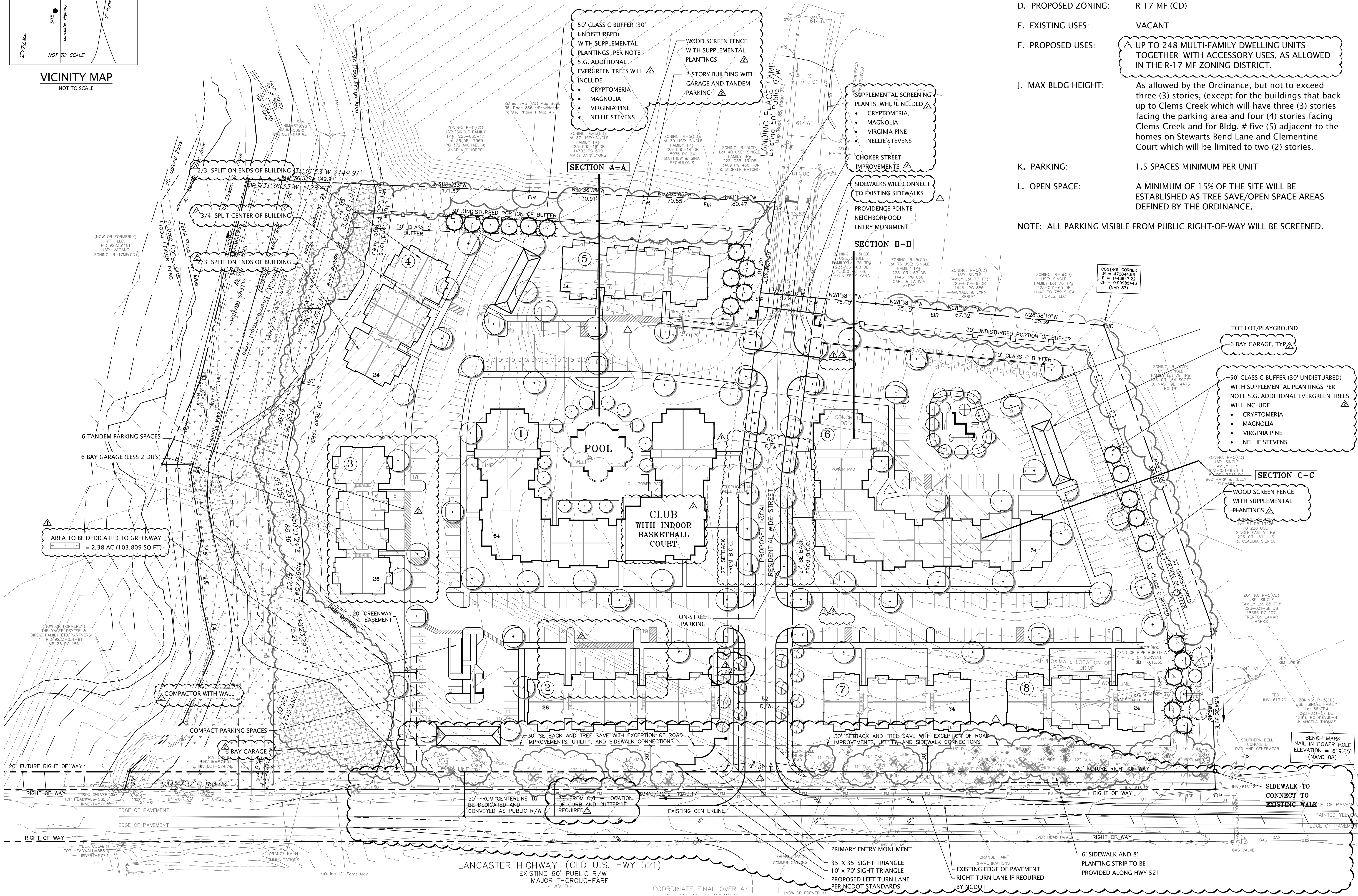


VICINITY MAP
NOT TO SCALE



SITE DEVELOPMENT DATA

- A. ACREAGE: ± 16.20 ACRES
- B. TAX PARCEL #: 223-031-12 AND 98
- C. EXISTING ZONING: MX-2 BY REZONING PETITION NO. 2003-047
- D. PROPOSED ZONING: R-17 MF (CD)
- E. EXISTING USES: VACANT
- F. PROPOSED USES: UP TO 248 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17 MF ZONING DISTRICT.
- J. MAX BLDG HEIGHT: As allowed by the Ordinance, but not to exceed three (3) stories, (except for the buildings that back up to Clem's Creek which will have three (3) stories facing the parking area and four (4) stories facing Clem's Creek and for Bldg. # five (5) adjacent to the homes on Stewarts Bend Lane and Clementine Court which will be limited to two (2) stories.
- K. PARKING: 1.5 SPACES MINIMUM PER UNIT
- L. OPEN SPACE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS DEFINED BY THE ORDINANCE.

NOTE: ALL PARKING VISIBLE FROM PUBLIC RIGHT-OF-WAY WILL BE SCREENED.

LANCASTER ROAD APARTMENTS

CHARLOTTE, NORTH CAROLINA

GCI RESIDENTIAL

5406 ETTA BURKE COURT, SUITE 101

RALEIGH, NORTH CAROLINA

919.851.0661

REZONING PETITION

REZONING PETITION
#2012-048

FOR PUBLIC HEARING

SCALE: 1" = 50'

PROJECT #: 253-006
DRAWN BY: LL
CHECKED BY: BS

SCHEMATIC SITE PLAN

DATE: FEBRUARY 27, 2012

REVISIONS:

- 4/13/2012 - PER STAFF REVIEW
- 5/29/2012 - ADD GARAGES, REV DU'S
- 5/8/2012 - PER NEIGHBORHOOD COMMENTS
- 6/22/2012 - FOR ZONING COMMITTEE

Site Development Data: 

--Acreage: ± 16.20 acres

--Tax Parcel #: 223-031-12 and 98

--Existing Zoning: MX-2 by Rezoning Petition No. 2003-047

--Proposed Zoning: R-17MF(CD)

--Existing Uses: Vacant

--Proposed Uses: Up to 248 multi-family dwelling units together with accessory uses, as allowed in the R-17MF zoning district

--Maximum Building Height: As allowed by the Ordinance, but not to exceed three (3) stories, except for: i) building # 3 that backs up to Clem's Creek which will be three (3) stories over a basement (four stories at the back of the building facing Clem's Creek); (ii) building # 5, adjacent to the homes on Stewarts Bend Lane and Clementine Court, which will be limited to two (2) stories; and (iii) building # 4, adjacent to the homes on Stewarts Bend Lane and Clementine Court which will be limited to two (2) stories over a basement (three stories) on the ends of the building and three (3) stories over a basement (four stories) for the center portion of the building, the basement will be oriented toward Clem's Creek.

--Parking: 1.5 spaces per unit minimum.

--Open Space: A minimum of 15% of the Site will be established as tree save/open space areas as defined by the Ordinance.

1. General Provisions:

- These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by GCI Acquisitions, LLC to accommodate development of multi-family dwellings on an approximately 16.20 acre site located at 15640 Lancaster Hwy. (the "Site").
- Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as 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 R-17MF zoning district classification shall govern development taking place on the Site.
- The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements but won't exceed stipulations above. The depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Rezoning Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed nine (9). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses & Development Area Limitation:

- The Site may be developed with up to 248 multi-family dwelling units together with accessory uses allowed in the R-17MF zoning district.
- Surface parking areas will not be allowed between the proposed buildings and the extension of Landing Place Lane (internal public street) and Lancaster Highway. Parking areas may be located to the side of buildings that front on Landing Place Lane or Lancaster Highway.

3. Access:

- Access to the Site will be from Lancaster Hwy. and from the extension of Landing Place Lane as generally depicted on the Rezoning Plan. Landing Place will be extended as a public street in compliance with the Subdivision regulations.
 - The Petitioner will contribute to the Charlotte Department of Transportation (CDOT) or NCDOT up to half the cost but not to exceed \$50,000 for the installation of a traffic signal at the intersection of Landing Place Lane and Lancaster Highway when the signal is warranted and the funds are requested by CDOT or NCDOT. This commitment to provide funds toward the future signalization of the intersection of Landing Place Lane and Lancaster Highway is valid for a period of ten (10) years from the date of approval of this Petition.
 - Prior to the issuance of a building permit for the Site the Petitioner will commission a Signal Warrant Analysis for the intersection of Landing Place Lane and Lancaster Highway. The Petitioner will work with CDOT on the preparation of the Signal Warrant Analysis and will submit the result of the Signal Warrant Analysis to CDOT for review and for its use.
 - As part of the extension of Landing Place Lane the Petitioner will install a choker lane within Landing Place Lane as generally depicted on the Rezoning Plan. The final location and design of the choker lane will be determined by CDOT and the Planning Department during the subdivision review process.
 - The intersection of Landing Place Lane and Lancaster Hwy. will be design so that the eastbound intersection approach for Landing Place is aligned with the westbound approach of Clem's Branch Drive so as to not affect operations of a future traffic signal. The Petitioner will be responsible for any of the modifications required to properly align existing Clem's Branch Drive with the extension of Landing Place Lane.
 - The Petitioner will work with the City of Charlotte to provide cross-walks along the extension of Landing Place Lane. If allowed by the City of Charlotte the proposed cross-walks will be designed with stamped and colored asphalt as generally illustrated on the Rezoning Plan.
 - The Petitioner will construct a northbound left turn lane from Lancaster Hwy. to the extension of Landing Place Lane per NCDOT and CDOT standards.
 - The Petitioner will provide a southbound right-turn lane along Lancaster Hwy. into the extension of Landing Place Lane if required by NCDOT.
 - If curb and gutter is required along Lancaster Hwy. the face of the curb will be located approximately 37 feet from the center line of the road.
 - The Petitioner will dedicate to the City of Charlotte 50 feet of right-of-way from the center line of Lancaster Highway. This right-of-way dedication will occur at the time the right-of-way for Landing Place Lane is recorded.
 - The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by CDOT in accordance with 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:
- The building materials used on the principle buildings constructed on Site will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, and/or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.
 - The attached illustrative building elevation is included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from this illustration).
 - The Petitioner will provide as part of the developments' club house amenity package an indoor basketball half-court.
 - The Petitioner will construct as part of the development of the Site three (3) buildings that will include garages as generally depicted on the

Rezoning Plan. In addition the Petitioner will construct three (3) detached garage structures throughout the Site as generally depicted on the Rezoning Plan. The location of the detached garage structures indicated on the Rezoning Plan may be modified during the design development and construction document phases.

e. Meter banks will be will be screened.

f. HVAC and related mechanical equipment will be screened from public view at grade.

g. The compactor area and recycling area provided will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the compactor will be architecturally compatible with the building materials and colors used on the building. Evergreen landscape materials will also be used to screen and enhance the appearance of the compactor and recycling area.

5. Streetscape, Buffers and Landscaping:

- A 30 foot setback and tree save area will be provided along Lancaster Highway. Utility lines, roadway improvements, sidewalks and grading for these improvements will be allowed to occur within this tree save area.
 - The Petitioner will provide a 27 foot setback along the extension of Landing Place Lane as measured from the back of curb.
 - The Petitioner will provide eight (8) foot planting strips and six (6) foot sidewalks along the Site's frontage on Lancaster Highway and on both sides of the extension of Landing Place Lane as generally depicted on the Rezoning Site Plan.
 - Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the buildings on the Site with one another and links the buildings to the sidewalks along the abutting public streets. 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 required setbacks.
 - As indicated on the Rezoning Site Plan a 50 foot vegetated buffer will be provided where the Site abuts existing single-family homes. The outer 30 feet of this buffer will be undisturbed and any existing trees and shrubs in this 30 foot area will be preserved. The inner 20 feet of this buffer will be landscaped with additional shrubs and trees. At a minimum an additional 14 trees and 20 evergreen shrubs per 100 linear feet will be planted within the 50 foot buffer. 35% of the new trees planted will be evergreen trees. At a minimum the combination of existing vegetation, the new vegetation to be planted and the proposed fence when taken together must meet or exceed the requirements of a class B buffer.
 - A six (6) foot solid wooden fence will be installed within the 50 foot buffer. The fence will be located at the edge of the undisturbed portion of the buffer as generally depicted on the Rezoning Plan.
6. 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. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.
7. Open Space/Tree Save Areas/Greenway Conveyance:
- Open space/tree save areas equaling 15% of the Site area will be provided. The open space/tree save areas depicted on the Rezoning Plan may be relocated to other locations on the Site. The area of the Site dedicated to County Parks and Recreation as for a greenway may be used to meet this requirement.

b. As generally depicted on the Rezoning Site Plan a playground for small children will be provided.

c. The Petitioner will initiate the procedure to convey, to County Parks and Recreation the area generally depicted on the Rezoning Site Plan along Clem's Branch, this area will be conveyed to County Parks and Recreation prior to the issuance of a certificate of occupancy for the last building completed on the south side of Landing Place Lane.

8. Signage:

a. Signage as allowed by the Ordinance will be provided.

b. The Petitioner will provide an entry feature/signage for the Providence Pointe neighborhood where Landing Place Lane enters this existing neighborhood. This entry feature/signage must be installed prior to the issuance of a certificate of occupancy for the last building on the Site.

9. Lighting:

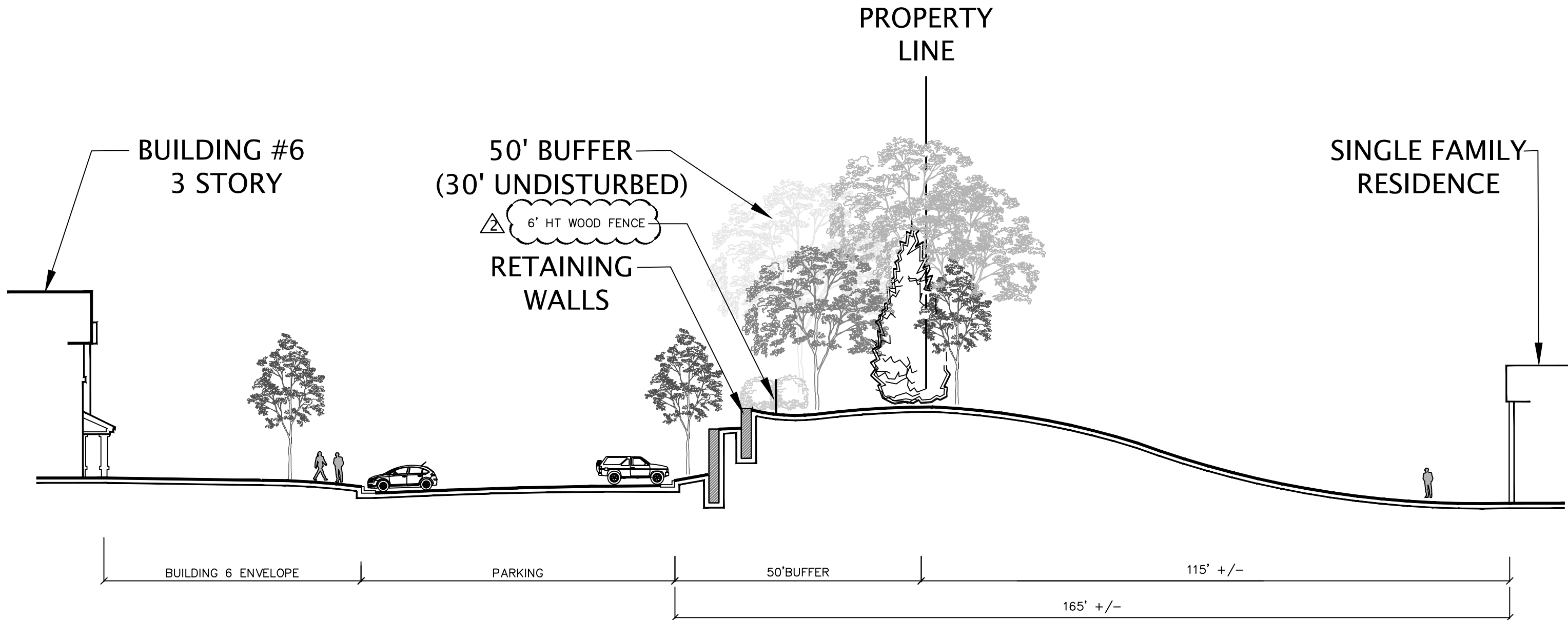
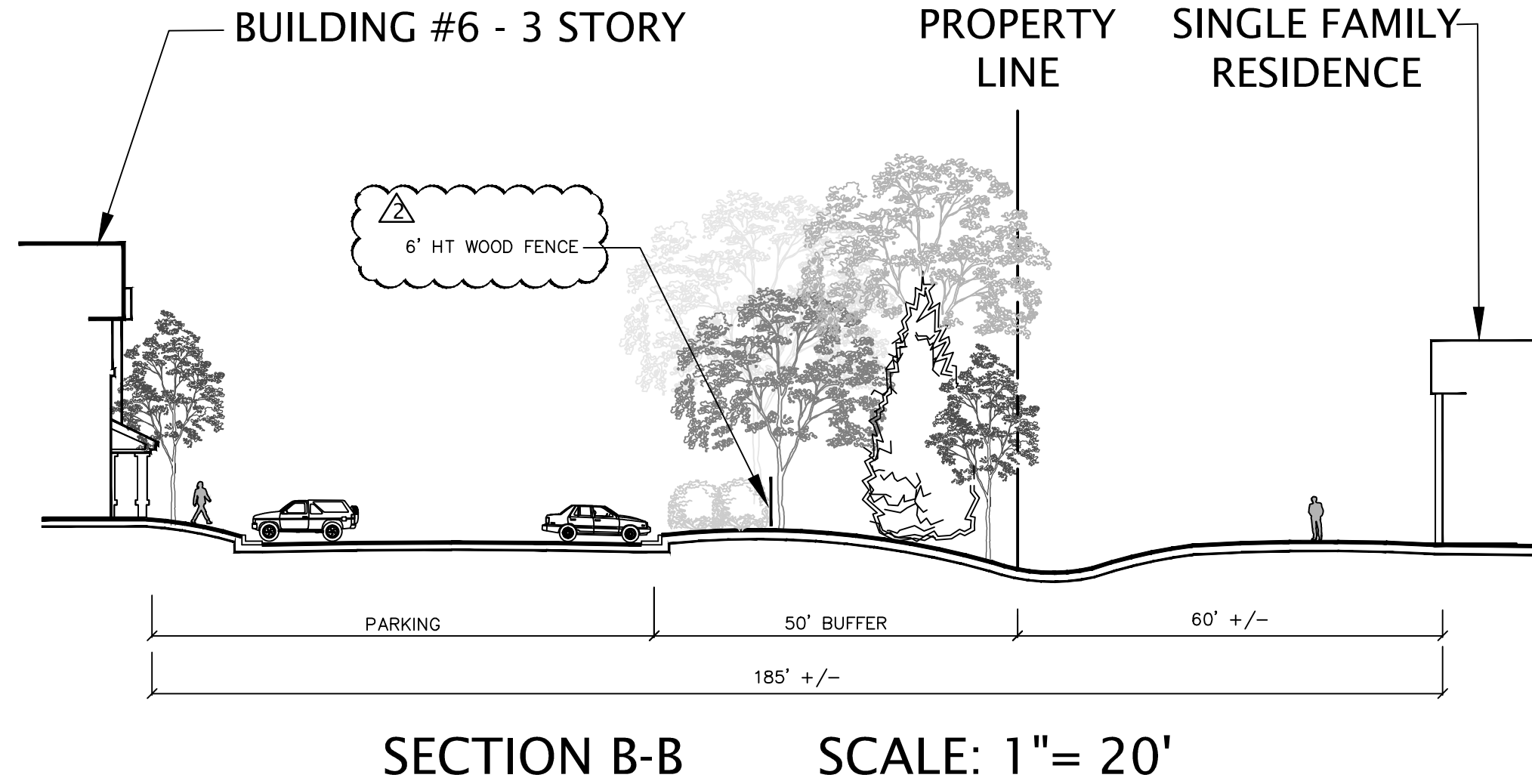
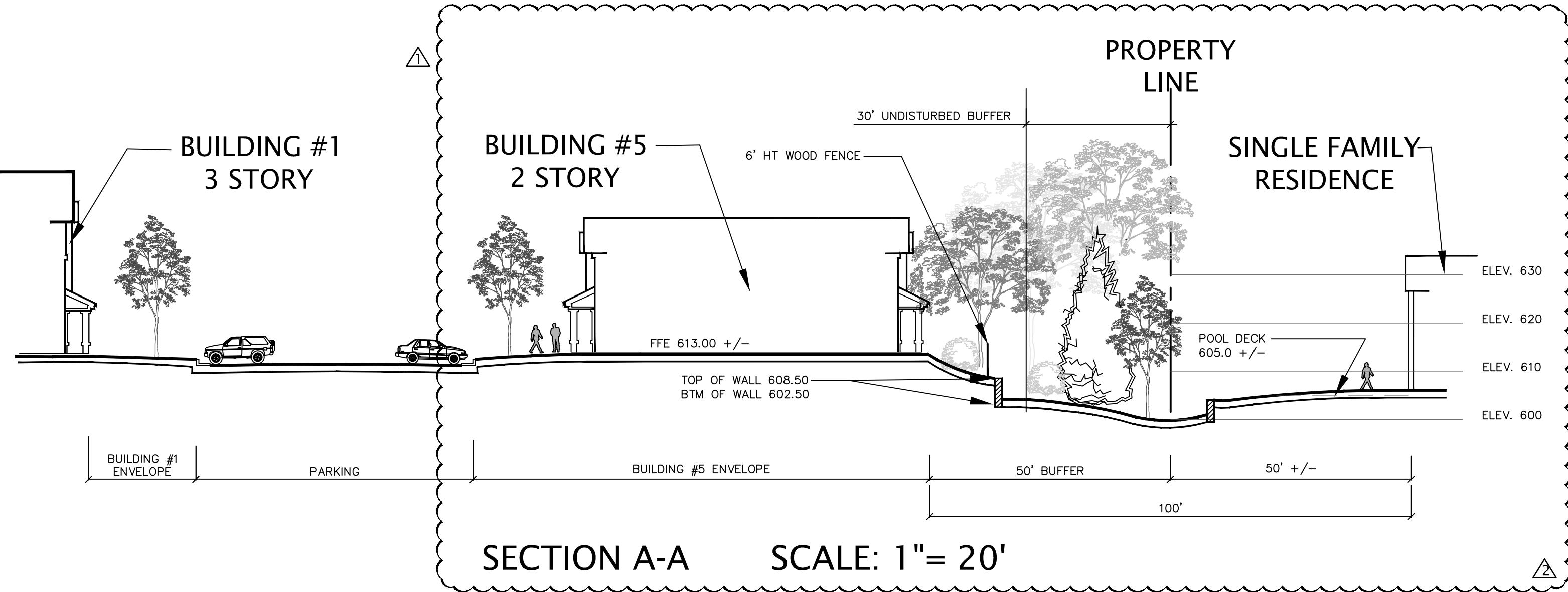
- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting on the Site will be limited to 20 feet in height.
- No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- The Petitioner will provide pedestrian scale lighting along the extension of Landing Place Lane.

10. 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.

11. 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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LANCASTER ROAD APARTMENTS

CHARLOTTE, NORTH CAROLINA

GCI RESIDENTIAL

5406 ETTA BURKE COURT, SUITE 101

RALEIGH, NORTH CAROLINA

919.851.0661

REZONING PETITION

REZONING PETITION
#2012-048

FOR PUBLIC HEARING

10 0 10 20

SCALE: 1" = 20'

PROJECT #: 253-006
DRAWN BY: LL
CHECKED BY: BS

DEVELOPMENT
DATA

DATE: FEBRUARY 27, 2012

REVISIONS:

- 4/13/2012 - PER STAFF REVIEW
- 5/6/2012 - PER NEIGHBORHOOD COMMENTS
- 6/22/2012 - PER NEIGHBORHOOD COMMENTS

RZ-2



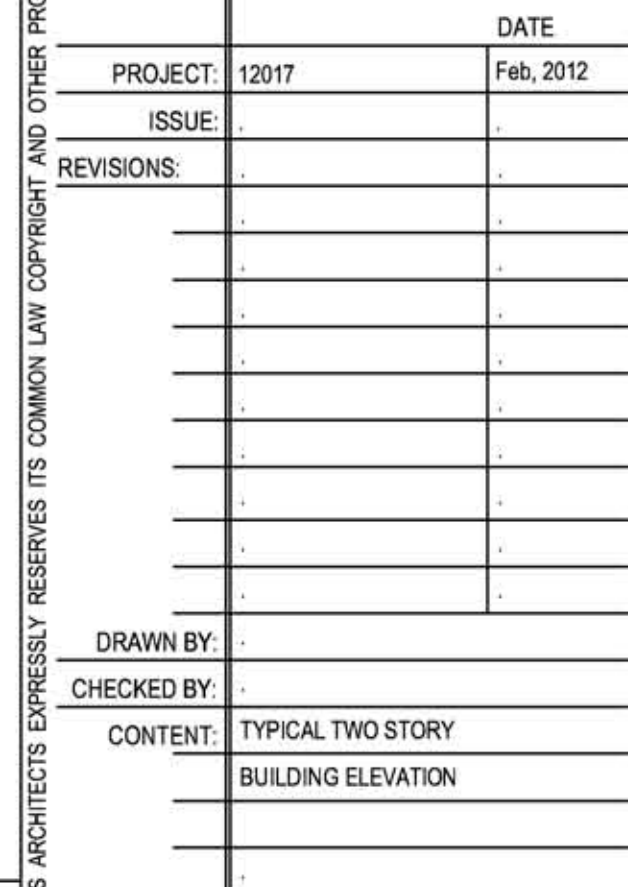
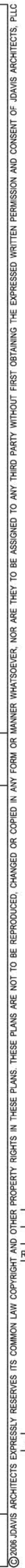
TYPICAL ELEVATION

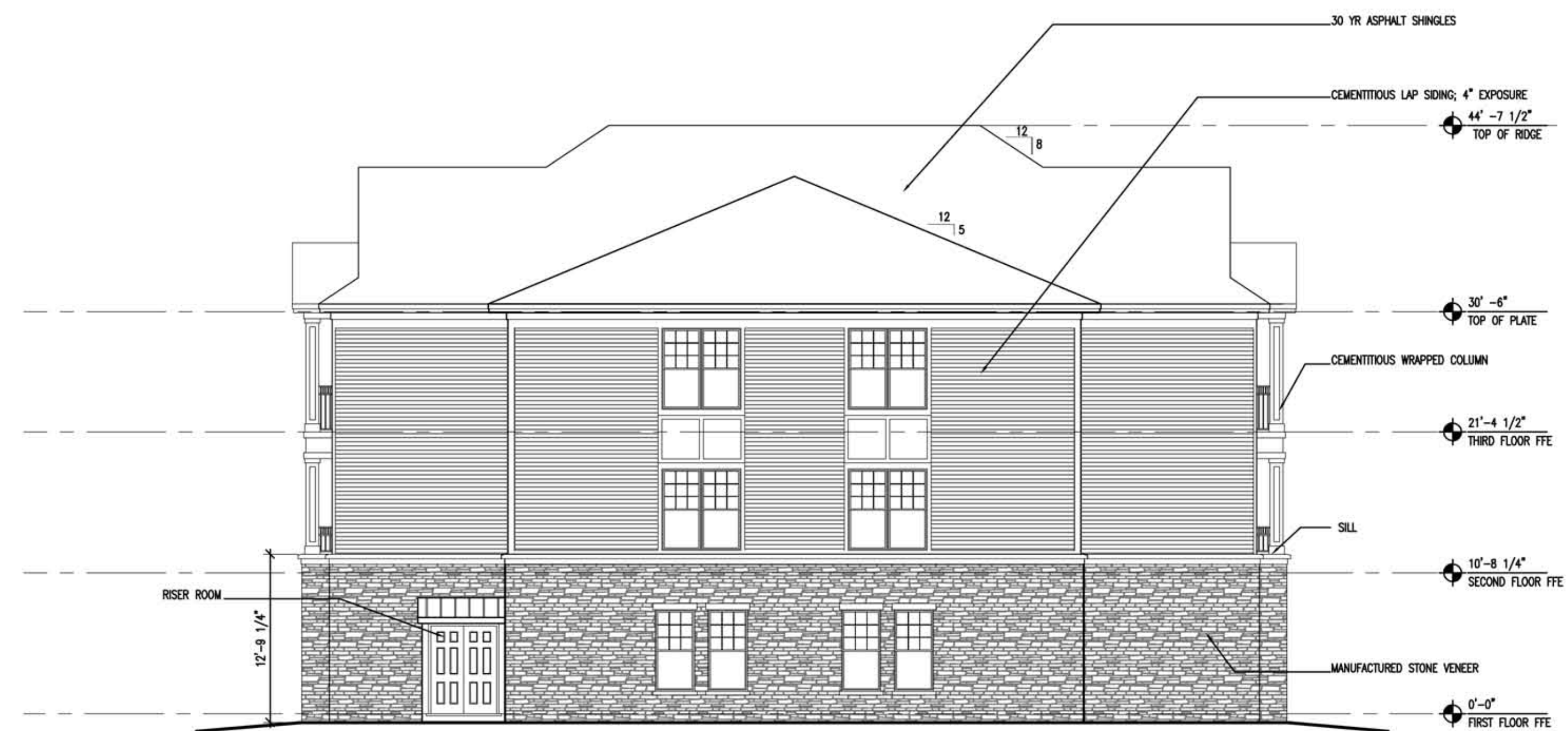
REZONING PETITION
#2012-048

FOR PUBLIC HEARING

REVISIONS:

4/13/2012 - PER STAFF REVIEW

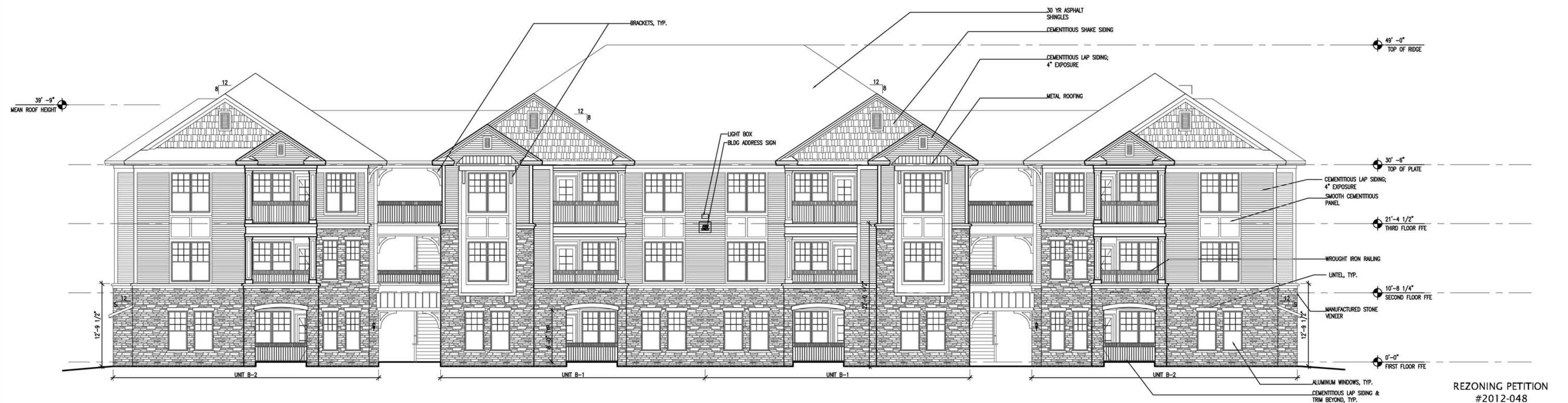




SIDE ELEVATION

SCALE: 1/8" = 1'-0"

2



REZONING PETITION
#2012-048

FOR PUBLIC HEARING

REVISIONS:

4/13/2012 - PER STAFF REVIEW

TYPICAL THREE STORY BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

1

GCI RESIDENTIAL

Lancaster Road Apartments

Charlotte, North Carolina



ATE

PROJECT:	12017	Feb, 2012
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ISSUE:		
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REVISIONS:		
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DRAWN BY: _____

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CONTENT:	TYPICAL THREE STORY

CONTENT:	TYPICAL THREE STORY
	BUILDING ELEVATION

BUILDING ELEVATION

A3 01

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