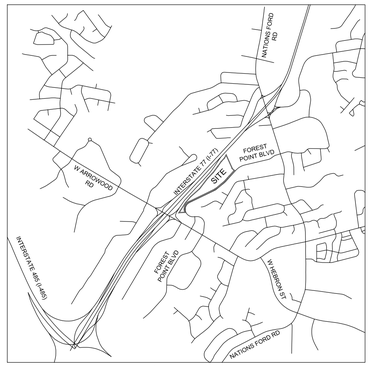
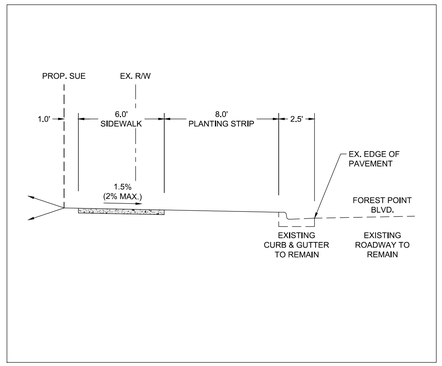


VICINITY MAP
N.T.S.



FOREST POINT BLVD.
STREETSCAPE
TYPICAL SECTION A-A

DEVELOPMENT DATA TABLE

SITE AREA TAX PARCELS	±16.5 ACRES 167-193-05, 167-193-13
EXISTING ZONING PROPOSED ZONING	B-2(CD) R-17MF
EXISTING USE PROPOSED USE	VACANT MULTI-FAMILY
MAX. RESIDENTIAL DENSITY	PER ZONING ORDINANCE (R-17MF)
MAX. FLOOR AREA RATIO FOR NON-RESIDENTIAL BUILDINGS	PER ZONING ORDINANCE (R-17MF)
MAX. BUILDING HEIGHT	PER ZONING ORDINANCE (R-17MF)
MIN. SETBACK FROM PROP. R/W MIN. SIDE YARD MIN. REAR YARD	PER ZONING ORDINANCE (R-17MF) PER ZONING ORDINANCE (R-17MF) PER ZONING ORDINANCE (R-17MF)
MIN. OPEN SPACE	PER ZONING ORDINANCE (R-17MF)
NUMBER OF PARKING SPACES	PER ZONING ORDINANCE
REQUIRED STREETSCAPE	SEE TYPICAL SECTION STREET TREES PER TREE ORDINANCE

LEGEND

SITE ACCESS

SITE BOUNDARY

DEVELOPMENT AREAS

INTERSTATE 77 (I-77) SB

INTERSTATE 77 (I-77) NB

40' REAR YARD

PARKING ENVELOPE

BUILDING AND PARKING ENVELOPE

167-193-11
HARRISON J B PROPERTIES LLC
DB 12372/PG 399
7140 FOREST POINT BLVD
ZONING: B-1SCD
USE: OFFICE

10' SIDEYARD

40' REAR YARD

50' SETBACK FROM R/W

167-192-49
VENTURE FAISON NESBITT ARROWOOD
DB 05298/PG 001
ZONING: R-9(CD)
USE: VACANT

150' DUKE POWER EASEMENT

POTENTIAL BMP

A

A

POTENTIAL TREE SAVE + EASEMENT AREA

40' REAR YARD

30' SETBACK FROM R/W

FOREST POINT BLVD.

60' PUBLIC R/W
CITY MAINTAINED
COLLECTOR

35-FOOT SWIM BUFFER

W ARROWOOD RD.

167-193-06
FAISON ARROWOOD PROPERTY LTD
DB 05039/PG 117
ZONING: B-2(CD)
USE: VACANT

CROCUS CT.

FALLINGSWOOD CT.

SHORT HILLS DR.

LAMPLIGHTER PL.

STONEMAN PL.

ANN BAKER CT.

COLONY ACRES DR.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION #2018-XXX

PROJECT

FOREST POINT

THE NRP GROUP LLC
1228 EUCLID AVENUE
CLEVELAND, OH 44115

LANDDESIGN PROJ.#
1018483

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.17.18

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE
REZONING PLAN

SHEET NUMBER
RZ-1

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 16.6 acre site located on the west side of Forest Point Boulevard, north of the intersection of Forest Point Boulevard and West Arrowood Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 167-193-05 and 167-193-13.

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 R-17 MF 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. All principal buildings and accessory structures developed on the Site must be located within the building/parking envelope depicted on the Rezoning Plan. Parking areas may be located within the building/parking envelope and the parking envelope depicted on the Rezoning Plan.

E. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located on the Site. The number of principal buildings, accessory structures and parking areas that may be located 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 R-17 MF 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.

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 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Forest Point Boulevard 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 Forest Point Boulevard.

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.

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KEY MAP

SEAL

REZONING PETITION #2018-XXX

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FOREST POINT

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DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=100'

0 50' 100' 200'

NORTH

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2