

230 NORTHCHASE DRIVE  
CHARLOTTE, NC 28213

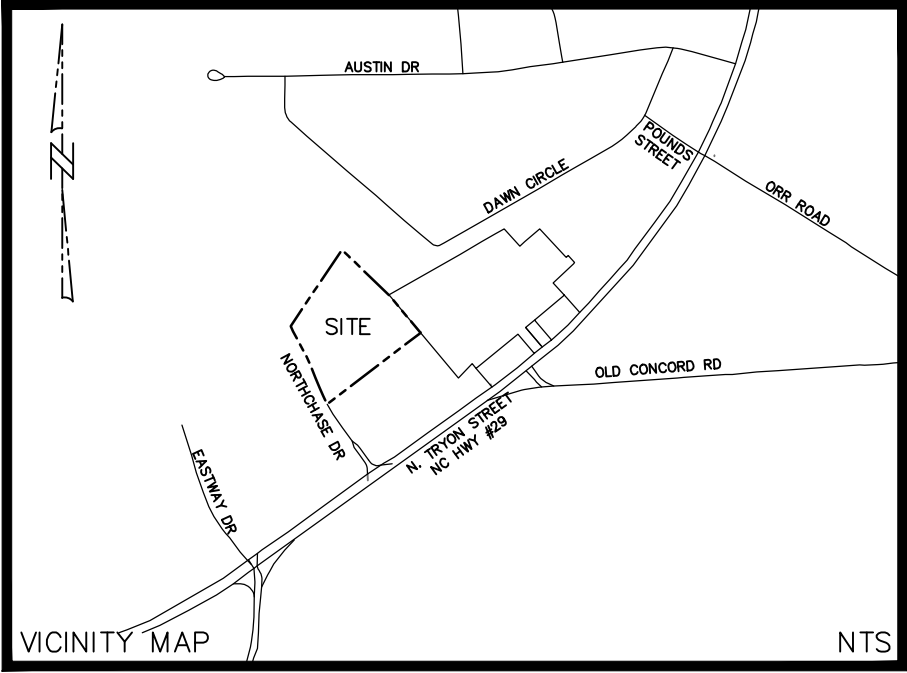
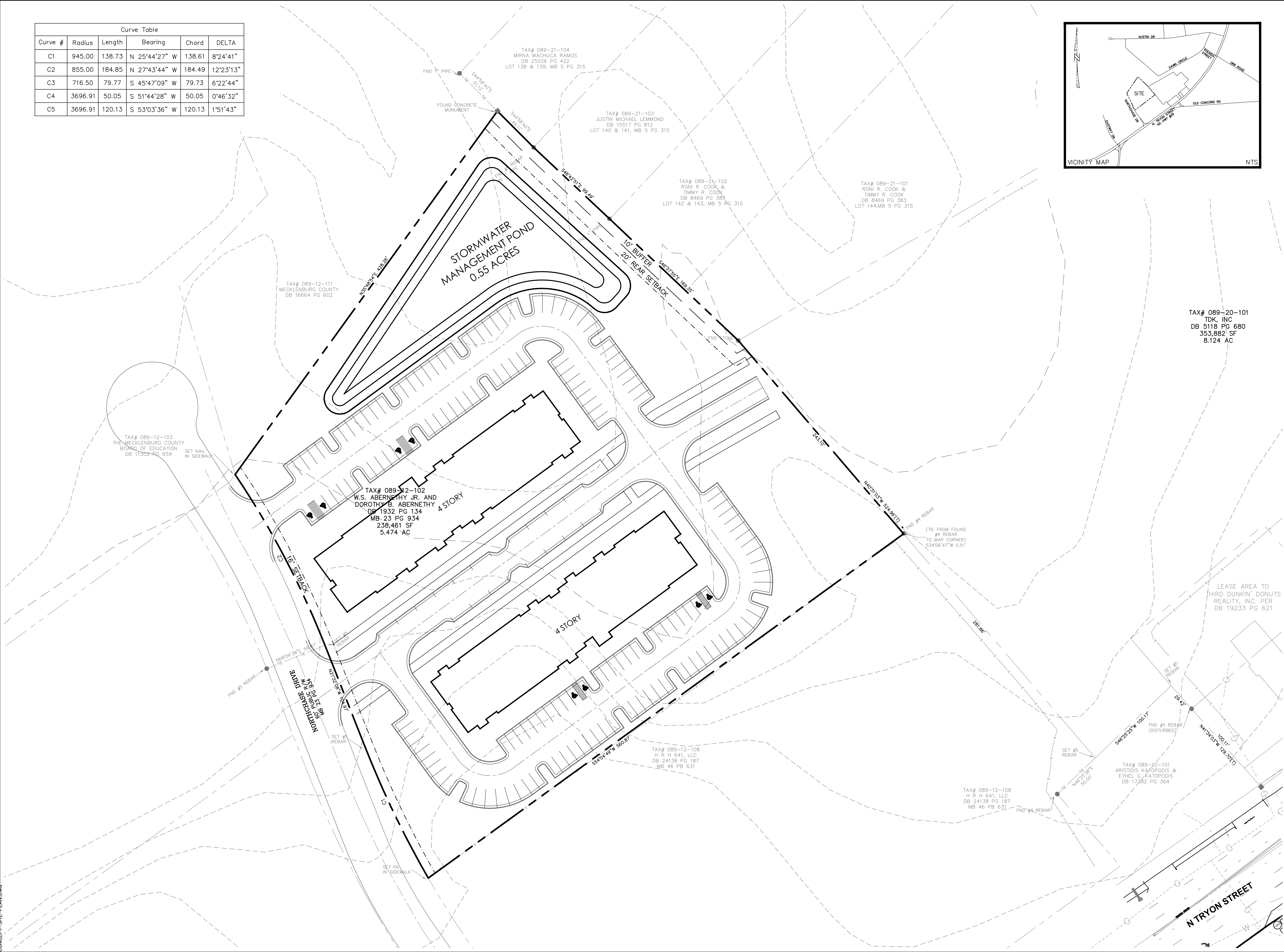
0' 50' 10'

SCALE: 1"=50'



PRINT DATE: 10/21/16 EDIT DATE: 10/21/16 - 10:28 PM EDITED BY: RBRINKMAN DRAWING FILE: P:\2016\01987\01987.D\DRAWINGS\CIVIL\EXHIBITS\2016-1020 CONCEPT SITE PLAN FOR REZONING SUBMITTAL\2016.01987 OLD CONCORD STATION - CONCEPT SITE PLAN.dwg PLOT SCALE: 1"=40'

Curve Table					
Curve #	Radius	Length	Bearing	Chord	DELTA
C1	945.00	138.73	N 25°44'27" W	138.61	8°24'41"
C2	855.00	184.85	N 27°43'44" W	184.49	12°23'13"
C3	716.50	79.77	S 45°47'09" W	79.73	6°22'44"
C4	3696.91	50.05	S 51°44'28" W	50.05	0°46'32"
C5	3696.91	120.13	S 53°03'36" W	120.13	1°51'43"



the

NRP

group LLC

5309 Transportation Boulevard | Cleveland, OH  
TEL 216.475.8900  
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AMERICAN  
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INC.

American Structurepoint, Inc.  
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## OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE  
CHARLOTTE, NC 28213

CERTIFIED BY  
NC ENGINEERING FIRM F-1119

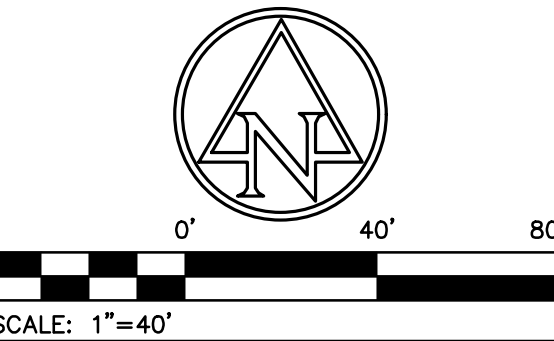
ISSUANCE INDEX	
DATE:	10/21/2016
PROJECT PHASE:	ALL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

STRUCTUREPOINT PROJECT # 2016.01987

### SCHEMATIC SITE PLAN

# RZ-2





DEVELOPMENT STANDARDS

October 24, 2016

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NRP Properties, LLC to accommodate the development of a multi-family residential community on that approximately 5.474 acre site located on the east side of Northchase Drive, north of the intersection of Northchase Drive and North Tryon Street, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel No.089-121-02.
- 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R 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 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.
- D. 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. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Parking and maneuvering space shall be allowed between the buildings and the required setback from Northchase Street as depicted on the Rezoning Plan.
- B. The development of the Site shall not be required to meet the minimum residential density requirements of the TOD-R zoning district

3. PERMITTED USES

- A. The Site may only be devoted to a multi-family residential community containing a maximum of 140 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities for the residents.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- B. 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.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height of any buildings constructed on the Site in stories shall be 4 stories.
- B. 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 a building, then the side wall or rear wall of the building may be substituted for the wall along each such side.

6. STREETScape/LANDSCAPING AND SCREENING

- A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along each side of the internal street, and along the Site's frontage on Northchase Drive.
- B. Petitioner shall install a minimum 10 foot wide landscaping strip that meets the requirements of Section 9.1208(9) of the Ordinance along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan.
- C. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

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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DEVELOPMENT  
STANDARDS

RZ-3

