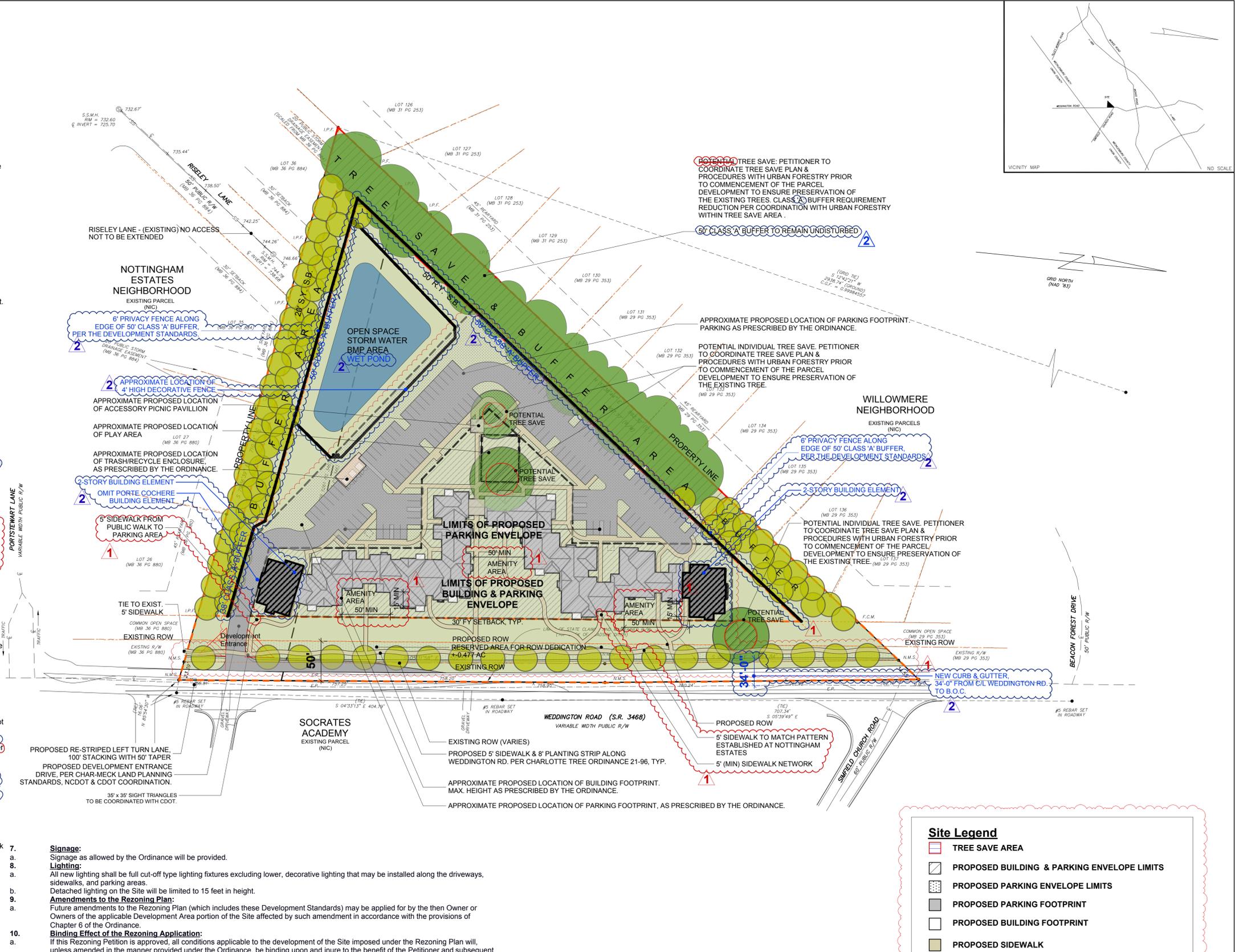


Charlotte-Mecklenburg Housing Partnership
Development Standards
 9/20/13 - Revised 11/15/13 (Revised 12/20/2013)
 Rezoning Petition No. 2013-095
 Site Development Data:
 --Acreage: ± 6.75 acres net of existing ROW
 --Tax Parcel #: 231-094-79 and 98
 --Existing Zoning: INST(CD) (by Rezoning Petition No. 2009-077)
 --Proposed Zoning: R-12MF(CD)
 --Existing Uses: Vacant.
 --Proposed Uses: Up to 70 multi-family dwelling units together with accessory uses, as allowed in the R-12MF zoning district.
 --Maximum Building Height: Not to exceed (3) stories or 40 feet, building height to be measured as defined by the Ordinance.
 --Parking: As required by the Ordinance. A minimum of 1.6 parking spaces will be provided.

1. **General Provisions:**
- a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Charlotte-Mecklenburg Housing Partnership ("Petitioner") to accommodate the development of a 70 unit multi-family community on approximately 7.23 acre site located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane (the "Site").
- b. **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 R-12MF zoning classification shall govern.
- c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, 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. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed one (1). 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.
2. **Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to 70 multi-family dwellings units together with accessory uses allowed in the R-12MF zoning district. Surface parking areas will not be allowed between Weddington Road and the proposed building.
3. **Access, Access and Transportation:**
- a. Access to the Site will be from Weddington Road in the manner generally depicted on the Rezoning Plan. Vehicular access to the Site from Riseley Lane will not be allowed.
- b. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Weddington Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the building constructed on the Site.
- c. The Petitioner will construct a northbound left turn lane into the Site from Weddington Road. The left turn lane will be created by remarking the existing painted median on Weddington Road for a northbound left turn lane with 100 feet of storage and a 50 foot bay taper in the manner generally depicted on the Rezoning Plan.
- d. The Petitioner will construct a right turn deceleration lane on Weddington Road into the Site's driveway. The southbound right turn lane on Weddington Road will have 150 feet of storage and a 100 foot bay taper.
- e. The placement and configuration of the vehicular access point 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 or NCDOT in accordance with applicable published standards.
- f. 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:**
- a. 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 siding (such as hardi-plank), stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that will be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- c. The two ends of the proposed building will be designed to be a maximum of two (2) stories in height as generally illustrated on Sheet TFO02 of the Rezoning Plan.
- d. The proposed building facade along Weddington Road will have at least three (3) building facade off-sets of at least 15 feet in depth and 50 feet in length, so the building facade along Weddington Road will have a variety of building setbacks as measured from the Weddington Road right-of-way as generally depicted on the Rezoning Plan.
- e. At least 50% of the ground floor facade facing Weddington Road will be articulated principally through the use of windows, doors, balconies and breezeway/pedestrian access corridors.
- f. No spans of blank, unarticulated walls greater than 20 feet will be allowed along Weddington Road.
- g. The end of the building closest to Nottingham Estates as well as the end of the building closest to the Willowmere neighborhood will be designed so that patios/decks located on the units closest to these neighborhoods are oriented toward the interior of the development and not toward the adjoining property owners in the manner generally depicted on the Rezoning Plan (this standard will not apply to the units at the ends of the building that face Weddington Road).
- h. The roofs on the buildings will be constructed utilizing architectural shingles.
- i. Meter banks will be screened from adjoining properties and from Weddington Road.
- j. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- k. 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. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
5. **Streetscape, Buffers, Yards and Landscaping:**
- a. Along Weddington Road a 30 foot setback measured from the future right-of-way line for Weddington Road will be provided. The proposed building will be located along the 30 foot setback in the manner depicted on the Rezoning Plan.
- b. Along the northern property line adjacent to Willowmere the building may not be located any closer than 65 feet to the property line as generally depicted on the Rezoning Plan; parking areas may not be located any closer than 50 feet from this property boundary as generally depicted on the Rezoning Plan.
- c. Along the southern property line adjacent to Nottingham Estates the building may not be located any closer than 60 feet from the property line as generally depicted on the Rezoning Plan; other than the driveway that provides access to the Site parking areas may not be located any closer than 50 feet from this property boundary as generally depicted on the Rezoning Plan.
- d. A 50 foot Class A buffer will be provided along the Site's boundaries, except where the Site's access drive is located in which case a 38 foot Class A buffer will be provided, as generally depicted on the Rezoning Plan. Existing trees located within this buffer may be preserved along the northwest property line (adjacent to the Willowmere Neighborhood) will be preserved and used to meet the Class A buffer requirements. The Petitioner will enhance the required buffer planting by utilizing only evergreen trees to meet the required buffer plantings for trees and by installing a six (6) foot fence generally along the interior edge of the buffer, the fence may be located up to three feet into the buffer, as generally depicted on the Rezoning Plan. No more than 25% of the fence surfaces shall be left open and the finished side of the fence shall face the abutting property. The width of the Class A buffer will not be reduced by the installation of this fence as prescribed by the Ordinance.
- e. Utilities may cross required buffers at angles no greater than 75 degrees.
- f. The Petitioner will provide a five (5) foot sidewalk and a planting strip as required by the Tree Ordinance along the Site's frontage on Weddington Road in the manner generally depicted on the Rezoning Plan.
- g. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalk along Weddington Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- h. Screening requirements of the Ordinance will be met.
- i. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
6. **Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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.
- c. The Site's storm water detention facility will be designed and constructed to be a wet pond and will be outfitted with a water circulation fountain and will be enclosed by a decorative four (4) foot metal type picket fence as generally depicted on the Rezoning Plan.
- d. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.



Site Legend

- TREE SAVE AREA
- PROPOSED BUILDING & PARKING ENVELOPE LIMITS
- PROPOSED PARKING ENVELOPE LIMITS
- PROPOSED PARKING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED SIDEWALK

7. **Signage:** Signage as allowed by the Ordinance will be provided.
8. **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 15 feet in height.
9. **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.
10. **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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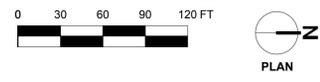


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Weddington Road Apartments

Prepared for:
 Fred Dodson
 704-342-0933

3900 Weddington Road
 Charlotte, NC



Issue/Revision	Date	Description
A	9/23/13	REZONING SUBMITTAL
1	11/15/13	REZONING COMMENTS
2	12/20/13	REZONING COMMENTS

Scale: Sheet Scale
 Weddington Road Site Plan
 2013-095
 Project File name

WEDDINGTON ROAD MULTI-FAMILY APARTMENTS REZONING SITE PLAN & NOTES

TSP001



1 Weddington Road Overall East Building Elevation
Not to Scale

Enlarged Area 1A

Enlarged Area 1B



1A Weddington Rd Partial Enlarged East Elevation-South Wing
Scale: 3/32" = 1'-0"



1B Weddington Rd Partial Enlarged East Elevation-North Wing
Scale: 3/32" = 1'-0"

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Charlotte NC

Issue Mark	Date	Description
A	9/23/13	Zoning Submittal
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Exterior Elevations
Scale: Sheet Scale
2013-095
13009_Building Elevations_70MF
Project File Name

PROPOSED BUILDING ELEVATIONS

TE002 OF