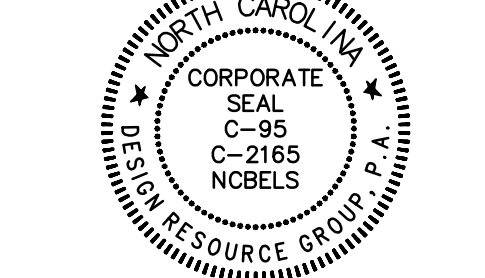


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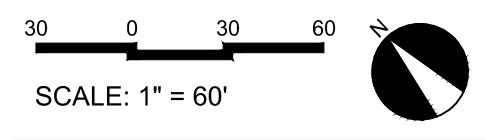
REZONING DOCUMENT



**WEST TYVOLA
MULTI-FAMILY REZONING**
CHARLOTTE, NORTH CAROLINA

LAUREL STREET RESIDENTIAL
511 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203
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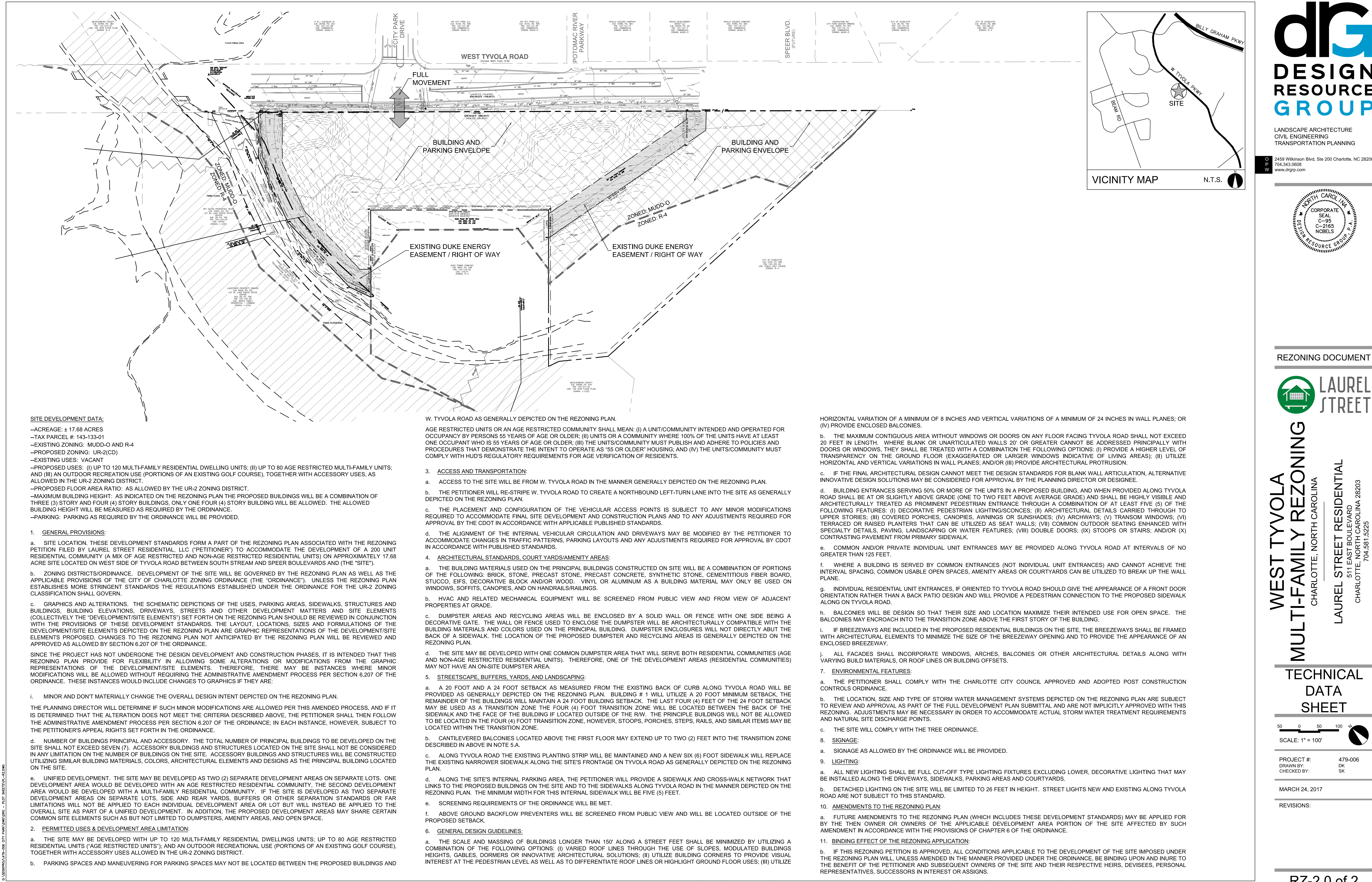
**SCHEMATIC
SITE PLAN**



PROJECT #: 479-006
DRAWN BY: DK
CHECKED BY: SK

MARCH 24, 2017

REVISIONS:



SITE DEVELOPMENT DATA:

- ACREAGE: ± 17.68 ACRES
- TAX PARCEL #: 143-133-01
- EXISTING ZONING: MUDD-O AND R-4
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: VACANT
- PROPOSED USES: (I) UP TO 120 MULTI-FAMILY RESIDENTIAL DWELLING UNITS; (II) UP TO 80 AGE RESTRICTED MULTI-FAMILY UNITS; AND (III) AN OUTDOOR RECREATION USE (PORTIONS OF AN EXISTING GOLF COURSE), 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: AS INDICATED ON THE REZONING PLAN THE PROPOSED BUILDINGS WILL BE A COMBINATION OF THREE (3) STORY AND FOUR (4) STORY BUILDINGS, ONLY ONE FOUR (4) STORY BUILDING WILL BE ALLOWED. THE ALLOWED BUILDING HEIGHT WILL BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

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 200 UNIT RESIDENTIAL COMMUNITY (A MIX OF AGE RESTRICTED AND NON-AGE RESTRICTED RESIDENTIAL UNITS) ON APPROXIMATELY 17.68 ACRE SITE LOCATED ON WEST SIDE OF TYVOLA ROAD BETWEEN SOUTH STREAM AND SPEER BOULEVARDS AND (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:

- 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.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED SEVEN (7). 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.

- UNIFIED DEVELOPMENT. THE SITE MAY BE DEVELOPED AS TWO (2) SEPARATE DEVELOPMENT AREAS ON SEPARATE LOTS. ONE DEVELOPMENT AREA WOULD BE DEVELOPED WITH AN AGE RESTRICTED RESIDENTIAL COMMUNITY, THE SECOND DEVELOPMENT AREA WOULD BE DEVELOPED WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY. IF THE SITE IS DEVELOPED AS TWO SEPARATE DEVELOPMENT AREAS ON SEPARATE LOTS, SIDE AND REAR YARDS, BUFFERS OR OTHER SEPARATION STANDARDS OR FAR LIMITATIONS WILL NOT BE APPLIED TO EACH INDIVIDUAL DEVELOPMENT AREA OR LOT BUT WILL INSTEAD BE APPLIED TO THE OVERALL SITE AS PART OF A UNIFIED DEVELOPMENT. IN ADDITION, THE PROPOSED DEVELOPMENT AREAS MAY SHARE CERTAIN COMMON SITE ELEMENTS SUCH AS BUT NOT LIMITED TO DUMPSTERS, AMENITY AREAS, AND OPEN SPACE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 120 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS; UP TO 80 AGE RESTRICTED RESIDENTIAL UNITS ("AGE RESTRICTED UNITS"); AND AN OUTDOOR RECREATIONAL USE (PORTIONS OF AN EXISTING GOLF COURSE), TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 ZONING DISTRICT.
- PARKING SPACES AND MANEUVERING FOR PARKING SPACES MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND

W. TYVOLA ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

AGE RESTRICTED UNITS OR AN AGE RESTRICTED COMMUNITY SHALL MEAN: (I) A UNIT/COMMUNITY INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER; (II) UNITS OR A COMMUNITY WHERE 100% OF THE UNITS HAVE AT LEAST ONE OCCUPANT WHO IS 55 YEARS OF AGE OR OLDER; (III) THE UNITS/COMMUNITY MUST PUBLISH AND ADHERE TO POLICIES AND PROCEDURES THAT DEMONSTRATE THE INTENT TO OPERATE AS '55 OR OLDER' HOUSING; AND (IV) THE UNITS/COMMUNITY MUST COMPLY WITH HUD'S REGULATORY REQUIREMENTS FOR AGE VERIFICATION OF RESIDENTS.

3. ACCESS AND TRANSPORTATION:

- ACCESS TO THE SITE WILL BE FROM W. TYVOLA ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL RE-STRIP W. TYVOLA ROAD TO CREATE A NORTHBOUND LEFT-TURN LANE INTO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS 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 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:

- 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, CANOPIES, AND ON HANDRAILS/RAILINGS.
- 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. DUMPSTER ENCLOSURES WILL NOT DIRECTLY ABUT THE BACK OF A SIDEWALK. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE SITE MAY BE DEVELOPED WITH ONE COMMON DUMPSTER AREA THAT WILL SERVE BOTH RESIDENTIAL COMMUNITIES (AGE AND NON-AGE RESTRICTED RESIDENTIAL UNITS). THEREFORE, ONE OF THE DEVELOPMENT AREAS (RESIDENTIAL COMMUNITIES) MAY NOT HAVE AN ON-SITE DUMPSTER AREA.

5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

- A 20 FOOT AND A 24 FOOT SETBACK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG TYVOLA ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. BUILDING # 1 WILL UTILIZE A 20 FOOT MINIMUM SETBACK, THE REMAINDER OF THE BUILDINGS WILL MAINTAIN A 24 FOOT BUILDING SETBACK. THE LAST FOUR (4) FEET OF THE 24 FOOT SETBACK MAY BE USED AS A TRANSITION ZONE. THE FOUR (4) FOOT TRANSITION ZONE WILL BE LOCATED BETWEEN THE BACK OF THE SIDEWALK AND THE FACE OF THE BUILDING IF LOCATED OUTSIDE OF THE R.W. THE PRINCIPLE BUILDINGS WILL NOT BE ALLOWED TO BE LOCATED IN THE FOUR (4) FOOT TRANSITION ZONE, HOWEVER, STOOPS, PORCHES, STEPS, RAILS, AND SIMILAR ITEMS MAY BE LOCATED WITHIN THE TRANSITION ZONE.
- CANTILEVERED BALCONIES LOCATED ABOVE THE FIRST FLOOR MAY EXTEND UP TO TWO (2) FEET INTO THE TRANSITION ZONE DESCRIBED IN ABOVE IN NOTE 5.A.
- ALONG TYVOLA ROAD THE EXISTING PLANTING STRIP WILL BE MAINTAINED AND A NEW SIX (6) FOOT SIDEWALK WILL REPLACE THE EXISTING NARROWER SIDEWALK ALONG THE SITE'S FRONTAGE ON TYVOLA ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE PROPOSED BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG TYVOLA ROAD IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE PROPOSED SETBACK.
- GENERAL DESIGN GUIDELINES:
 - THE SCALE AND MASSING OF BUILDINGS LONGER THAN 150' ALONG A STREET FEET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (I) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDINGS HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (II) UTILIZE BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (III) UTILIZE

HORIZONTAL VARIATION OF A MINIMUM OF 8 INCHES AND VERTICAL VARIATIONS OF A MINIMUM OF 24 INCHES IN WALL PLANES; OR (IV) PROVIDE ENCLOSED BALCONIES.

- THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR FACING TYVOLA ROAD SHALL NOT EXCEED 20 FEET IN LENGTH. WHERE BLANK OR UNARTICULATED WALLS 20' OR GREATER CANNOT BE ADDRESSED PRINCIPALLY WITH DOORS OR WINDOWS, THEY SHALL BE TREATED WITH A COMBINATION THE FOLLOWING OPTIONS: (I) PROVIDE A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR (EXAGGERATED OR LARGER WINDOWS INDICATIVE OF LIVING AREAS); (II) UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (III) PROVIDE ARCHITECTURAL PROTRUSION.
- IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR OR DESIGNEE.
- BUILDING ENTRANCES SERVING 50% OR MORE OF THE UNITS IN A PROPOSED BUILDING, AND WHEN PROVIDED ALONG TYVOLA ROAD SHALL BE AT OR SLIGHTLY ABOVE GRADE (ONE TO TWO FEET ABOVE AVERAGE GRADE) AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCE THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING/SCONCES; (II) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS; PAVING, LANDSCAPING OR WATER FEATURES; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.
- COMMON AND/OR PRIVATE INDIVIDUAL UNIT ENTRANCES MAY BE PROVIDED ALONG TYVOLA ROAD AT INTERVALS OF NO GREATER THAN 125 FEET.
- WHERE A BUILDING IS SERVED BY COMMON ENTRANCES (NOT INDIVIDUAL UNIT ENTRANCES) AND CANNOT ACHIEVE THE INTERVAL SPACING, COMMON USABLE OPEN SPACES, AMENITY AREAS OR COURTYARDS CAN BE UTILIZED TO BREAK UP THE WALL PLANE.
- INDIVIDUAL RESIDENTIAL UNIT ENTRANCES, IF ORIENTED TO TYVOLA ROAD SHOULD GIVE THE APPEARANCE OF A FRONT DOOR ORIENTATION RATHER THAN A BACK PATIO DESIGN AND WILL PROVIDE A PEDESTRIAN CONNECTION TO THE PROPOSED SIDEWALK ALONG ON TYVOLA ROAD.
- BALCONIES WILL BE DESIGN SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCRoACH INTO THE TRANSITION ZONE ABOVE THE FIRST STORY OF THE BUILDING.
- IF BREEZEWAYS ARE INCLUDED IN THE PROPOSED RESIDENTIAL BUILDINGS ON THE SITE, THE BREEZEWAYS SHALL BE FRAMED WITH ARCHITECTURAL ELEMENTS TO MINIMIZE THE SIZE OF THE BREEZEWAY OPENING AND TO PROVIDE THE APPEARANCE OF AN ENCLOSED BREEZEWAY.
- ALL FACADES SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILD MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

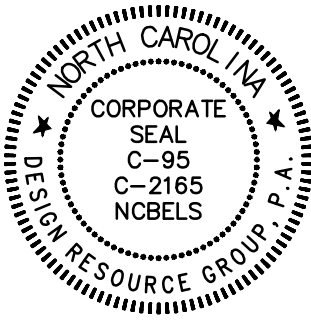
7. ENVIRONMENTAL FEATURES:

- 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.
- SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- 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.
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT. STREET LIGHTS NEW AND EXISTING ALONG TYVOLA ROAD ARE NOT SUBJECT TO THIS STANDARD.
- 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.
 - 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.



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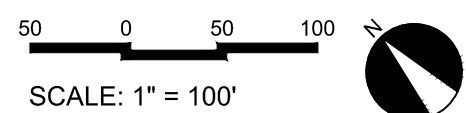
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