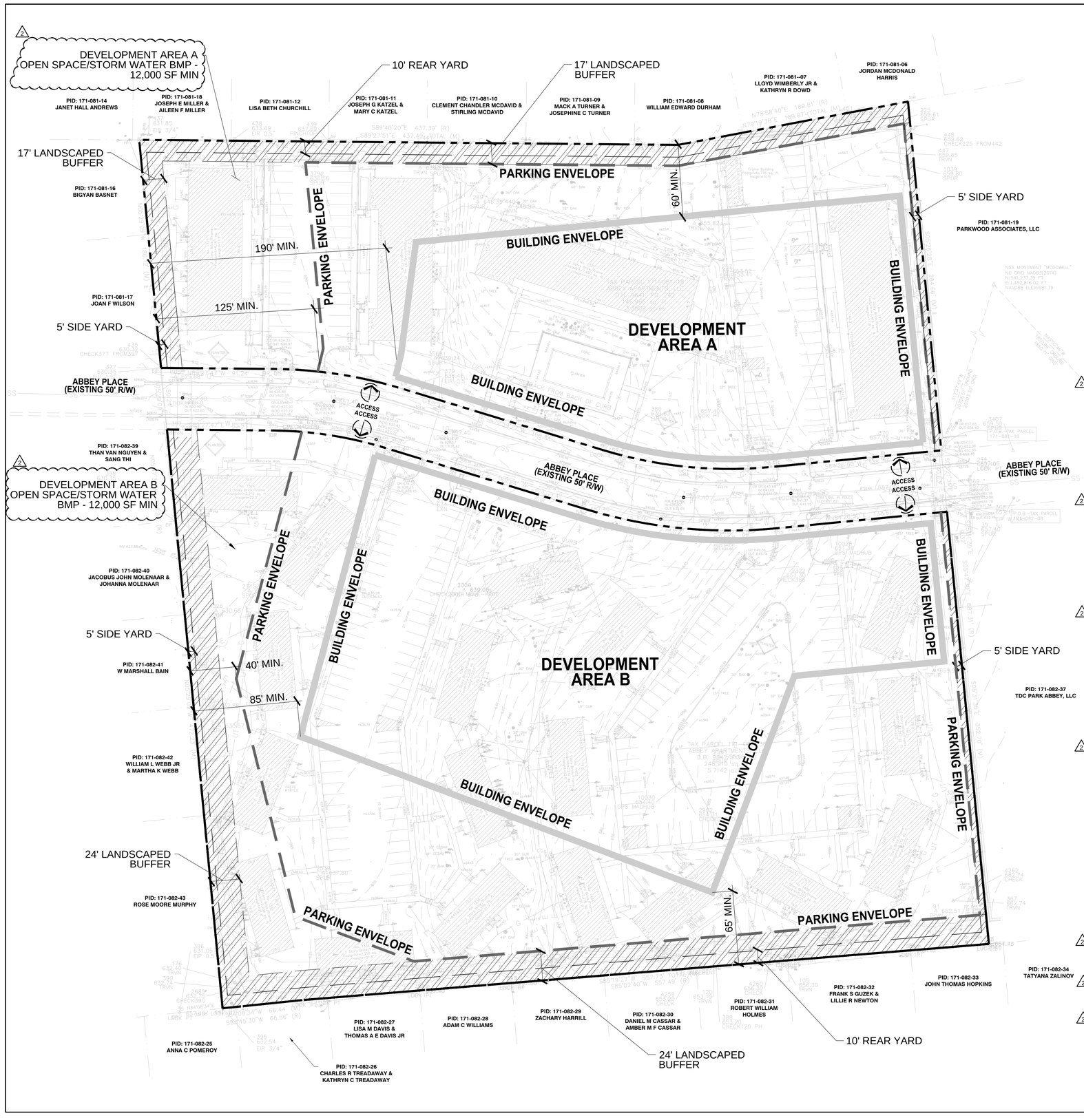
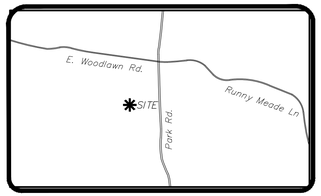


Site Development Data:

-- Acreage:	± 9.065 acres net of existing right-of-way.
-- Tax Parcel #:	171-081-18 and 171-082-38
-- Existing Zoning:	R-17MF
-- Proposed Zoning:	UR-2(CD)
-- Existing Uses:	A 128 unit apartment complex.
-- Proposed Uses:	Up to 265 multi-family 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:	Not to exceed four (4) stories or 65 feet (for the purposes of this height limit, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance). Some of the buildings may have basements, a basement as defined by the North Carolina Building Code, 2012 Edition, will not be considered a story for the purposes of the height limit indicated above.
-- Parking:	Parking as required by the Ordinance will be provided.



VICINITY MAP

NTS

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Spectrum Properties Residential, Inc. ("Petitioner") to accommodate the development of a 265 unit multi-family community on approximately 9.065 acre site located on Abbey Place just west of Park 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 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.

d. 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. expressly permitted by the Rezoning Plan (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
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
iii. 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, rear yards or buffer areas) indicated on Sheet RZ-1; or
iv. 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 four (4). 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 265 multi-family dwellings units together with accessory uses allowed in the UR-2 zoning district.

b. Surface parking areas will not be allowed between Abbey Place and the proposed buildings, except for on-street parallel parking located along Abbey Place.

3. Access and Transportation:

a. Access to the Site will be from Abbey Place in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will improve Abbey Place with on-street parking as generally depicted on the Rezoning Petition.

c. The Petitioner will extend a six (6) foot sidewalk along one-side of Abbey Place from the Site's eastern property boundary to the sidewalk located on Park Road. If the construction of this sidewalk cannot be accommodated within the existing right-of-way of Abbey Place the Petitioner will approach the adjoining property owner to secure the needed easements to construct the sidewalk. If the adjoining property owner is not willing to provide the necessary easements the Petitioner will not be required to construct the sidewalk.

d. The Petitioner will request that it be allowed to construct crosswalks on Abbey Place. CDOT will determine during the construction permitting process if marked mid-block crosswalks will be allowed or necessary for residents to cross Abbey Place.

e. If approved by CDOT and approved by the residents of Halstead Drive/Drexmore Avenue as required by the City's Neighborhood Traffic Management Policies; the Petitioner will replace the existing speed bump located on Halstead Drive near the intersection of Drexmore Avenue with stop signs.

f. Working in conjunction with CDOT, petitioner will explore the installation of traffic calming measures at the intersection of Longwood Drive and Bradbury Drive.

g. The placement and configuration of the vehicular access point 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.

h. 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, cementatious 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.

b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).

c. Two (2) Amenity Courtyard areas have been generally depicted on the Rezoning Plan. The Amenity Courtyard located in Development Area A will contain a minimum of 7,500 square feet and the Amenity Courtyard located in Development Area B will contain a minimum of 12,500 square feet. These Amenity Courtyard areas will be designed as either passive or active open space areas for the residents of the Site. Each open space area will be improved, at a minimum with seating areas, pathways, lighting and landscaping; additional features such as but not limited to: water features, a swimming pool, specialty paving, signage (e.g. wayfind, directional), art work and other elements may also be provided.

d. The areas indicated on Sheet RZ- 1 as potential open space and stormwater BMP areas may not be used for parking or building areas. These open space/BMP areas will each contain a minimum of 12,000 square feet.

e. Meter banks will be screened from adjoining properties and from Abbey Place.

f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

g. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative 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. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A 16 foot setback measured from the back of the curb will be provided along Abbey Place.

b. An eight (8) foot sidewalk and an eight (8) foot planting strip will be provided on both sides of Abbey Place as generally depicted on the Rezoning Plan.

c. A 24 foot Class C Buffer with an eight (8) foot decorative opaque fence will be provided within Development Area B where parking areas directly abut and face the existing single-family homes as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance).

d. A 17 foot Class C Buffer with an eight (8) foot decorative opaque fence will be provided within Development Area A where parking areas directly abut and face the existing single-family homes as generally depicted on the Rezoning Plan (additional fencing and types of fencing may be installed in other locations as allowed by the Ordinance).

e. A 60 foot rear yard will be provided within Development Area A along the northern property line and adjacent to the homes on Montford Drive; and along the western property line adjacent to the homes on Halstead Drive, a 190 foot side yard will be provided, as generally depicted on the Rezoning Plan.

f. A 65 foot side/ rear yard will be provided within Development Area B along the southern property line and adjacent to the homes on Mockingbird Lane, and along the western property line adjacent to the homes on Halstead Drive, a 85 foot side/ rear yard will provided, as generally depicted on the Rezoning Plan.

g. Accessory structures and uses including but not limited to parking areas, dumpsters and recycling containers, retaining walls, tree save areas, open space, storm water and water quality structures may be located within the side and rear yards established within Development Area A and B as generally depicted on the Rezoning Plan.

h. Utilities may cross required buffers at angles no greater than 75 degrees.

i. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Abbey Place in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

j. Screening requirements of the Ordinance will be met.

k. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. General Design Guidelines:

a. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as method of way finding.

b. Windows and doors shall be provided for at least 30% of the total Facade area along Abbey Place, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length.

c. Ground floor elevations along Abbey Place 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.

d. Along Abbey Place facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. 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. Patios and balconies are acceptable projections.

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

f. If due to Site grades retaining walls are located along Abbey Place they will be screened with landscaping.

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. Tree save areas are generally depicted on the Rezoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.

d. Any existing trees located wholly or partly within the existing right-of-way of Abbey Place ("Street Trees") may not be removed without a permit from the City Urban Forestry Staff. The City Urban Forestry Staff will determine health and condition of the existing Street Trees and subject to the standards of the Tree Ordinance will also determine which of the existing Street Trees may be removed.

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 15 feet in height.

10. Construction Traffic and Construction Staging:

a. The Petitioner will direct the general contractor for the Site to direct construction traffic from and to the Site and deliveries of construction materials to access the Site via Park Road and the portion of Abbey Place leading from Park Road (the general contractor will instruct construction traffic and deliveries to not use Halstead Drive to access the Site). The general contractor for the Site will routinely monitor construction traffic and the deliveries of construction materials to the Site to assure that Halstead Drive is not being utilized for construction traffic access.

b. Staging for the development of the Site will not be allowed on the adjoining single-family zoned properties.

11. 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.

12. 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

20' 0' 20' 40' 80'

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223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
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WE DEVELOP RELATIONSHIPS

ABBEY PLACE APARTMENTS
REZONING PETITION NO. 2014-116
SPECTRUM PROPERTIES RESIDENTIAL, INC.

TECHNICAL DATA SHEET

REVISIONS:
1. 11.14.14 - PER STAFF COMMENTS
2. 2.17.14 - PER STAFF COMMENTS

DATE: NOVEMBER 14, 2014
DESIGNED BY: AM
DRAWN BY: PMK
CHECKED BY: AM
Q.C. BY:
SCALE: 1"=40'
PROJECT #: 10143.11

SHEET #:
RZ-1

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ABBEY PLACE APARTMENTS
REZONING PETITION NO. 2014-116
SPECTRUM PROPERTIES RESIDENTIAL, INC.

SCHEMATIC SITE PLAN

REVISIONS:
1 11.14.14 - PER STAFF COMMENTS
2 12.17.14 - PER STAFF COMMENTS

DATE: NOVEMBER 14, 2014
DESIGNED BY: AM
DRAWN BY: RWK
CHECKED BY: AM
Q.C. BY:
SCALE: 1"=40'
PROJECT #: 10143.11

SHEET #:
RZ-2

FIBER CEMENT PANEL
ASPHALT SHINGLES
FIBER CEMENT SIDING
BRICK VENEER
GLAZING
PREFINISHED METAL HANDRAIL
BRICK VENEER
PREFINISHED METAL COPING
FIBER CEMENT PANEL
FIBER CEMENT SIDING
BRICK VENEER
MASONRY VENEER