



DEVELOPMENT DATA TABLE

SITE AREA:	6.63 ACRES
TAX PARCEL:	A PORTION OF TAX PARCEL 089-111-11
EXISTING ZONING:	B-2 (CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
MAX MULTI-FAMILY DENSITY:	200 UNITS
MAX BUILDING HEIGHT:	4 STORIES
MIN. SETBACK FROM EX. BO.	14.0' (PER ZONING ORDINANCE (UR-2))
MIN. SIDE YARD:	5.0' (PER ZONING ORDINANCE (UR-2))
MIN. REAR YARD:	10.0' (PER ZONING ORDINANCE (UR-2))
NUMBER OF PARKING SPACES	A MINIMUM OF 1 SPACE PER UNIT

REAL

PROJECT

REZONING PETITION #2018-XXX

ANDDESIGN PROJ# 1018479

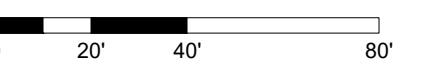
REVISION / ISSUANCE

[illegible]

DESIGNED BY: MDG
DRAWN BY: MDG
CHECKED BY: NLD

SALE

ERT:
ORZ: 1"-40'

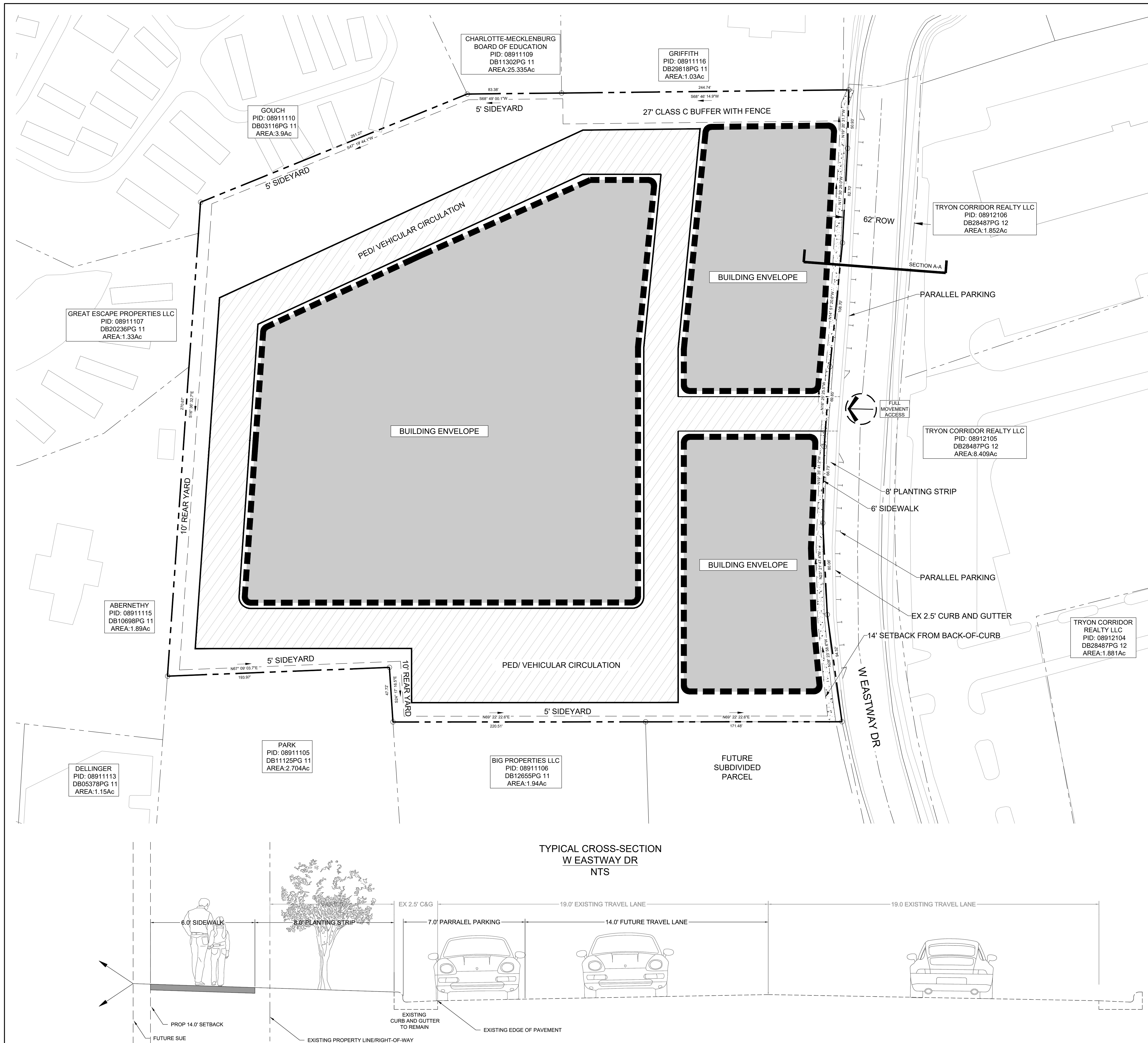


SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ-1



NOTE: INFORMATION CONTAINED ON THIS SHEET IS BASED UPON GIS DATA. FINAL SITE PLAN TO INCORPORATE SURVEYED METES AND BOUNDS.

DEVELOPMENT STANDARDS

December 17, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NRP Properties, LLC to accommodate the development of a multi-family residential community on that approximately 6.63 acre site located on the west side of West Eastway Drive, north of the intersection of West Eastway Drive and North Tryon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 089-111-11.
- B. The 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"). The regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- D. The Site is divided into three separate building and parking envelopes on the Rezoning Plan. All principal buildings, accessory structures and parking areas developed on the Site must be located within a building and parking envelope.
- E. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located within a building and parking envelope or on the Site. The number of principal buildings, accessory structures and parking areas that may be located within a building and parking envelope or on the Site shall be governed by the applicable provisions of the Ordinance.
- F. Future amendments 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 to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to a multi-family residential community containing a maximum of 200 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities for the residents.
- B. The dwelling units constructed on the Site shall maintain monthly rents that are income restricted to households earning 80% or less of the area median income for a period of not less than 15 years from the date of the issuance of a certificate of occupancy for the first building to be constructed on the Site.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
- B. The alignments of the internal driveways and 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 applicable published standards.
- C. Petitioner may install parallel parking on West Eastway Drive along the Site's frontage on West Eastway Drive.

4. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height of any building constructed on the Site in stories shall be 4 stories.

5. STREETSCAPE/LANDSCAPING AND SCREENING

- A. Petitioner shall install a minimum 4 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on West Eastway Drive as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into any existing sidewalk located on West Eastway Drive.
- B. A minimum 27 foot wide landscape area that is planted to Class C buffer standards with a 6 foot tall wooden screen fence shall be established along that portion of the Site's northern boundary line that is more particularly depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the Post Construction Stormwater 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.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. 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.
- C. 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.

SEAL

PROJECT _____

REZONING PETITION #2018-XXX

LANDDESIGN PROJ.# 1018479

REVISION / ISSUANCE

[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2