE SHEET RZ-3 FOR SITE DEVELOPMENT NOTES.

- LEGEND:**
- PROPERTY LINE
  - VEHICULAR ACCESS
  - PARKING/BUILDING ENVELOPES
  - DEVELOPMENT AREA A
  - DEVELOPMENT AREA B

**RECEIVED**  
JAN 29 2015



**RZ-1**

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**ColeJenest & Stone**  
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**SOLIS  
BALLANTYNE  
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**TECHNICAL  
DATA SHEET**

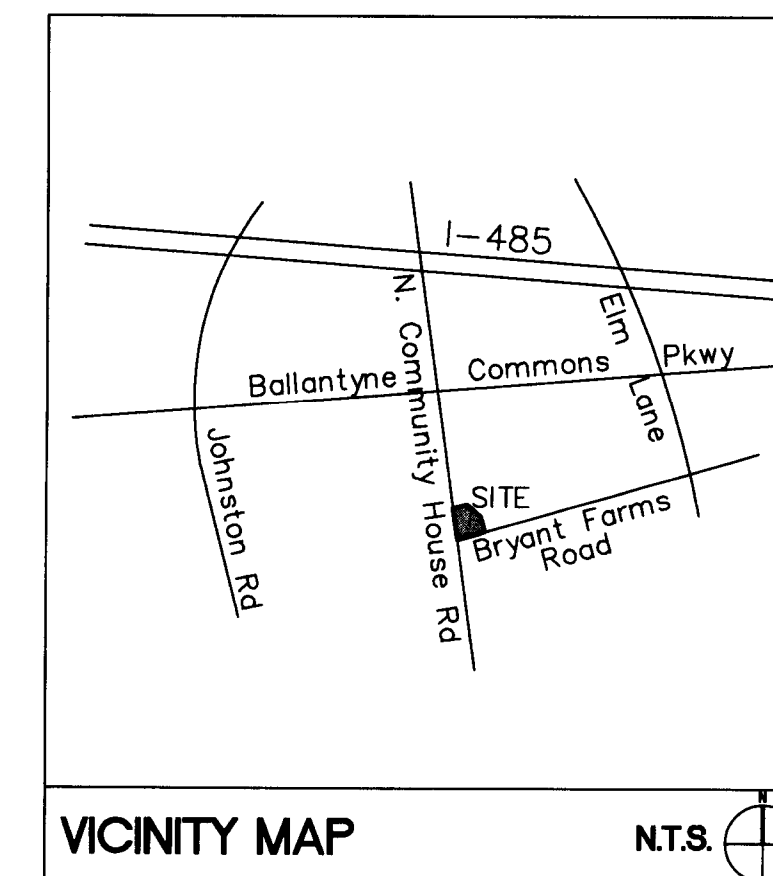
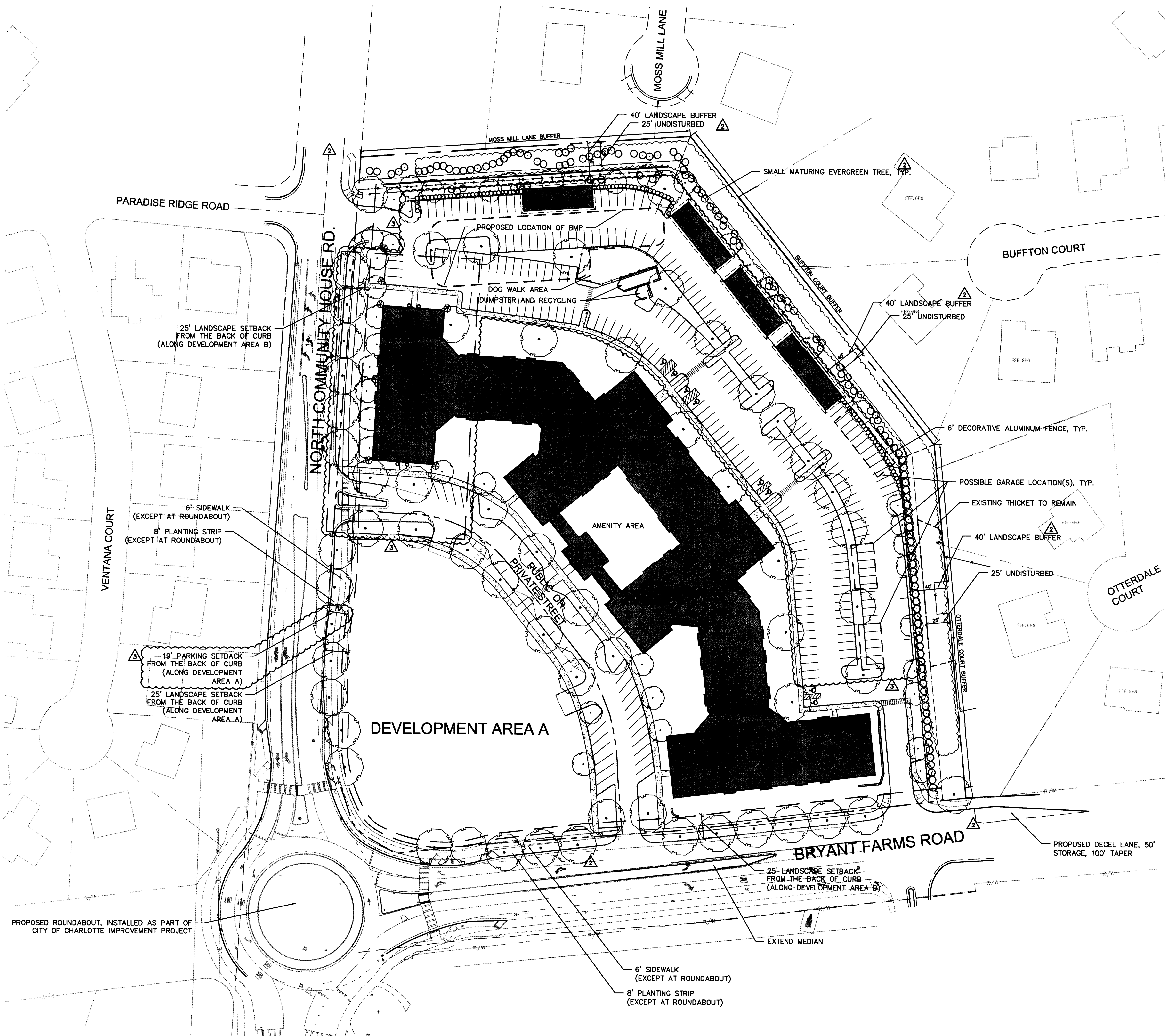
**REZONING PETITION  
No. 2014-074**  
Project No.  
4259  
Issued  
06/18/14

**Revised**  
10/20/14 - REZONING RE-SUBMITTAL  
11/14/14 - REZONING RE-SUBMITTAL  
12/18/14 - REZONING RE-SUBMITTAL



**PET. # 2014-074**





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**CONCEPTUAL  
SITE PLAN**

**APPROVED BY  
CITY COUNCIL**

04/20/15

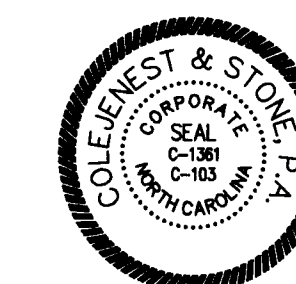
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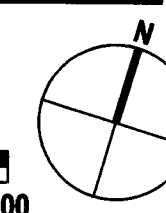
**Revised**

10/20/14 - REZONING RE-SUBMITTAL  
11/14/14 - REZONING RE-SUBMITTAL  
12/18/14 - REZONING RE-SUBMITTAL



SCALE: 1"=50'

0 25 50 100



**RZ-2**

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**PET. # 2014-074**



DEVELOPMENT NOTES

TERWILLIGER PAPPAS MULTIFAMILY PARTNERS, LLC  
DEVELOPMENT STANDARDS  
01/20/15  
REZONING PETITION NO. 2014-074

SITE DEVELOPMENT DATA:

- ACREAGE: ± 10.00 ACRES
- TAX PARCEL #: 223-201-22 AND 223-201-82, 83
- EXISTING ZONING: B-1(CD) BY REZONING PETITION NO. 91-37(C)
- PROPOSED ZONING: NS
- EXISTING USES: VACANT
- PROPOSED USES: (1) UP TO 194 RESIDENTIAL DWELLINGS UNITS TO BE LOCATED ON DEVELOPMENT AREA B (AS DEFINED BELOW), AND (2) UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES TO BE LOCATED ON DEVELOPMENT AREA A (AS DEFINED BELOW), EACH AS ALLOWED IN THE NS ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT TO (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 BELOW).
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES WITHIN DEVELOPMENT AREA B AND UP TO TWO (2) STORIES WITHIN DEVELOPMENT AREA A (AS MORE SPECIFICALLY RESTRICTED IN SECTION 4 BELOW), BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: MINIMUM OF 1.25 PARKING SPACES PER DWELLING UNIT WILL BE PROVIDED AS TO THE USES PERMITTED ON DEVELOPMENT AREA B, AND A MINIMUM OF ONE PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA WILL BE PROVIDED FOR NON-RESIDENTIAL USES PERMITTED ON DEVELOPMENT AREA A.

1. GENERAL PROVISIONS:

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TERWILLIGER PAPPAS MULTIFAMILY PARTNERS, LLC ("PETITIONER") FOR THE APPROXIMATELY 10.00 ACRE SITE LOCATED ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD (THE "SITE"). THE REZONING PLAN SETS FORTH THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY WITH UP TO 194 RESIDENTIAL DWELLING UNITS ON THE PORTION OF THE SITE DESIGNATED AS "DEVELOPMENT AREA B." ON THE REZONING PLAN, AND UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES ON THE PORTION OF THE SITE DESIGNATED AS "DEVELOPMENT AREA A." ON THE REZONING PLAN. THE REZONING PLAN ALSO SET FORTH THE LOCATION OF A "PRIVATE STREET" THAT WILL SERVE THE DEVELOPMENT TAKING PLACE ON BOTH DEVELOPMENT AREA A AND DEVELOPMENT AREA B.
- 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 NS ZONING CLASSIFICATION SHALL GOVERN.
- c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, 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:
- EXPRESSLY PERMITTED BY THE REZONING PLAN, INCLUDING, WITHOUT LIMITATION, THE PROVISIONS OF SUBSECTION 1.E. BELOW (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,
  - MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
  - MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS OR BUFFER AREAS) INDICATED ON THE REZONING PLAN; OR
  - MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN 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 FIVE (5); NO MORE THAN TWO (2) PRINCIPAL BUILDINGS MAY BE DEVELOPED ON DEVELOPMENT AREA A AND NO MORE THAN THREE (3) PRINCIPAL BUILDINGS MAY BE DEVELOPED ON DEVELOPMENT AREA B. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE OR THE RESPECTIVE DEVELOPMENT AREAS. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE CORRESPONDING DEVELOPMENT AREA. FOR EXAMPLE, AN ACCESSORY BUILDING LOCATED ON DEVELOPMENT AREA B WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON DEVELOPMENT AREA B.
- e. DEVELOPMENT WITHIN DEVELOPMENT AREA A. NOTWITHSTANDING THE FOREGOING, IT IS UNDERSTOOD THAT REZONING PLAN FOR DEVELOPMENT AREA A DOES NOT SPECIFY SPECIFIC BUILDING LOCATIONS BUT IT IS FURTHER UNDERSTOOD THAT SUCH BUILDINGS MUST BE LOCATED WITHIN THE BUILDING/PARKING ENVELOPE SHOWN FOR DEVELOPMENT AREA A, AND DEVELOPMENT OF DEVELOPMENT AREA A SHALL COMPLY WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS THAT ARE EXPRESSLY STATED TO GOVERN OR RELATE TO DEVELOPMENT ON DEVELOPMENT AREA A, IN ADDITION TO COMPLIANCE WITH THE STANDARDS OF THE NS ZONING DISTRICT.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- a. THE SITE MAY BE DEVELOPED WITH (1) UP TO 194 RESIDENTIAL DWELLING UNITS WITHIN DEVELOPMENT AREA B, AND (2) UP TO 15,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE NS ZONING DISTRICT WITHIN DEVELOPMENT AREA A, IN EACH CASE TOGETHER WITH ACCESSORY USES ALLOWED IN THE NS ZONING DISTRICT. THE FOLLOWING NON-RESIDENTIAL USES WILL NOT BE ALLOWED ON DEVELOPMENT AREA A: GASOLINE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, AND AUTOMOTIVE REPAIR OR MAINTENANCE USES.
- b. NO MORE THAN ONE USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW MAY BE LOCATED ON THE DEVELOPMENT AREA A. NO SUCH ACCESSORY USE MAY BE LOCATED ON DEVELOPMENT AREA B.
- c. SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN THE BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA B AND NORTH COMMUNITY HOUSE ROAD OR BRYANT FARMS ROAD.
- d. ONE-STORY GARAGES AS GENERALLY ILLUSTRATED ON THE REZONING PLAN WILL BE ALLOWED. OTHER GARAGES THAT ARE ADJACENT TO AND PART OF THE BUFTON COURT AND MOSS WILL LANE BUFFERS MAY NOT BE ELIMINATED. THE OTHER GARAGES INDICATED ON THE REZONING PLAN NEED NOT BE BUILT. ADDITIONAL GARAGES MAY BE PLACED ON THE SITE AS ALLOWED BY THE ORDINANCE.
- e. A DOG WALK AREA AS GENERALLY DEPICTED ON SHEET RZ-2 MAY BE CONSTRUCTED WITHIN DEVELOPMENT AREA B.

3. ACCESS AND TRANSPORTATION:

- a. ACCESS TO THE SITE WILL BE FROM N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER HAS COORDINATED THE CONFIGURATION AND LOCATION OF THE PROPOSED ACCESS POINTS WITH THE CITY OF CHARLOTTE ROADWAY IMPROVEMENT PROJECT TO LOCATE A ROUND-ABOUT AT THE INTERSECTION OF BRYANT FARMS ROAD AND N. COMMUNITY HOUSE ROAD.
- b. THE PETITIONER WILL ENTER INTO AN AGREEMENT WITH CDOT TO IMPLEMENT THE FOLLOWING ROADWAY IMPROVEMENTS ALONG N. COMMUNITY HOUSE ROAD AS PART OF THE CITY'S ROADWAY IMPROVEMENT PLANS FOR THE INTERSECTION OF N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD: (I) A SOUTHBOUND DIRECTIONAL CROSSOVER TO LOCATED ON COMMUNITY HOUSE ROAD TO THE PROPOSED PUBLIC/PRIVATE STREET LOCATED BETWEEN DEVELOPMENT AREA A AND B, AND (II) A SECOND NORTHBOUND LANE ALONG THE SITE'S N. COMMUNITY HOUSE FRONTAGE FROM THE PROPOSED ROUNDABOUT TO THE SITE'S NORTHERN DRIVEWAY ON N. COMMUNITY HOUSE ROAD (DRIVEWAY OPPOSITE PARADISE RIDGE ROAD). THIS LANE WILL TERMINATE AS A RIGHT-TURN LANE INTO THE SITE'S NORTHERN DRIVEWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL PROVIDE TO THE CITY THE NECESSARY RIGHT-OF-WAY TO IMPLEMENT THESE IMPROVEMENTS.
- c. THE "PRIVATE STREET" SHOWN ON THE REZONING PLAN BETWEEN DEVELOPMENT AREA A AND DEVELOPMENT AREA B WILL BE INSTALLED AND DESIGNED TO MEET PUBLIC STREET STANDARDS FOR LANE WIDTHS, CURB AND GUTTER, AND ON-STREET PARKING. THE SIDEWALK ALONG THIS PRIVATE WILL NOT BE REQUIRED TO BE MORE THAN SIX (6) FEET WIDE, WHERE ANGLED PARKING IS PROVIDED ALONG THE PRIVATE STREET. THE SIDEWALK WILL BE ALLOWED TO ABUT THE BACK OF CURB. THIS PRIVATE STREET WILL LINK N. COMMUNITY HOUSE ROAD

TO BRYANT FARMS ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS PRIVATE STREET MAY BE DESIGNED WITH ANGLED PARKING. THE PETITIONER RESERVES THE RIGHT TO BUILD THIS STREET AS A PUBLIC STREET INSTEAD OF A PRIVATE STREET.

- d. ACCESS TO DEVELOPMENT AREA A WILL BE FROM THE NEW INTERNAL PRIVATE STREET. THE NUMBER AND LOCATION OF THE ACCESS POINTS FROM THE PRIVATE STREET TO DEVELOPMENT AREA A WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS FOR DEVELOPMENT AREA A.

- e. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- f. 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:

- a. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON DEVELOPMENT AREA B (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED).

- b. THE BUILDING(S) CONSTRUCTED WITHIN DEVELOPMENT AREA B MAY NOT EXCEED THREE (3) STORIES. BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A MAY NOT EXCEED TWO (2) STORIES.

- c. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

- d. IF THE BUILDINGS IN DEVELOPMENT AREA A ARE LOCATED ALONG N/ COMMUNITY HOUSE ROAD OR BRYANT FARMS ROAD AND BLANK WALLS IN EXCESS OF 20 LINEAR FEET ARE PROPOSED, THE BLANK WALLS WILL BE BROKEN UP WITH EVERGREEN SHRUBS.

5. MULTI-FAMILY DESIGN GUIDELINES FOR DEVELOPMENT AREA B:

- a. BUILDING FACADES SHALL FRONT ON AND ADDRESS THE EXTERNAL AND INTERNAL STREETS TO REINFORCE THE STREETScape.
- b. BUILDING FOOTPRINT SHALL BE ARRANGED TO ENCLOSE AND DEFINE A VARIETY OF PUBLIC AND PRIVATE SPACES, COURTYARDS, OPEN SPACE AND GREEN SPACE.
- c. PROVIDE AN ADA ACCESSIBLE PATH THAT IS CONNECTED TO THE STREET SIDEWALK SYSTEM TO PROVIDE WHEELCHAIR ACCESS TO THE RESIDENTIAL BUILDING.
- d. ARCHITECTURAL FAÇADE TREATMENT SHALL BE SIMILAR ON ALL SIDES OF THE APARTMENT BUILDINGS.
- e. FACADES ALONG EXTERNAL AND INTERNAL STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.
- f. THE PRINCIPAL BUILDING ENTRANCES SHALL BE ARTICULATED TO IDENTIFY THEM AS A PRIMARY ENTRY POINT.
- g. EXTERIOR ELEVATIONS SHALL INCORPORATE A VARIETY OF ARCHITECTURAL FEATURES SUCH AS BALCONIES, PATIOS, WINDOWS, DOORS, COLUMNS, COMMON BUILDING DRIVEWAYS, COVERED ENTRANCES, PITCHED ROOFS AND PARAPETS AT FLAT ROOF AREAS TO PROVIDE ARCHITECTURAL SCALE AND DETAIL.

- h. WINDOWS AND DOORS SHALL ACCOUNT FOR AT LEAST 25% OF THE TOTAL FAÇADE AREA ALONG THE EXTERNAL AND INTERNAL STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY FROM FLOOR TO CEILING.

- i. WINDOWS SHALL HAVE A VERTICAL ORIENTATION WITH THEIR HEIGHT GREATER THAN THEIR WIDTH.

- j. FOR STREET FACADES, THE MAXIMUM LENGTH WITHOUT A WINDOW OR DOOR ON ANY FLOOR SHALL NOT EXCEED 25'.

- k. STREET FACADES SHALL INCORPORATE PROJECTIONS AND/OR INDENTATIONS SO THAT THE MAXIMUM LENGTH WITHOUT SUCH AN OFFSET IN THE FAÇADE IS 100'. THE MINIMUM DEPTH OF SUCH REQUIRED OFFSETS SHALL BE 12" FROM FRAME WALL TO THE FRAME WALL. FOR STREET FACADES OVER 100' AT LEAST 15% OF THE TOTAL FAÇADE LENGTH SHALL BE OFFSET FROM THE PRIMARY FAÇADE PLANE.

- l. EXTERIOR MATERIALS OF BUILDINGS ALONG THE EXTERNAL AND INTERNAL STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, FIBER CEMENT SIDING OR PANELS, GLASS, OR GRANITE. VINYL OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, EXPANDED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED. HOWEVER, VINYL AS A BUILDING MATERIAL MAY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

- m. EXTERIOR WALLS OF A SINGLE BUILDING SHALL UTILIZE A MAXIMUM OF FIVE PRIMARY BUILDING MATERIALS (TEXTURES, COLORS, ETC.). THIS REQUIREMENT SHALL NOT INCLUDE SECONDARY MATERIALS SUCH AS WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.

- n. MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY. A VISUALLY HEAVIER MATERIAL (SUCH AS BRICK OR STONE) SHALL BE USED BELOW A LIGHTER MATERIAL (SUCH AS SIDING OR STUCCO).

- o. ACCESSORY STRUCTURES, SUCH AS GARAGES, SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR, BUT MAY HAVE SIMPLIFIED ARCHITECTURAL DETAILING AND FEATURES.

- p. CONCRETE FOUNDATIONS, IF MORE THAN 8" IS EXPOSED ABOVE GRADE, SHALL BE COATED OR FACED IN STUCCO, BRICK, SYNTHETIC STONE, OR NATURAL STONE.

- q. PITCHED ROOFS SHALL HAVE A MINIMUM SLOPE OF 4:12. PITCHED ROOF MATERIALS MAY INCLUDE SLATE, WOOD SHINGLES, STANDING SEAM PRE-FINISHED METAL, ARCHITECTURAL COMPOSITION OR ASPHALT SHINGLES.

- r. VENTS, STACKS, AND ROOF FANS IN PITCHED ROOF SHALL BE PAINTED TO BLEND WITH THE ROOF COLOR TO MINIMIZE THEIR VISIBILITY FROM EXTERNAL STREETS.

- s. FLAT ROOFS SHALL BE SCREENED FROM VIEW FROM EXTERNAL AND INTERNAL STREETS BY A PARAPET.

- t. ROOF TOP CONDENSING UNITS AND OTHER EQUIPMENT SHALL BE SCREENED FROM THE EXTERNAL AND INTERNAL STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE SUCH AS A CHIMNEY.

6. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

- a. WITHIN DEVELOPMENT AREA B A 25 FOOT LANDSCAPE SETBACK AS MEASURED FROM THE BACK OF THE FUTURE CURB WILL BE PROVIDED ALONG N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. SUCH LANDSCAPE SETBACK SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA B. IN DEVELOPMENT AREA B PARKING WILL NOT BE ALLOWED IN THE 25 FOOT LANDSCAPE SETBACK.

- b. WITHIN DEVELOPMENT AREA A, A 25 FOOT LANDSCAPE SETBACK AS MEASURED FROM THE BACK OF THE FUTURE CURB WILL BE PROVIDED ALONG N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. SUCH LANDSCAPE SETBACK SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING TO BE CONSTRUCTED ON DEVELOPMENT AREA A. FURTHERMORE, IN THE EVENT THAT EITHER PARKING AREAS, OR MANEUVERING AREAS ASSOCIATED WITH A DRIVE-THROUGH ACCESSORY USE ARE LOCATED BETWEEN THE (I) BUILDINGS LOCATED ON DEVELOPMENT AREA A AND (II) NORTH COMMUNITY HOUSE ROAD OR BRYANT FARMS ROAD, THE 25 FOOT LANDSCAPE SETBACK SHALL CONTAIN A LOW MASONRY OR STONE WALL (2.0' TO 2.5' HIGH) TOGETHER WITH ACCENT PLANTINGS (COMBINATION OF SHRUBS AND ANNUALS AND/OR PERENNIALS) ALONG THE PORTIONS OF THE LANDSCAPE SETBACK THAT ABUT THE PARKING AND/OR MANEUVERING AREAS. THE LOW MASONRY WALL IS ONLY REQUIRED TO SCREEN 50% OF THE PARKING AND MANEUVERING AREAS LOCATED BETWEEN THE BUILDINGS AND N. COMMUNITY HOUSE ROAD OR BRYANT FARMS ROAD. IN DEVELOPMENT AREA A PARKING WILL BE ALLOWED WITHIN THE 25 FOOT LANDSCAPE BUILDING SETBACK BUT BEHIND THE PROPOSED SIDEWALK, AND ANY AREAS PROVIDED FOR SCREENING (NOT TO EXCEED FIVE (5) FEET).

- c. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD. THE PROPOSED SIDEWALK AND PLANTING STRIP MAY BE PROVIDED BY THE PETITIONER OR MAY BE CONSTRUCTED BY THE CITY AS PART OF THE CITY'S ROADWAY IMPROVEMENT PROJECT ALONG N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD. THE PORTION OF THE SIDEWALK AND PLANTING STRIP LOCATED ALONG DEVELOPMENT AREA A SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING LOCATED ON DEVELOPMENT AREA A. SIMILARLY, THE PORTION OF THE SIDEWALK AND PLANTING STRIP LOCATED ALONG DEVELOPMENT AREA B SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING LOCATED ON DEVELOPMENT AREA B. IF THE REZONING PLAN FOR DEVELOPMENT AREA B PROVIDES FOR A PARKING AND/OR MANEUVERING AREA TO BE CONSTRUCTED AS PART OF THE CITY'S ROADWAY IMPROVEMENT PROJECT CERTIFICATES OF OCCUPANCY MAY BE RELEASED PRIOR TO THE COMPLETION OF THESE IMPROVEMENTS.

- d. A MODIFIED 40 FOOT CLASS C BUFFER WILL BE PROVIDED WHERE DEVELOPMENT AREA B ABUTS EXISTING SINGLE-FAMILY HOMES AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUCH BUFFER SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST PRINCIPLE BUILDING ON DEVELOPMENT AREA B. THE OUTER 25 FEET OF THIS BUFFER WILL BE AN UNDISTURBED BUFFER, EXISTING VEGETATION PRESERVED WHEN THE PORTION MAY BE SUBJECT TO MINIMUM BUFTON COURT PLANTING REQUIREMENTS. TO CREATE AN EFFECTIVE AND ENHANCED BUFFER TREATMENT THAT IS UNIQUE AND RESPONSIVE TO THE EXISTING CONDITIONS AROUND THE PERIMETER OF THE SITE THE PROPOSED BUFFER WILL BE ENHANCED IN THREE DIFFERENT WAYS (OTTERDALE COURT BUFFER, BUFTON COURT BUFFER AND MOSS WILL LANE BUFFER) AS DESCRIBED BELOW.

- THE PORTION OF THE BUFFER KNOWN AS OTTERDALE COURT BUFFER WILL BE IMPROVED WITH: (I) SMALL MATURING EVERGREEN TREES EIGHT (8) FEET ON CENTER, THE SMALL MATURING EVERGREEN TREES MUST BE SEVEN (7) TO EIGHT (8) FEET TALL AT INSTALLATION (THIS WILL TAKE THE PLACE OF THE CLASS C BUFFER SHRUB REQUIREMENT); AND (II) A SIX (6) FOOT DECORATIVE ALUMINUM FENCE. THE FENCE WILL BE LOCATED ON THE INTERIOR EDGE OF THE BUFFER AND THE SMALL MATURING EVERGREEN TREES WILL BE LOCATED BETWEEN THE FENCE AND THE ADJOINING PROPERTY LINE. THE EVERGREEN TREES WILL BE ARRANGED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- THE PORTION OF THE BUFFER KNOWN AS BUFTON COURT WILL BE IMPROVED WITH: (I) TEN (10) SMALL MATURING EVERGREEN TREES PER 100 LINEAR FEET, THE SMALL MATURING EVERGREEN TREES MUST BE SEVEN (7) TO EIGHT (8) FEET TALL AT INSTALLATION (THIS WILL TAKE THE PLACE OF THE CLASS C BUFFER SHRUB REQUIREMENT); (II) THREE (3) ONE-STORY GARAGES WILL BE PLACED AT THE EDGE OF THE BUFFER TO CREATE A SOLID WALL; (III) A SIX (6) FOOT DECORATIVE ALUMINUM FENCE, THE FENCE WILL BE LOCATED ON THE INTERIOR EDGE OF THE BUFFER AND BETWEEN THE PROPOSED GARAGES OF THE BUFFER. THE SMALL MATURING EVERGREEN TREES WILL BE LOCATED BETWEEN THE FENCE AND THE ADJOINING PROPERTY LINE. THE SMALL MATURING EVERGREEN TREES WILL BE ARRANGED WITHIN THE BUFFER TO MAXIMIZE THE SCREENING OF THE SITE FROM THE ADJOINING SINGLE-FAMILY HOMES; AND

- THE PORTION OF THE BUFFER KNOWN AS MOSS WILL LANE BUFFER WILL BE IMPROVED WITH: (I) SMALL MATURING EVERGREEN TREES (THE NUMBER OF SMALL EVERGREEN TREES TO BE PLANTED WILL BE CALCULATED AT THE RATE OF ONE (1) TREE EVERY EIGHT (8) FEET ALONG THE LENGTH OF THE BUFFER), THE SMALL MATURING EVERGREEN TREES MUST BE SEVEN (7) TO EIGHT (8) FEET TALL AT INSTALLATION (THIS WILL TAKE THE PLACE OF THE CLASS C BUFFER SHRUB REQUIREMENT); (II) A SIX (6) FOOT DECORATIVE ALUMINUM FENCE, THE FENCE WILL BE LOCATED ON THE INTERIOR EDGE OF THE BUFFER. THE SMALL MATURING EVERGREEN TREES WILL BE LOCATED IN THE UNDISTURBED PORTION OF THE BUFFER AND ARRANGED TO MAXIMIZE THEIR EFFECTIVENESS AT SCREENING THE SITE FROM THE ADJOINING SINGLE-FAMILY HOMES. (III) NO LESS THAN ONE (1) ONE-STORY GARAGES WILL BE PLACED AT THE EDGE OF THE BUFFER TO CREATE A SOLID WALL; AND (IV) A ROW OF EVERGREEN SHRUBS WILL BE PLACED BETWEEN THE PROPOSED PARKING SPACES AND THE DECORATIVE ALUMINUM FENCE AS GENERALLY DEPICTED ON THE REZONING PLAN.

- UTILITIES MAY CROSS THE BUFFER AT ANGLES OF 75 DEGREES OR GREATER. RETAINING WALLS MAY BE LOCATED IN BUFFER BUT NOT IN THE UNDISTURBED PORTION OF THE BUFFER.
- f. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS TO EACH BUILDING ON THE SITE TO THE SIDEWALK ALONG N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET. THESE SIDEWALKS WILL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING TO WHICH THE SIDEWALK RELATES.

- g. A FIVE (5) FOOT SIDEWALK WILL BE PROVIDED LINKING THE PROPOSED BUILDINGS ON DEVELOPMENT AREA A WITH THE BUILDING LOCATED IN DEVELOPMENT AREA B.
- h. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- i. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS. ABOVE GROUND BACK FLOW PREVENTERS AND TRANSFORMERS MAY BE LOCATED IN THE LAST TEN FEET OF THE 25 FOOT LANDSCAPE SETBACKS (I.E. THE 10 FEET OF THE LANDSCAPE SETBACK CLOSEST TO THE PROPOSED BUILDINGS).

- j. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A METAL GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.
- k. DUMPSTER AND RECYCLING CONTAINERS WILL NOT BE ALLOWED TO ABUT N. COMMUNITY HOUSE ROAD OR BRYANT FARMS ROAD WITHIN DEVELOPMENT AREA A, UNLESS THEY ARE ENCLOSED BY SOLID MASONRY THAT IS ARCHITECTURALLY COMPATIBLE WITH THE BUILDING(S) CONSTRUCTED IN DEVELOPMENT AREA A.

- 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. SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED WITHIN DEVELOPMENT AREA A; THE ALLOWED SIGNS WILL BE GROUND MOUNTED SIGNS.

- b. WITHIN DEVELOPMENT AREA B ONE GROUND MOUNTED SIGN UP TO FOUR (4) FEET HIGH AND WITH UP TO 32 SQUARE FEET OF SIGN AREA WILL BE ALLOWED PER STREET FRONT (PUBLIC OR PRIVATE).

- 9. LIGHTING:
- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

- b. DETACHED LIGHTING LOCATED ON DEVELOPMENT AREA B, BETWEEN THE PROPOSED BUILDING AND THE EXTERIOR PROPERTY LINE WILL BE LIMITED TO 15 FEET IN HEIGHT. DETACHED LIGHTING LOCATED ON EITHER DEVELOPMENT AREA A OR B AND LOCATED BETWEEN THE PROPOSED BUILDING DEVELOPED ON DEVELOPMENT AREA B AND N. COMMUNITY HOUSE ROAD AND BRYANT FARMS ROAD WILL BE LIMITED TO A MAXIMUM HEIGHT OF 20 FEET.

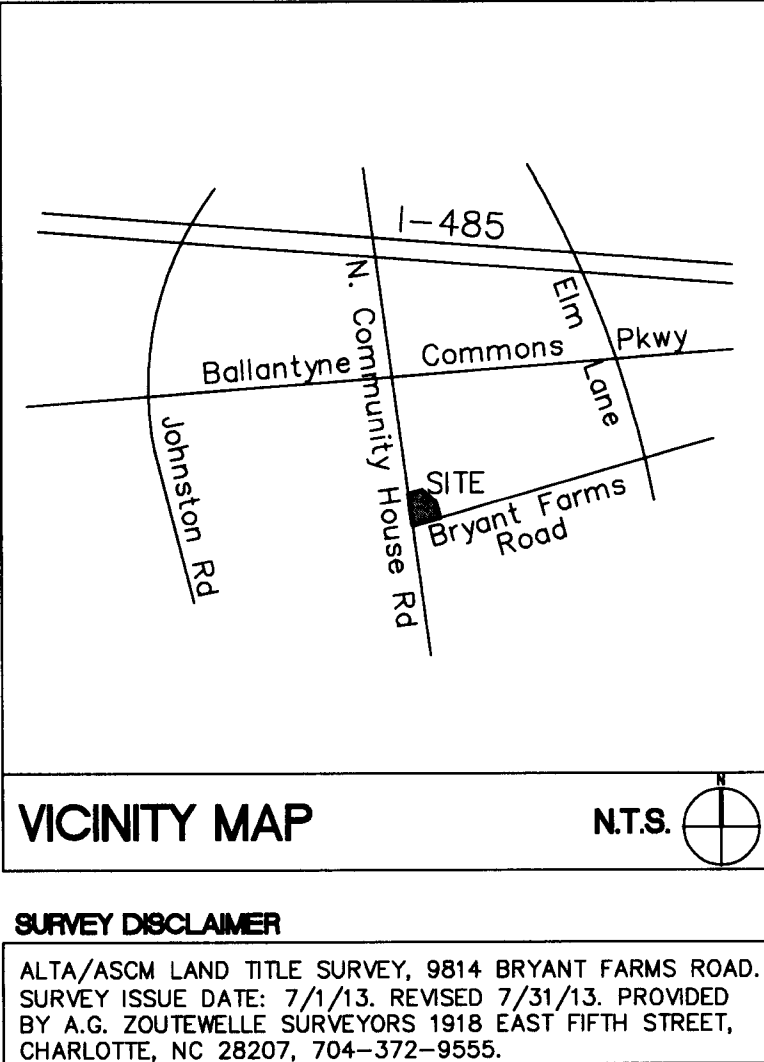
- c. FLOODLIGHTS WILL NOT BE ALLOWED ON THE BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA B.

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.



ColeJenest & Stone

Shaping the Environment  
Realizing the Possibilities

- Land Planning
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- Urban Design

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REZONING

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DEVELOPMENT

NOTES

REZONING PETITION  
No. 2014-074

Project No.

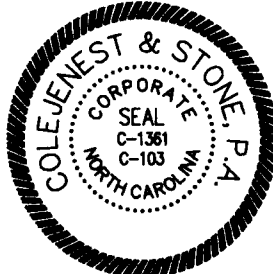
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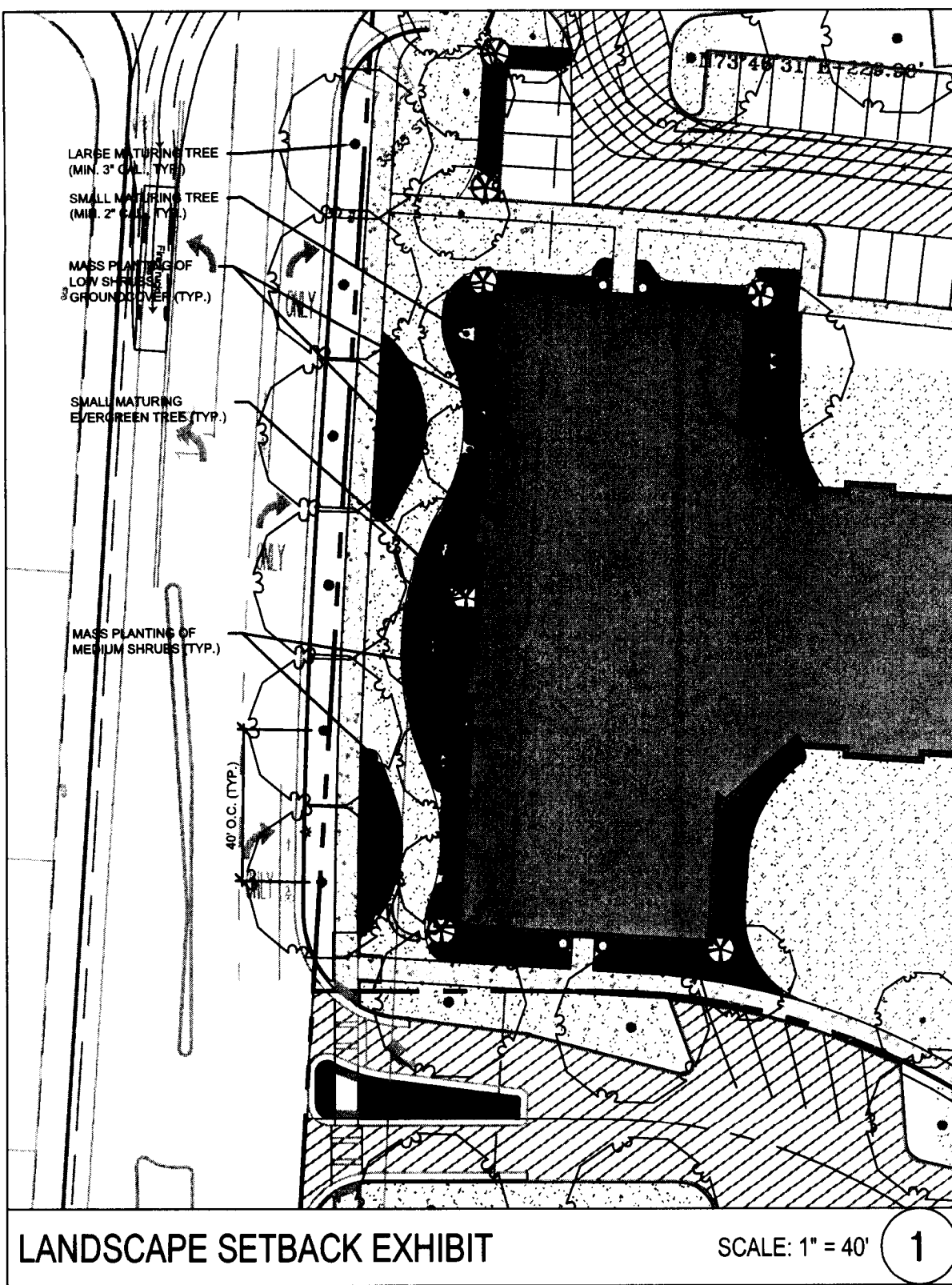
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- 11/14/14 - REZONING RE-SUBMITTAL
- 12/18/14 - REZONING RE-SUBMITTAL
- 01/20/15 - REZONING RE-SUBMITTAL



RZ-3

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LANDSCAPE SETBACK EXHIBIT  
NOTE: THIS EXHIBIT PLAN IS TO BE USED ONLY FOR SHOWING DESIGN INTENT IN THE PROPOSED LANDSCAPE SETBACK AREAS ON DEVELOPMENT AREA B.

PET. # 2014-074



APPROVED BY  
CITY COUNCIL

JAN 20 2015



VIEW FROM NORTH COMMUNITY HOUSE ROAD

## SOLIS BALLANTYNE APARTMENTS

CHARLOTTE, NORTH CAROLINA

The elevation is provided to reflect the architectural style and quality of the building that may be constructed on the site (the actual building constructed on the site may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained).

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**RTI** RULE JOY TRAMMELL RUBIO  
Architecture Interior Design

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L013.042 Ballantyne Apartments PRESENTATION 2014-11-06 renderings



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VIEW LOOKING NORTH

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**SOLIS BALLANTYNE APARTMENTS**  
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