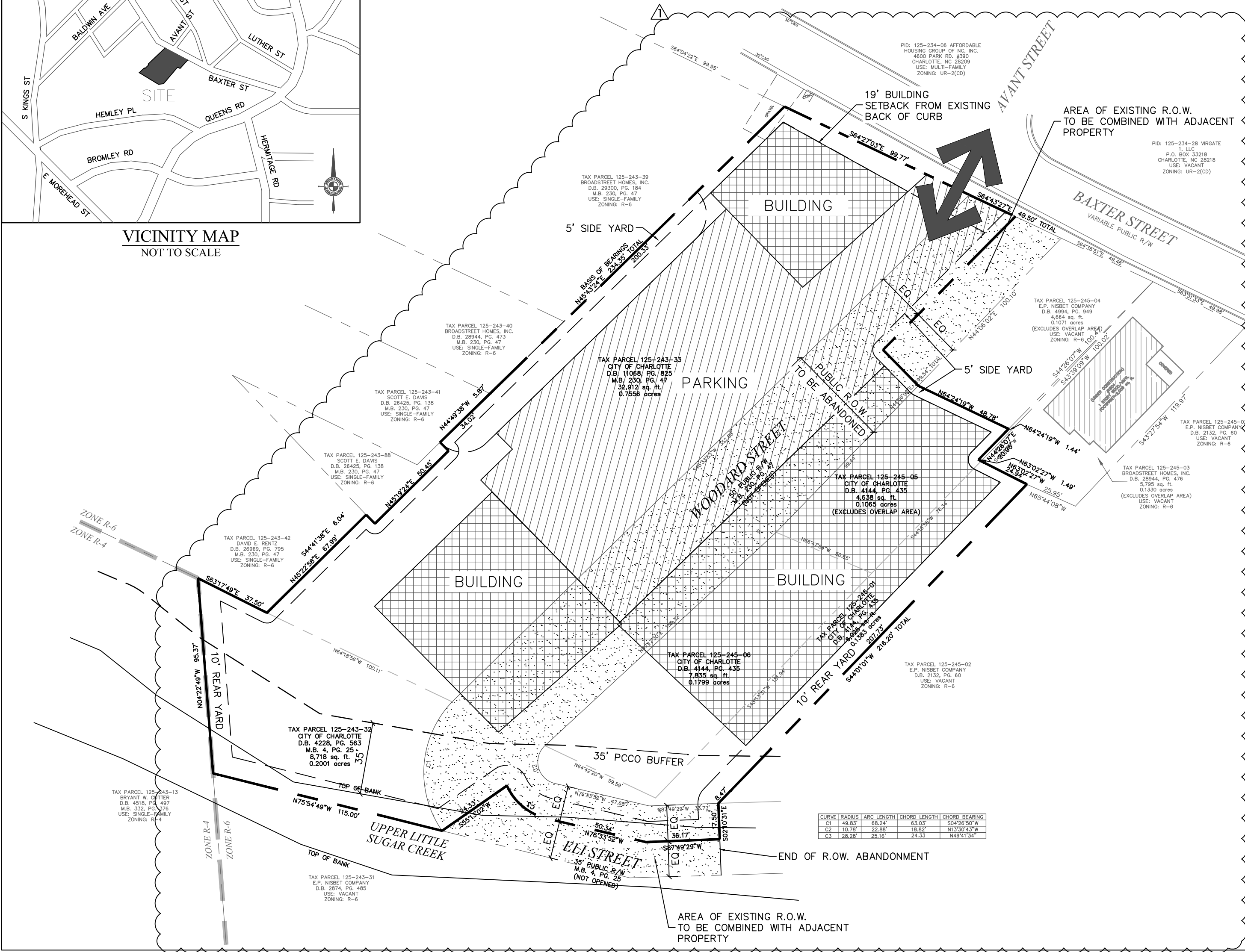


VICINITY MAP
NOT TO SCALE



TECHNICAL DATA PLAN

Site Development Data:

- Acreage:** ± 1.87 acres including portions of the right-of-way of Woodard (a.k.a. Avant) and Eli Street that are to be abandoned.
- Tax Parcel #:** 125-243-32 and 33 and 125-245-01, 05, and 06
- Existing Zoning:** R-6
- Proposed Zoning:** UR-2(CD)
- Existing Uses:** Vacant.
- Proposed Uses:** Up to 30 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 two (2) and three (3) stories or 40 feet (as more specifically described below and illustrated on the attached building elevations); building height will be measured as defined by the Ordinance. Building A and B as indicated on the schematic Site plan will not exceed two (2) stories. Building C as indicated on the Schematic Site Plan will be designed to have a three (3) story central element and two (2) story ends as generally depicted on the attached building elevations.

1. General Provisions:

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Laurel Street Residential, LLC. ("Petitioner") to accommodate the development of a 30 unit multi-family community on approximately 1.87 acre site located on Baxter Street across from Avant Street and between Welker Street and Eli Street (the "Site").
- 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.
- 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:

- 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
- 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, rear yards or buffer areas) indicated on Sheet RZ-1; 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.

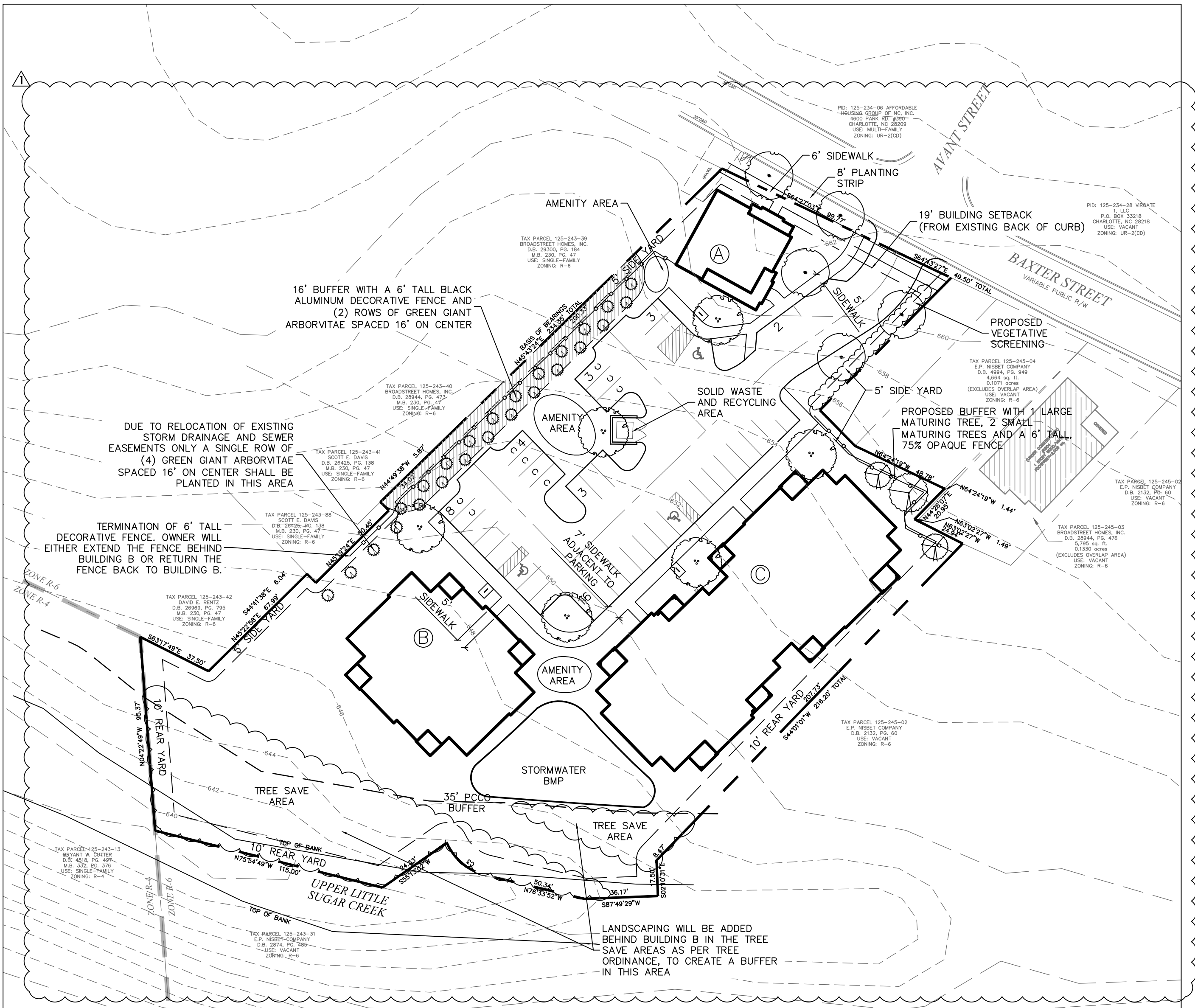
- Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings 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:

- The Site may be developed with up to 30 multi-family dwellings units together with accessory uses allowed in the UR-2 zoning district.
- Surface parking areas will not be allowed between Building A and Baxter Street as generally depicted on the Schematic Site Plan on Sheet RZ-1.0 of the Rezoning Plan.

3. Access and Transportation:

- Access to the Site will be from Baxter Street in the manner generally depicted on the Rezoning Plan. Access to the Site from the un-abandoned portion of Eli Street is not required.
- As part of the Development of the Site the Petitioner will request the abandonment Woodard Street (a.k.a. Avant Street) located within the Site, as well as the abandonment of a portion of Eli Street, as generally depicted on the Rezoning Plan.



SCHEMATIC SITE PLAN

- 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.
- The alignment of the internal vehicular circulation areas 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:

- 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 principal buildings constructed on the Site will be constructed so the percentage of brick, stone, precast stone, precast concrete, synthetic stone per building may vary but in no case be less than 15%, as long as the average of the percentage of brick, stone, precast stone, precast concrete, synthetic stone on all the principal buildings constructed on the Site is not less than 20%.
- The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- Building A will front on Baxter Street as generally depicted on the attached illustrative building elevations.
- Three Amenity Areas have been generally depicted on the Rezoning Plan. A minimum of two of these three Amenity Areas will be improved and designed as either passive or active open space areas for the residents of the Site. The two Amenity Areas will be improved, at a minimum with a covered picnic area, a playground, lighting and landscaping; additional features such as but not limited to: water features, specialty paving, signage (e.g. wayfind, directional), art work and other elements may also be provided.
- Meter banks will be screened from adjoining properties and from Baxter Street.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- 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 19 foot setback measured from the back of the curb will be provided along Baxter Street.
- A six (6) foot sidewalk and an eight (8) foot planting strip will be provided along the Site's

- frontage on Baxter Street as generally depicted on the Rezoning Plan.
- Screening as generally depicted and as required by the Ordinance will be provided along the exterior property lines to screen the proposed parking area from the adjoining properties.
- Buffers as described and generally illustrated on the Schematic Site Plan will be provided.
- Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along Baxter Street in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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.
- The Site will comply with the Tree Ordinance. The approximate locations of the required tree save areas have been indicated on Schematic Site Plan, the final locations may vary from what is illustrated.

7. Lighting:

- 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. All detached and attached lighting will be downwardly directed.
- Detached lighting on the Site will be limited to 15 feet in height.

8. Amendments to the Rezoning Plan:

- 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.

9. Binding Effect of the Rezoning Application:

- 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.



design resource group

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2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgpr.com



BAXTER STREET REZONING
CHARLOTTE, NORTH CAROLINA

LAUREL STREET RESIDENTIAL
511 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

FOR PUBLIC HEARING

REZONING
PETITION
2015-018

SCALE: 1" = 40'

PROJECT #: 479-002
DRAWN BY: MB
CHECKED BY: SK

REZONING
PLANS

NOVEMBER 24, 2014

REVISIONS:
01.16.15 PER CITY COMMENTS

RZ-1.0



3 BUILDING A - FRONT ELEVATION
RZ2

BUILDING A ELEVATION
NOT TO SCALE



2 BUILDING B - FRONT ELEVATION
RZ2

BUILDING B ELEVATION
NOT TO SCALE



1 BUILDING C - FRONT ELEVATION
RZ2

BUILDING C ELEVATION
NOT TO SCALE

NOTE:
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE
PROPOSED BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED
ON THE SITE MAY VARY FROM THE ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPT
AND INTENT ARE MAINTAINED.



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FOR PUBLIC HEARING

REZONING
PETITION
2015-018

SCALE: NTS

PROJECT #: 479-002
DRAWN BY: MB
CHECKED BY: SK

SCHEMATIC
BUILDING
ELEVATIONS

NOVEMBER 24, 2014

REVISIONS:
01.16.15 PER CITY COMMENTS

RZ-2.0