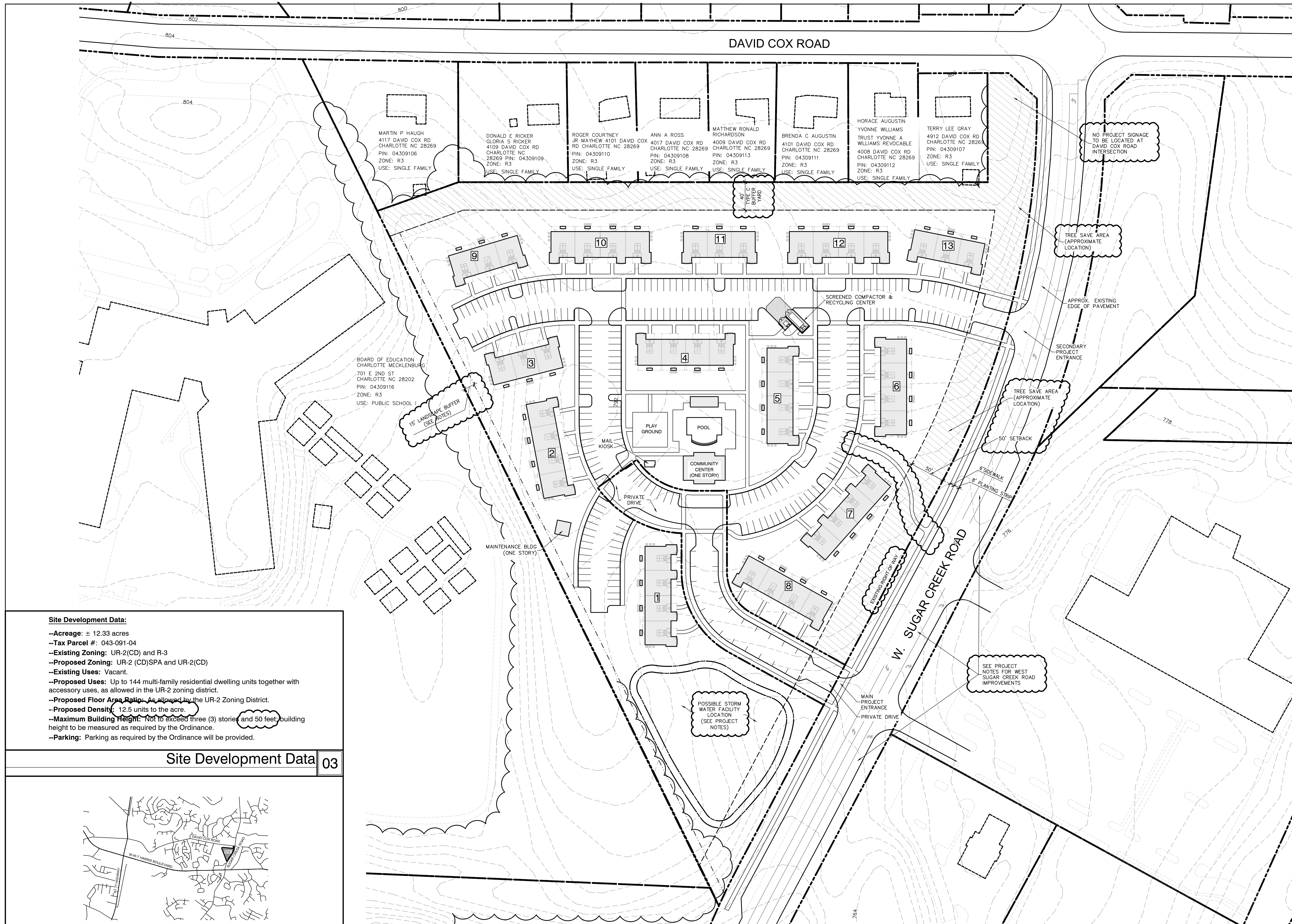


Greenway Residential Development
Sugar Creek Road Apartments
3911 Sugar Creek Road
Charlotte, NC 28269

Zoning Submittal

PROJECT: 016068
DATE: 07.25.2016
REVISIONS: DATE
RESUBMITTAL 09.21.16DRAWN BY: DC
CHECKED BY: JV
Site
Plan

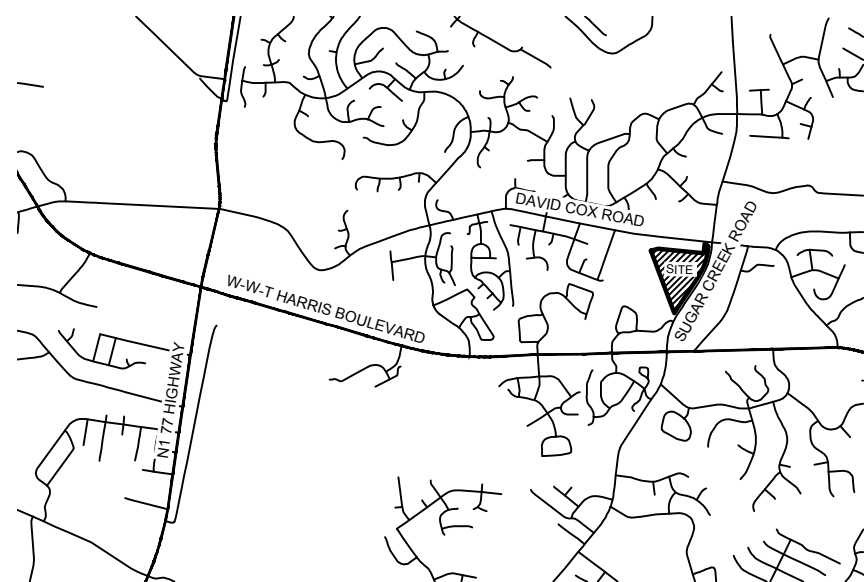
RZ - 1



Site Development Data:

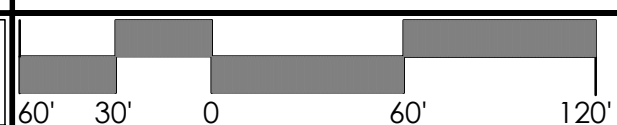
- Acreage: \pm 12.33 acres
- Tax Parcel #: 043-091-04
- Existing Zoning: UR-2(CD) and R-3
- Proposed Zoning: UR-2 (CD)SPA and UR-2(CD)
- Existing Uses: Vacant.
- Proposed Uses: Up to 144 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Proposed Density: 12.5 units to the acre.
- Maximum Building Height: Not to exceed three (3) stories and 50 feet building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided.

Site Development Data 03



Vicinity Map 02

Not to Scale



Concept Site Plan 01

Scale: 1" = 60'



VICINITY MAP
(NOT TO SCALE)

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Greenway Residential Development ("Petitioner") to accommodate the development of residential community on approximately 12.33 acre site located on the west side of W. Sugar Creek Road between W.T. Harris and David Cox 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.

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 shall not exceed 17. 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 buildings located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 144 multi-family residential dwelling units, together with accessory uses allowed in the UR-2(CD) zoning district.

3. Access and Transportation:

- a. Access to the Site will be from W. Sugar Creek Road in the manner generally depicted on the Rezoning Plan.
- b. Petitioner will repaint/restripe the existing two way left turn lane in W. Sugar Creek Road to provide left turn lanes to the Site's proposed driveways. The design of the left turn lanes into the Site will be balanced with the left turn needed for the retail across W. Sugar Creek Road. The design of the left turn lanes, and any pavement milling, if required, will be determined during the permitting process.
- c. The Petitioner will provide an eight (8) foot wide mid-block pedestrian refuge median along the Site's W. Sugar Creek frontage. The location of the pedestrian refuge island to be determined during the construction permitting process.
- d. The Petitioner will work with CDOT to set the proposed curb and gutter to include an additional southbound through lane and a six (6) foot bike lane on W. Sugar Creek Road, as generally depicted on the Rezoning Plan. The curb and gutter will be located 36 feet from the existing curb line located on the east side of W. Sugar Creek Road. The Petitioner will provide the necessary improvements to construct a future second southbound through lane and bike lane if the Petitioner and City enter into Pavement Widening Reimbursement Agreement that will reimburse the Petitioner for the cost of the pavement associated with a future second southbound through lane and bike lane.
- e. The Petitioner will provide an eight foot (8) foot planting strip and a six (6) foot sidewalk along W. Sugar Creek Road as generally depicted on the Rezoning Petition.
- f. The Petitioner will construct a network of 5' wide sidewalks to provide pedestrian access to W. Sugar Creek Road from within the development as generally depicted on the Rezoning Plan.
- 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 proposed roadway improvements along W. Sugar Creek Road will be approved and constructed prior to the issuance of the first certificate of occupancy, subject to the Petitioner's ability to post a letter or credit for any improvements not in place when the certificate of occupancy is issued.
- i. 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, 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 roofing materials will be architectural shingles.
- b. The attached illustrative building elevations (typical unit front elevations) are included to reflect an architectural style, the general location and the type of building material, 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. Pitched roofs, when provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless flat roof architecture style is employed.
- d. Usable porches and stoops as generally depicted on the attached elevations shall form a feature of the building design. The side of the buildings will have a bump out as generally depicted on the attached elevations. Usable front porches are covered and are at least six (6) feet deep. Stoops and entry-level porches may be covered but not be enclosed.
- e. The end of the units will not have blank walls that exceed 20 feet in length. The end of the units will have windows or other architectural elements so that the walls on the ends of the buildings do not have blank walls that exceed 20 feet in length on any building level.
- f. Meter banks will be screened from adjoining properties and from W. Sugar Creek Road.
- g. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A 50 foot building and parking setback as measured from the existing right-of-way of W. Sugar Creek Road will be provided along W. Sugar Creek Road. The existing trees within the setback may be preserved where possible and where not effected by; any required roadway improvements, site utilities that are required to cross the setback, or any grading necessary to construct the buildings adjacent to the setback. The Petitioner will also be allowed to remove any invasive plant species from the setback area. The required storm water detention and water quality treatment areas may be located within the 50 foot setback as generally depicted on the Rezoning Plan. The 50 foot building and parking setback may also be used as the Site's tree save area.
- b. A 40 foot rear/side yard will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan. This 40 foot rear yard will also be a treated as a 40 foot Class C buffer. Existing trees within the 40 foot buffer that are preserved may be used to meet the Class C Buffer standards.
- c. A 15 foot rear/side yard will be provided along the western property boundary of the Site as generally depicted on the Rezoning Plan. This 15 foot side/rear yard will also be treated as buffer with a minimum of three (3) trees per 100 linear feet.
- d. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.

6. 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
- c. The water quality/storm water facility located along W. Sugar Creek Road will be attractively landscaped by the use of ornamental grasses, and other landscape materials.
- d. The Site will comply with the Tree Ordinance.
- e. All utilities within the Site will be placed underground.

7. 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 26 feet in height.
- c. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. Signage:

- a. The allowed signage for the Site will not be located in the portion of the Site located at the intersection of W. Sugar Creek Road and David Cox Road.

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 portion of the Site affected by such amendment in accordance with the provisions 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 under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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Zoning Submittal



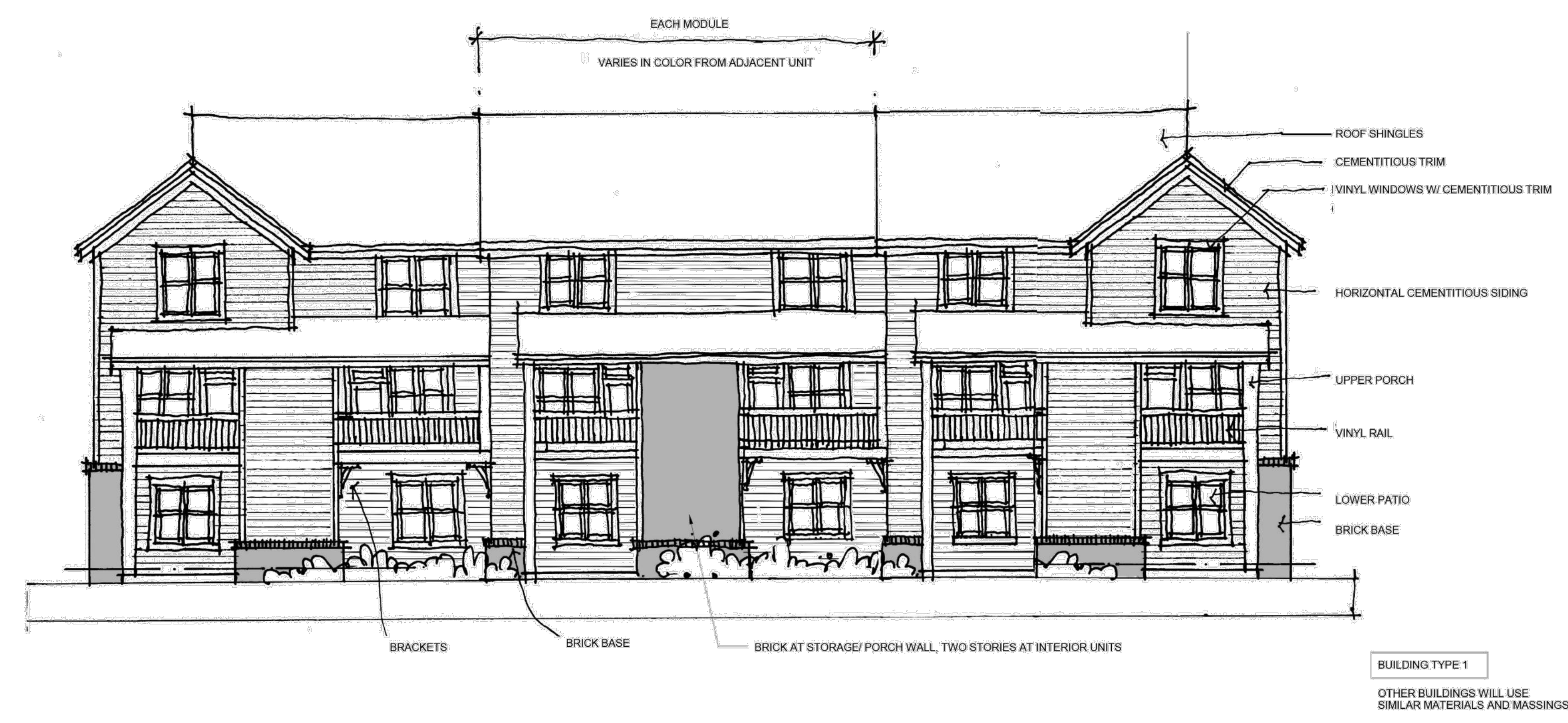
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Development Standards	



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DRAWN BY:	DG/LC
CHECKED BY:	CJ/JW
BUILDING TYPES & ELEVATIONS	



REAR ELEVATION. 2
1/8" = 1'-0"



SIDE ELAVATION 3
1/8" = 1'-0"

NOTE
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY ONLY HAVE MINOR VARIATIONS FROM THIS ILLUSTRATION THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPT, AND INTENT ILLUSTRATED IS MAINTAINED.



FRONT ELEVATION 1
1/8" = 1'-0"