

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 5.94 acre site located on the west side of Ashley Road north of Joy Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 061-092-02.
- 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").
- 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.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, ones that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions outlined in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of the engineering plan review submissions, the stricter condition or existing requirements shall apply.
- A minimum of 50% of the total number of multi-family dwelling units actually constructed on the site shall maintain monthly rents that are income restricted for households earning 60% or less, of the Area Median Income for a period of not less than 15 years from the date of issuance of a certificate of occupancy for the first building to be constructed on the site.
- The developer is requesting a City of Charlotte Housing location policy waiver.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 132 multi-family units including up to 60 age restricted units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.
- A clubhouse building may be constructed on the Site in the general location depicted on the Rezoning Plan. The clubhouse building may contain, but not be limited to, a leasing and management office and amenities such as a fitness center, a recreation room and meeting space.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The maximum number of parking spaces allowed on the Site shall be limited to the maximum allowed in the UR-2 zoning district. The on-street parking spaces located on the new local public street to be constructed and installed on the Site shall not be considered or counted when determining the maximum number of parking spaces located on the Site.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- Petitioner shall construct the extension of Heywood Avenue through the site as generally depicted on the Rezoning Plan. This local public street shall be built to the local residential wide typical street section as specified in the Charlotte Land Development Standards.
- A left turn lane will be constructed at the intersection of Ashley Road and Joy Street. Final Design shall done during permitting.
- Bullard Street to be built to "Local Residential Wide" standard half-section along the site frontage.
- Construction of all transportation improvements and the dedication and fee simple conveyance of all rights of way shall be made to the City prior to issuance of the site's first building certificate of occupancy.

D. Architectural & Site Design Standards

- City Preferred Exterior Building Materials - All principal and accessory buildings abutting a subdivision required public or private street shall comprise a minimum of 30% of a building's total facade (exclusive of windows, doors, and balconies).
 - Brick
 - Natural Stone (or synthetic equivalent)
 - Other equivalent or better material approved by the Planning Director or his/her designee.
- The building materials used on the principal buildings constructed on the site is a combinations of portions of the following building materials: masonry, precast concrete, cementitious siding. Vinyl or aluminum material may only be used on windows, soffits and railings.
- The proposed roofing materials will be architectural asphalt shingles, metal type roofing, materials may be used on portions of the roofs that cover porches or bay windows.
- Prohibited Exterior Building Materials - The following exterior materials are specifically prohibited:
 - Vinyl Siding (except for soffits and trim including window and door trim)
 - Concrete Masonry Units (CMU) not architecturally finished
- Building Placement and Site Design - Building placement and site design shall focus on improving the pedestrian environment through the following standards:
 - Building Street Frontage - Buildings shall be arranged and oriented to front along all network streets (public or private streets) as defined by the Subdivision Ordinance, except for Buildings 2 and 3.
 - Buildings shall front a minimum of 30% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree replanting areas).
 - Parking lots shall not be located between any building and any public or private street.
- Driveways for private residential garages and/or parking shall be prohibited on all network streets.
- Building Entrances shall be at or slightly (1' or more) above grade and hall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least three (3) of the following features: (a) decorative pedestrian lighting sconces; (b) architectural details carried above the ground floor; (c) covered porches, canopies, awnings or sunshades; (d) archways; (e) transom windows; (f) terraced or raised planters that can be utilized as seat walls; (g) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (h) double doors; (i) stoops or stairs; and/or (j) contrasting pavement from primary sidewalk.
- Buildings shall have a minimum 10-foot separation from each other.
- Building Massing & Height - Building massing shall be designed to break up long, monolithic building forms through the following standards:
 - Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors. Modulations will occur every 10 feet.
 - Building Height - The maximum height in feet of each building shall be 40 feet as measured from the average grade at the base of each building contained in no more than 3 stories.
- Architectural Elevation Design - Architectural elevations shall be designed to create visual interest through the following standards:
 - Vertical Modulation and Rhythm: Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projection, and/or recesses, pilasters, and change in materials.
 - Building Base - Buildings shall be designed with a recognizable base. A minimum of three elevations of each building will be articulated with a waistcoat of Preferred Exterior Building Materials Listed above of a minimum of three (3) feet in height.
 - Blank Walls - Building elevations facing public or private streets shall not have expanses of blank walls greater than 20 feet.
 - Architectural features such as, but not limited to, banding, medallions, building articulation, a change in materials will be provided to avoid unarticulated blank walls.

- Roof Form and Articulation - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards: Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.). For pitched roofs the allowed minimum pitch shall be 5:12 (five feet in vertical height for every twelve in horizontal length), excluding buildings with a flat roof and parapet walls.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street and from the nearest single family structure.
- Service Area Screening - Site service areas (dumpsters, refuse areas, recycling, storage) shall be screened from the view through the following standards:
 - Service areas will be screened by a minimum 30 percent masonry material.
 - Utility structures need to be screened architecturally or with evergreen plant material.
 - Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.
 - All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapter 9 and 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.

E. Streetscape/Landscaping

- A 11-foot wide planting strip and a 8-foot wide sidewalk shall be installed along the west side of Ashley Road as generally depicted on the Rezoning Plan.
- Curb and gutter along with an 8-foot wide planting strip and 8 foot wide sidewalk shall be installed along the frontage of Bullard Street as generally depicted on the Rezoning Plan. Exact alignment of these improvements to be determined upon confirmation of City Right-of-Way conveyance from adjacent Owner(s).
- An 8-foot wide planting strip and an 8-foot wide sidewalk shall be installed along the frontage of Joy Street as generally depicted on the Rezoning Plan.
- In the case that the 40-foot unopened right-of-way is abandoned in the future as noted, the 20' Class 'C' buffer at the rear of the property, adjacent to that right-of-way, may be moved from the existing parcel into the abandoned area.

F. Environmental

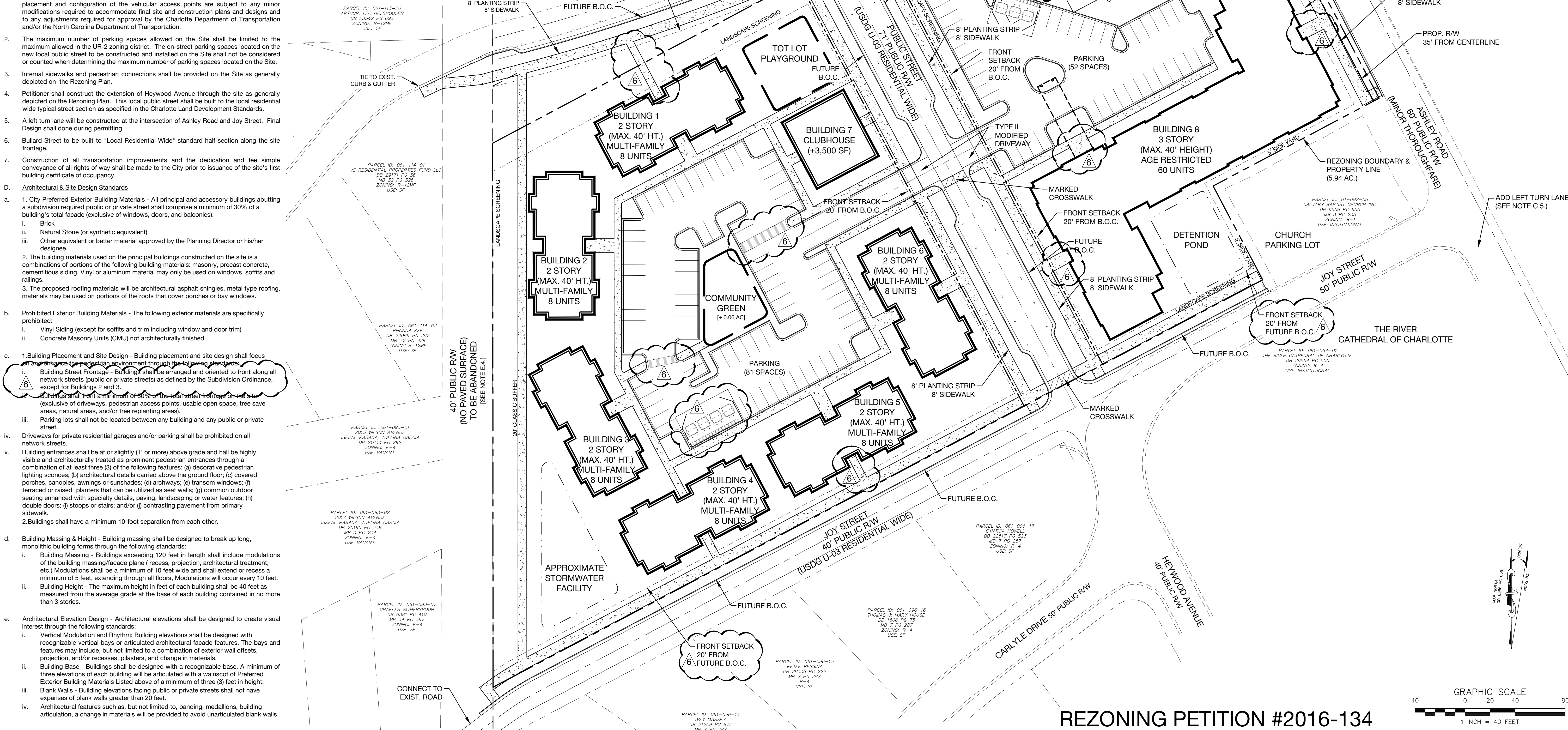
- Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance. The Developer shall utilize the "buyout" option for the difference between the tree save area provided (0.10 acres) and the tree save required (0.87 acres).
- The Petitioner shall comply with City of Charlotte adopted Post Construction Controls Ordinance.
- The location, size and type of stormwater management system depicted on the rezoning plan is subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



DEVELOPMENT SUMMARY

TAX PARCEL ID #: 061-092-02
TOTAL SITE AREA: 5.94 ACRES
EXISTING ZONING: R-12MF
PROPOSED ZONING: UR-2(CD)
5-YR VESTED RIGHTS

SETBACKS:
FRONT: 20' FROM BACK OF CURB (23' AT ASHLEY ROAD)
SIDE: 5'
REAR: 10'

PROPOSED USE: APARTMENTS
MULTI-FAMILY AGE RESTRICTED
TOTAL UNITS: 108

DENSITY: 18.2 UNITS/ACRE

VEHICULAR PARKING:
REQUIRED:
MULTI-FAMILY: 72 (1.5 SPACES/UNIT)
AGE RESTRICTED: 15 (0.25 SPACES/UNIT)
TOTAL: 87 SPACES
PROPOSED:
MULTI-FAMILY: 81
AGE RESTRICTED: 52
ON-STREET: 34
TOTAL: 167 SPACES



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urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Vibrant Ashley Park

Apartments

Rezoning Plan

Charlotte, North Carolina

| NO. | DATE | BY | REVISIONS |
|-----|----------|-----|------------------------------------|
| 1 | 10/24/16 | udp | per city comments |
| 2 | 12/19/16 | udp | per city comments, public & client |
| 3 | 01/17/17 | udp | per city comments, public & client |
| 4 | 02/17/17 | udp | per city comments |
| 5 | 03/21/17 | udp | per city comments & client input |
| 6 | 04/19/17 | udp | per city comments |

Project No: 16-075
Date: August 9, 2016
Designed by: udp
Drawn By: udp
Scale: 1"=40'
Sheet No:

RZ-1.0

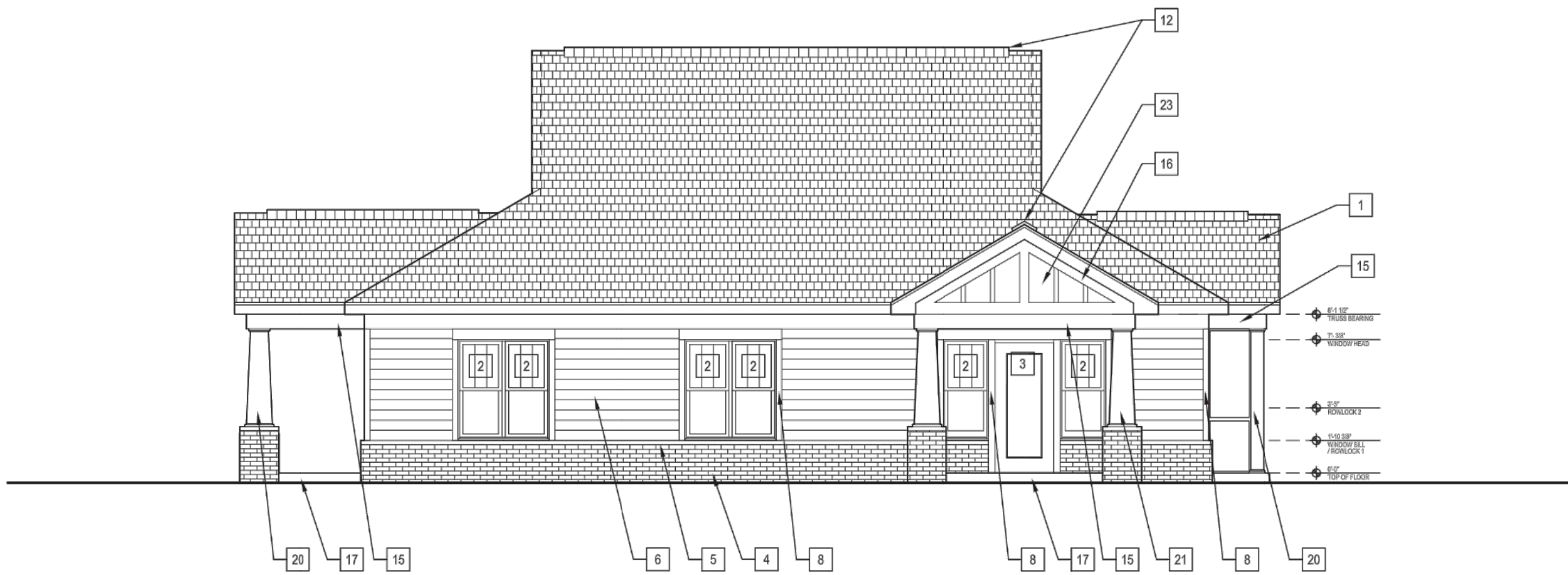
REZONING PETITION #2016-134

ELEVATION KEYNOTES

- | | | | |
|----------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------|
| 1 ARCHITECTURAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4" VINYL TRIM, TYPICAL FOR VERTICAL TRIM AT CORNER BOARDS, WINDOW & DOOR SURROUNDS | 15 ALUM BREAK METAL WRAPPED BEAM AT PORCH | 22 24" VINYL BRACKET |
| 2 CREAM COLORED VINYL SINGLE HUNG WINDOW(S) | 9 10" ALUM BREAK-METAL WRAPPED BAND-BOARD | 16 6" ALUM BREAK-METAL WRAPPED BAND-BOARD | 23 VINYL BOARD AND BATTEN PANEL |
| 3 SCHEDULED DOOR | 10 VINYL SOFFIT AND ALUM BREAK METAL WRAPPED 8" FASCIA AT EAVES & GABLES | 17 CONCRETE SLAB AT PORCH (SEE STRUCTURAL FOR WOOD FRAMED VARIANT AT BACK PORCHES) | |
| 4 RUNNING BOND BRICK | 11 VINYL GABLE LOUVER | 18 GUARDRAIL DELETED, VINYL RAIL TO BE USED WHEN PORCH IS ADJACENT TO RETAINING WALL | |
| 5 BRICK ROWLOCK | 12 RIDGE VENT, TYPICAL AT ALL RIDGES | 19 NOT USED | |
| 6 VINYL LAP SIDING, 5" EXPOSURE | 13 VINYL LAP SIDING, COLOR 2, 6" EXPOSURE | 20 8" SQ CREAM COLORED FIBER GLASS COLUMN WRAP | |
| 7 NOT USED | 14 8" ALUM BREAK-METAL WRAPPED BAND-BOARD | 21 16" / 11" CREAM COLORED SQ FIBER GLASS COLUMN WRAP | |

ELEVATION GENERAL NOTES

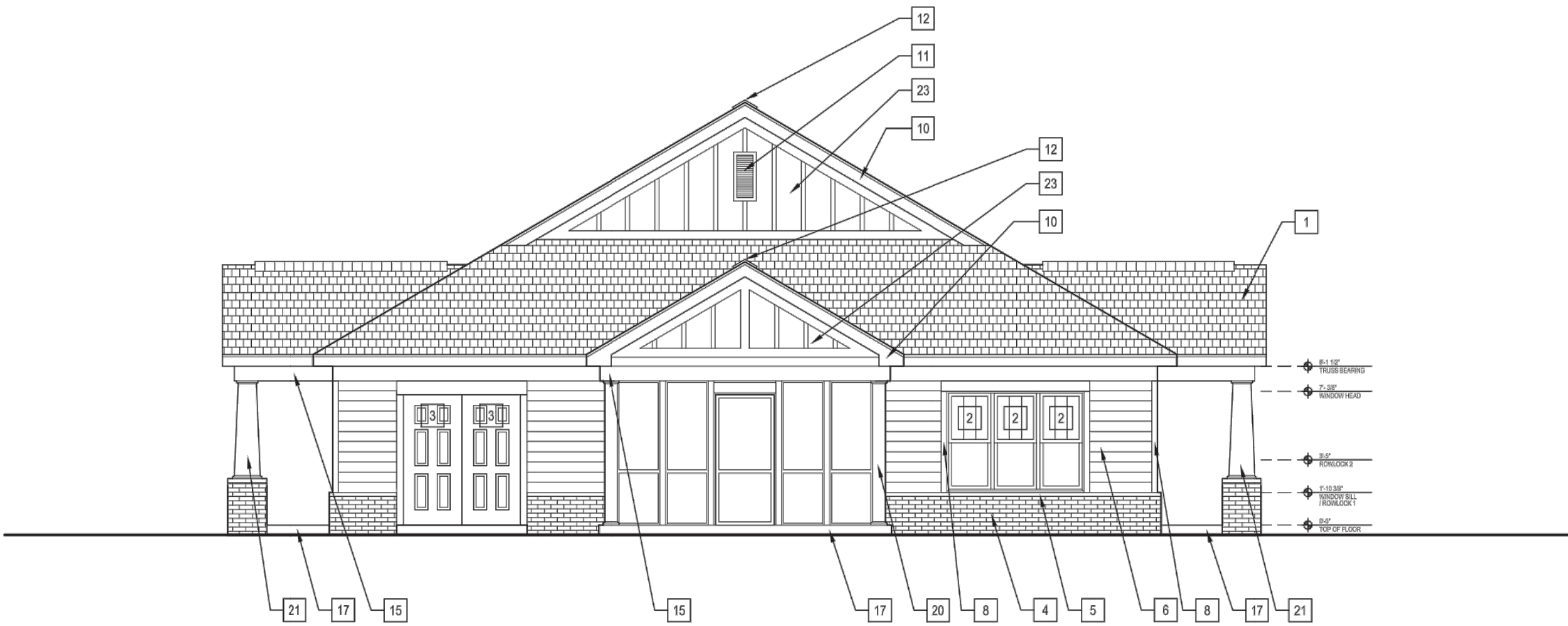
- GUTTERS AND DOWNSPOUTS NOT SHOWN FOR CLARITY, REFER TO ROOF PLANS FOR LOCATIONS. COLOR TO MATCH TRIM AND WINDOWS.
- SEE CIVIL DRAWINGS FOR ROUTING OF DOWNSPOUTS BELOW GRADE



COMMUNITY BUILDING - EAST ELEVATION

SCALE: 3/16"=1'-0"

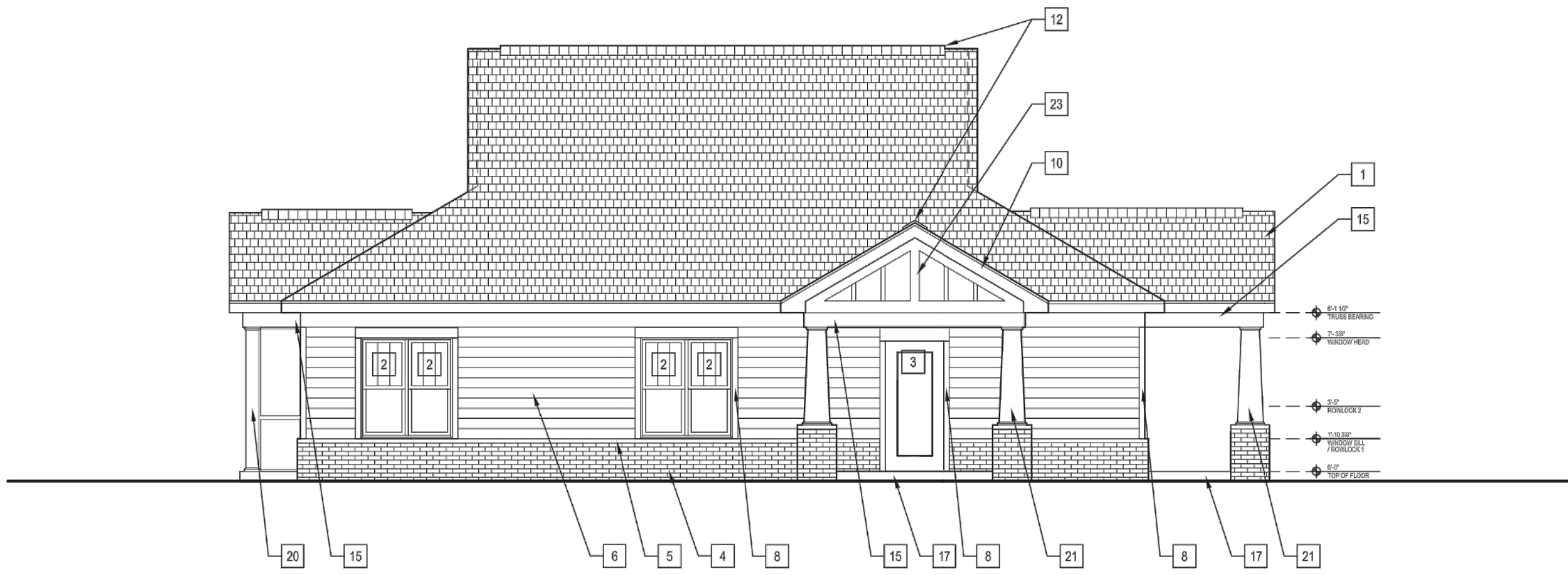
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COMMUNITY BUILDING - REAR ELEVATION

SCALE: 3/16"=1'-0"

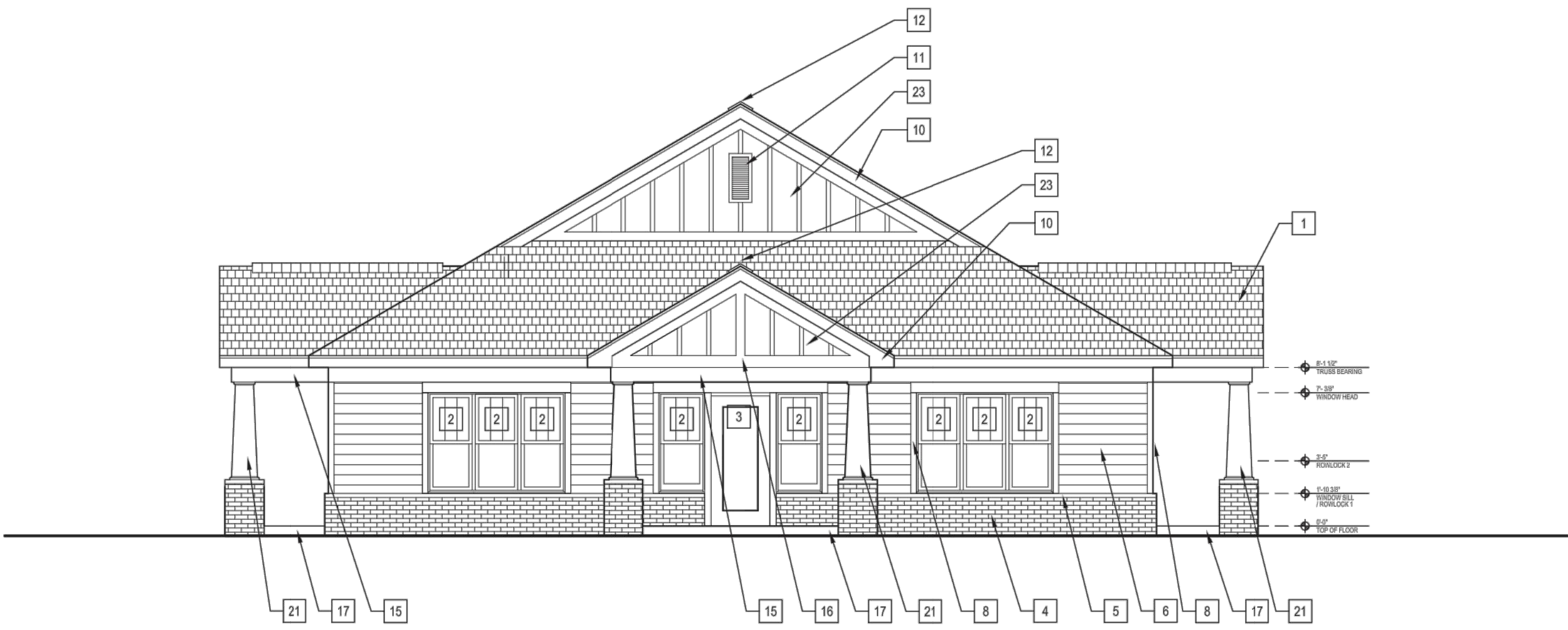
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COMMUNITY BUILDING - WEST ELEVATION

SCALE: 3/16"=1'-0"

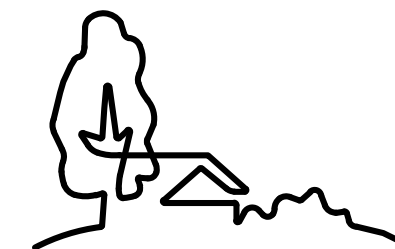
3



COMMUNITY BUILDING - FRONT ELEVATION

SCALE: 3/16"=1'-0"

1



URBAN
DESIGN
PARTNERS

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urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Vibrant Ashley Park
Apartments

Clubhouse Elevations
Charlotte, North Carolina

| NO. | DATE | BY: | REVISIONS: |
|-----|----------|-----|------------------------------------|
| 1 | 10.24.16 | udp | per city comments |
| 2 | 12.19.16 | udp | per city comments, public & client |
| 3 | 01.17.17 | udp | per city comments, public & client |
| 4 | 02.17.17 | udp | per city comments |
| 5 | 03.21.17 | udp | per city comments & client input |
| 6 | 04.19.17 | udp | per city comments & client input |

Project No: 16-075

Date: August 9, 2016

Designed by: udp

Drawn By: udp

Scale: AS SHOWN

Sheet No:

RZ-2.0



TWO-STORY MULTI-FAMILY BUILDING



THREE-STORY AGE-RESTRICTED BUILDING



**URBAN
DESIGN
PARTNERS**

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urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Vibrant Ashley Park
Apartments

Illustrative Multi-Family Elevations
Charlotte, North Carolina

Project No: 16-075
Date: August 9, 2016
Designed by: udp
Drawn By: udp
Scale: AS SHOWN
Sheet No:

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6

RZ-2.1