

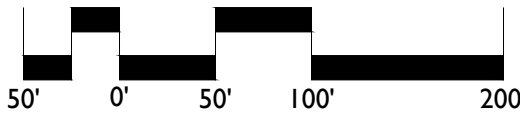
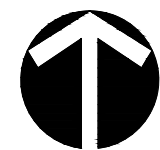
VICINITY MAP
NTS

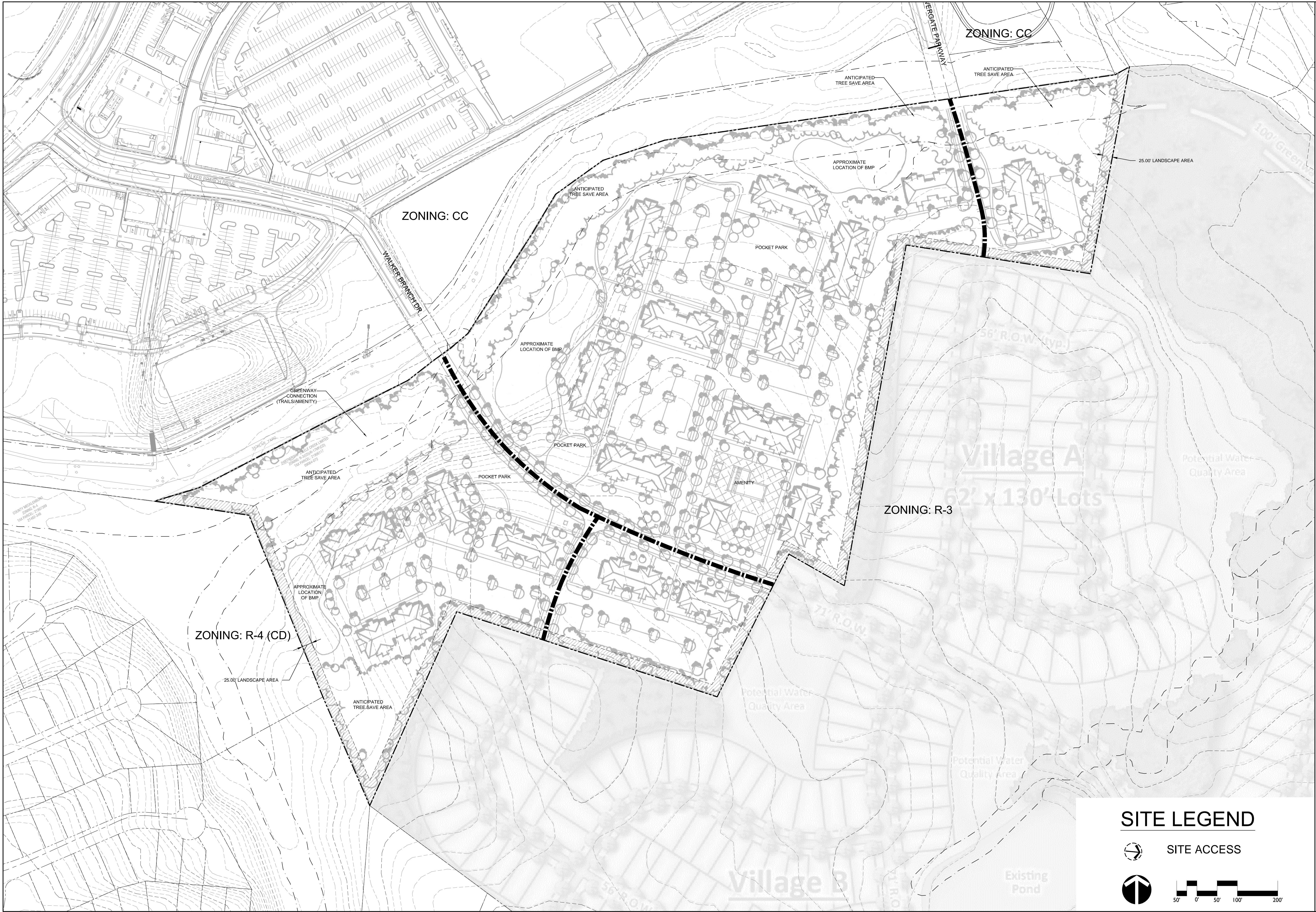
SITE LEGEND

 SITE ACCESS

SITE DEVELOPMENT DATA

ACREAGE: ± 41 ACRES
TAX PARCEL #: 219-06-117
EXISTING ZONING: R-3 (CD), R-17(CD)
PROPOSED ZONING: UR-2
EXISTING USES: VACANT
PROPOSED USES: MULTI-FAMILY RESIDENTIAL
MAX. DWELLING UNITS: 410
MAXIMUM BUILDING HEIGHT: AS PERMITTED BY UR-2 ZONING REQUIREMENTS
MIN. SIDEBACK: 14' FROM PROPOSED BACK OF CURB
MIN. SIDE YARD WIDTH: 5'
MIN. REAR YARD WITH: 10'
PARKING:
REQUIRED - 1 PARKING SPACE/UNIT MIN.
2 PARKING SPACES/UNIT MAX
TREE SAVE AREA:
AS REQUIRED BY THE ORDINANCE

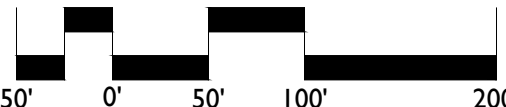




SITE LEGEND



SITE ACCESS



REVISIONS:

DATE: 04/21/16
DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY: ST
SCALE: 1"=100'
PROJECT #: 1015433
SHEET #:

STEELE CREEK MULTI-FAMILY
REZONING PETITION No. 2016-XXX
CHARLOTTE, NC
SCHEMATIC SITE PLAN

MPV PROPERTIES, LLC

PETITION NO. 2016-xxx

DEVELOPMENT STANDARDS

4/22/2016

Site Development Data:

Acreage: ± 41 acres
Tax Parcels: 219-061-17
Existing Zoning: R-3(CD); R-17MF(CD)
Proposed Zoning: UR-2
Existing Uses: Vacant
Proposed Uses: Multi-family Residential
Maximum Dwelling Units: 410
Maximum Building Height: As permitted by UR-2

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by MPV Properties, LLC, to rezone an approximately 41 acre site located along the Walkers Branch Greenway (the “Site”).

The purpose of this Petition is to request a rezoning of the Site to the UR-2 Zoning District in order to accommodate the development of up to 400 Multi-family Dwelling units. UR-2 will enable the Petitioner to develop the Site in a manner that will preserve and emphasize the Site's unique environmental features, create a harmonious transition between the project and the adjoining properties, and provide important pedestrian and vehicular connections that will benefit the surrounding community.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placements and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

The Site may be developed with up to 400 Multi-family Dwelling Units together with accessory structures and uses allowed in the UR-2 Zoning District.

3. Transportation

All transportation improvements described in this section shall be implemented prior to the issuance of the first certificate of occupancy for a building on the Site:

- (a) Petitioner shall cause the design and construction of a creek crossing over Walker's Branch in order to accommodate the extension of Walker Branch from it's current terminus through the Site to the adjacent property lying south of the site, as generally depicted on the Technical Data Sheet.

4. Architectural Standards

- (a) The Conceptual Schematic Architectural Renderings which accompany these Development Standards are intended to depict the general conceptual architectural style, character and elements of the buildings

proposed to be constructed on the Site. Accordingly, any building constructed on the Site must be substantially similar in appearance to the relevant attached Conceptual Schematic Architectural Renderings in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- (b) The primary exterior building materials for the multi-family dwellings to be constructed on the Site shall be a combination of brick, stone, precast stone, precast concrete, synthetic stone, wood, shake, hardi-plank, or cementious siding material. Vinyl siding shall not be permitted as an exterior building material. However, vinyl elements may be used as architectural access materials.
- (c) At least 20% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of masonry materials, including but not limited to brick, stone, precast stone, synthetic stone, or precast concrete.

5. Streetscape and Landscape

- (a) Petitioner shall provide eight (8) foot planting strips and six (6) foot sidewalks along all public streets.
- (b) Petitioner shall provide a five (5) foot wide sidewalk and cross-walk network that links the buildings on the Site with one another and links each building to a sidewalk along an adjoining street.
- (c) An amenity area shall be provided in the location generally shown on the Schematic Site Plan. Amenities shall include a swimming pool, seating areas and landscaping.
- (d) Meter boxes and back flow preventors will be screened from view. All other screening and landscaping shall conform to the standards of the Ordinance.

6. Environmental Features

The Site shall comply with the requirements of the 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 submitted 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. Parks, Greenways and Open Space

- (a) Tree save areas equaling at least 15% of the area of the Site shall be provided.
- (b) Prior to the issuance of the final certificate of occupancy for buildings on the Site, the Petitioner shall convey a portion of the Site to the Mecklenburg County Park and Recreation Department for use as a greenway. The area to be dedicated is generally depicted on the Technical Data Sheet, however the exact parameters of the dedication shall be determined by the Petitioner based on the final BMP and grading design.

8. Signage

Signage shall comply with the requirements of the Ordinance.

9. Lighting

- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed. However, low-level decorative lighting may be installed along driveways, sidewalks and parking areas.
- (c) Wall-pak lighting will be prohibited throughout the Site.

10. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then

Owner or Owners in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Document and Definitions

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- (b) Throughout these Development Standards, the terms “Petitioner” and “Owner or Owners” shall be deemed to include heirs, devisees, personal representatives, successors in interest and assigns of the 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 any City of Charlotte Ordinances or Policies herein shall be deemed to refer to the requirements of the Ordinance or Policy in effect as of the date this Rezoning Petition is approved.

REVISIONS:

DATE: 04/22/16
DESIGNED BY: ST
DRAWN BY: NG
CHECKED BY: ST
SCALE: AS SHOWN
PROJECT #: 1015433
SHEET #:

RZ-3

STEELE CREEK MULTI-FAMILY
REZONING PETITION No. 2016-XXX
CHARLOTTE, NC
DEVELOPMENT STANDARDS



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