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DEVELOPMENT STANDARDS

DECEMBER 19, 2016

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY STREAM REALTY PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF AN AGE RESTRICTED, MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 11.05 ACRE SITE LOCATED ON THE NORTH SIDE OF HIGHLAND CREEK PARKWAY AT THE INTERSECTION OF EASTFIELD ROAD AND HIGHLAND CREEK PARKWAY, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 029-641-10.
- 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"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17 MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- 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.

II. PERMITTED USES

- THE SITE MAY ONLY BE DEVOTED TO AN AGE RESTRICTED, MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 190 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-17 MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A SWIMMING POOL, FITNESS CENTER, DOG PARK AND A CLUBHOUSE FACILITY.
- AN AGE RESTRICTED COMMUNITY SHALL MEAN A COMMUNITY THAT IS INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS 55 YEARS OF AGE OR OLDER; PUBLISHES AND ADHERES TO POLICIES AND PROCEDURES THAT DEMONSTRATE THE INTENT TO PROVIDE HOUSING FOR PERSONS 55 YEARS OF AGE OR OLDER; COMPLIES WITH HUD'S REGULATORY REQUIREMENTS FOR VERIFICATION OF OCCUPANCY; AND OTHERWISE MEETS THE APPLICABLE REQUIREMENTS OF THE STATE AND FEDERAL FAIR HOUSING ACTS TO QUALIFY AS "HOUSING FOR OLDER PERSONS."

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT 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 AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE VEHICULAR ACCESS POINTS INTO AND OUT OF THE SITE MAY BE GATED AT THE OPTION OF PETITIONER. THE LOCATION AND DESIGN OF THE GATES SHALL BE DETERMINED DURING THE PERMITTING PROCESS.
- PETITIONER SHALL CONSTRUCT AND INSTALL A SOUTHBOUND LEFT TURN LANE ON EASTFIELD ROAD AT ITS INTERSECTION WITH HIGHLAND CREEK PARKWAY WITH 150 FEET OF STORAGE AND AN APPROPRIATE BAY TAPER AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL ENTER INTO A DEVELOPER'S TRAFFIC SIGNAL AGREEMENT TO FUND THE TOTAL COST TO IMPLEMENT A WOODEN POLE TRAFFIC SIGNAL, INCLUDING PEDESTRIAN SIGNALIZATION, CURB RAMP RECONSTRUCTION (IF NEEDED) AND TRAVEL LANE RESTRIPING/SIGNING AT THE INTERSECTION OF EASTFIELD ROAD AND HIGHLAND CREEK PARKWAY.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO EASTFIELD ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 58 FEET FROM THE EXISTING CENTERLINE OF EASTFIELD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- ALL TRANSPORTATION IMPROVEMENTS TO BE CONSTRUCTED AND INSTALLED BY PETITIONER SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE.

IV. ARCHITECTURAL STANDARDS

- THE MAXIMUM HEIGHT IN STORIES OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 4 STORIES.
- THE MAXIMUM HEIGHT IN FEET OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 54 FEET AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE STRUCTURE.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, SCHEMATIC IMAGE WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.
- THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES OF THE BUILDING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, TRIM AND RAILINGS.
- DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH THREE SIDES BEING ENCLOSED BY OPAQUE WALLS AND ONE SIDE BEING ENCLOSED BY A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL ALONG EACH SUCH SIDE.

V. STREETScape AND LANDSCAPING/BUFFER

- A MINIMUM 37.5 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE, THIS CLASS C BUFFER HAS BEEN REDUCED IN WIDTH BY 25% FROM 50 FEET TO 37.5 FEET AS A RESULT OF PETITIONER'S COMMITMENT TO INSTALL A FENCE IN THE CLASS C-BUFFER THAT MEETS THE REQUIREMENTS OF SECTION 12.302(8), OF THE ORDINANCE AND IS MORE PARTICULARLY DESCRIBED BELOW.
- THE FENCE TO BE INSTALLED ALONG THE NORTHERN AND EASTERN EDGES OF THE SITE PURSUANT TO PARAGRAPH V.1. ABOVE SHALL BE A MINIMUM 6 FOOT TALL WOOD SHADOWBOX FENCE.
- IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON EASTFIELD ROAD AND HIGHLAND CREEK PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN IN THE EVENT SUCH SIDEWALKS AND PLANTING STRIPS ARE NOT CURRENTLY IN PLACE.
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

VII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG AND/OR ON THE DRIVEWAYS, SIDEWALKS, PARKING AREAS, AMENITY AREAS, PATIOS AND LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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 THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE 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.
- 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.

Kimley»Horn

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DEVELOPMENT STANDARDS

SOLEA CHARLOTTE
HIGHLAND CREEK PKWY AND EASTFIELD RD,
CHARLOTTE, MECKLENBURG COUNTY, NC 28269
OWNER/DEVELOPER
STREAM REALTY PARTNERS
515 CONGRESS AVE SUITE 1300
AUSTIN, TX 78701



Know what's below.
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ZONING PETITION 2017-006

RZ-2

DATE
12/19/2016
PROJECT NO.
011007000
SHEET NUMBER

REVISIONS
No. DATE

SCALE
AS NOTED
DESIGNED BY
MDM
DRAWN BY
ARR
CHECKED BY
ECH

NOT FOR CONSTRUCTION

REUSED PER REZONING COMMENTS
12/19/2016



Exterior Elevation - Facing Eastfield Road



Exterior Elevation - Facing Highland Creek Parkway



Exterior Elevation - Facing Project East



Exterior Elevation - Facing Project North



