

SITE ACREAGE: ±2.97 ACRES (129,390 SQ FT) BEFORE ROW DEDICATION
±2.93 ACRES (127,813 SQ FT) AFTER ROW DEDICATION

TAX PARCEL #: 025-151-17

EXISTING ZONING: NS (PETITION #2007-145)

PROPOSED ZONING: NS S.P.A.

EXISTING USE: VACANT - INGRESS/EGRESS DRIVE
PROPOSED USE: SENIOR INDEPENDENT LIVING APARTMENT HOMES

PROPOSED DENSITY: 75 UNITS MAXIMUM

BUILDING HEIGHT: 48' MAXIMUM (3 STORIES)
FAR: ±0.63

PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS

- GENERAL PROVISIONS**
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY NRP PROPERTIES, LLC TO ACCOMMODATE THE DEVELOPMENT OF AN AGE RESTRICTED, SINGLE-FAMILY RESIDENTIAL COMMUNITY CONTAINING 75 MULTI-FAMILY DWELLING UNITS LOCATED ON THE EAST SIDE OF WEST W.T. HARRIS BOULEVARD ACROSS FROM FOREST DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 025-151-17.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE CITY OF CHARLOTTE REJECTS THE DEVELOPMENT STANDARDS ESTABLISHED BY THE ZONING PLAN. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. THE DEVELOPMENT DEPICTED ON THE ZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE PROPOSED DEVELOPMENT ON THE SITE. ACCORDINGLY, THE CONFIGURATION, LOCATION AND DESIGN OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE ZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS THAT DO NOT AFFECT THE OVERALL DEVELOPMENT OBJECTIVES OF THE ZONING DISTRICT.
4. FUTURE AMENDMENTS TO THE ZONING 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 ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- II. PERMITTED USES/DEVELOPMENT LIMITATIONS**
1. THE SITE MAY ONLY BE DEVOTED TO AN AGE RESTRICTED, MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 75 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THEREWITH THAT ARE PERMITTED IN THE NEIGHBORHOOD SERVICES ZONING DISTRICT.
2. 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; COMPLETES ALL REQUIRED REGULATORY REQUIREMENTS FOR CERTIFICATION; AND, OTHERWISE MEETS ALL APPLICABLE REQUIREMENTS OF THE STATE AND FEDERAL FAIR HOUSING ACTS TO QUALIFY AS HOUSING FOR OLDER PERSONS.

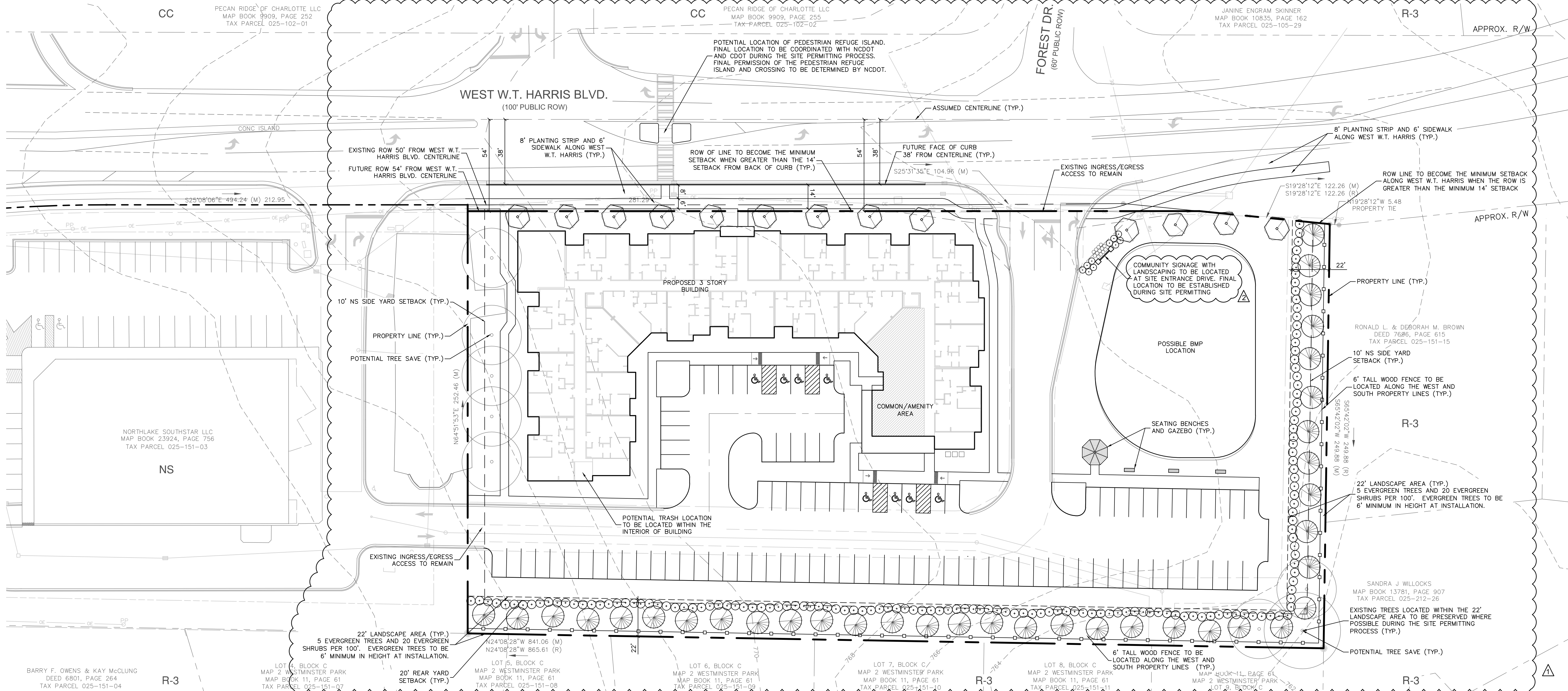
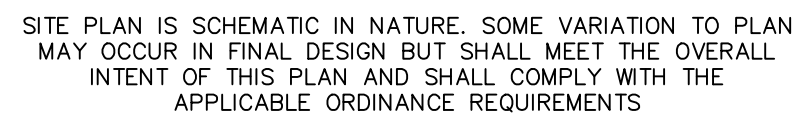
3. A MINIMUM OF 50% OF THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS ACTUALLY CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NOT LESS THAN 15 YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE.
4. ONLY 1 PRINCIPAL BUILDING MAY BE CONSTRUCTED ON THE SITE.
5. A SINGLE STORY ACCESSORY STRUCTURE SUCH AS A GAZEBO OR PICNIC SHELTER MAY BE CONSTRUCTED IN THE AMENITY AREA LOCATED ADJACENT TO THE POTENTIAL BMP. NO OTHER STRUCTURES MAY BE LOCATED WITHIN THIS AREA, PROVIDED, HOWEVER, THAT BENCHES MAY BE INSTALLED IN THIS AREA.

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR REVISIONS REQUIRED BY THE CITY OF CHARLOTTE. ANY MAJOR REVISIONS WILL REQUIRE THE NECESSARY 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.
2. 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.
3. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT AND INSTALL AN 8 FOOT WIDE PEDESTRIAN REFUGE ISLAND WITHIN WEST W.T. HARRIS BOULEVARD AT A LOCATION ALONG THE SITE'S FRONTAGE ON WEST W.T. HARRIS BOULEVARD. THE EXACT LOCATION OF THE PEDESTRIAN REFUGE ISLAND SHALL BE DETERMINED DURING THE PERMITTING PROCESS. PETITIONER'S OBLIGATION TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND SHALL BE SUBJECT TO PETITIONER'S OBLIGATION TO OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT AND INSTALL THE PEDESTRIAN REFUGE ISLAND.
4. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PRINCIPAL 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 UTILITIES EASEMENTS) A 10 FOOT WIDE PEDESTRIAN REFUGE ISLAND IMMEDIATELY ADJACENT TO THE WEST W.T. HARRIS BOULEVARD. THE DEDICATION SHALL BE SUBJECT TO THE CITY OF CHARLOTTE'S OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S ("CDOT") REQUIREMENTS TO PROVIDE RIGHT-OF-WAY MEASURING 50 FEET FROM THE EXISTING CENTERLINE OF WEST W.T. HARRIS BOULEVARD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

1. THE MAXIMUM HEIGHT IN STORIES OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 3 STORIES.
2. THE MAXIMUM HEIGHT IN FEET OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 48 FEET. BUILDING HEIGHT SHALL BE MEASURED AS PROVIDED IN THE ORDINANCE.
3. ATTACHED TO THE ZONING PLAN ARE CONCEPTUAL SCHEMATIC MAPS OF EACH ELEVATION OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPT, ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF EACH ELEVATION OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE. ADDITIONAL SCHEMATIC MAPS OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION OF THE PRINCIPAL BUILDING SHALL MAINTAIN THE OVERALL CONCEPTUAL SCHEMATIC MAPS AND CHARACTER WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE PERMITTED TO MAINTAIN THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

3. ANY LIGHTING FIXTURES ATTACHED TO THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE AND THESE DEVELOPMENTS, INCLUDING THE REZONING PLAN WILL, UNLESS AMENDED IN THE FUTURE, REMAIN IN FULL FORCE AND EFFECT TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST.
2. 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 OF THE SITE.
3. 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.





SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2



W.T HARRIS: EAST ELEVATION
SCALE: 3/32" = 1'-0"

1

PROJECT:	16097	DATE	1.6.17
ISSUE:			
REVISIONS:			
DRAWN BY:			
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CONTENT:	ELEVATIONS		

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NORTH ELEVATION
SCALE: 3/32" = 1'-0"

2



WEST ELEVATION
SCALE: 3/32" = 1'-0"

1

The NRP Group LLC
Northlake Seniors
Charlotte, North Carolina



PROJECT:	16097	DATE	1.6.17
ISSUE:			
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CONTENT:	ELEVATIONS		

RZ 2.1

DEVELOPMENT STANDARDS

~~December~~January 19, 2016

I. General Provisions

1. 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 an age restricted, multi-family residential community on that approximately 2.97 acre site located on the west side of West W.T. Harris Boulevard across from Forest Drive, which site is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel No. 025-151-17.
2. 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 Neighborhood Services zoning district shall govern the development and use of the Site.
3. 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 configuration, placement and size of the principal 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.
4. 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/Development Limitations

1. The Site may only be devoted to an age restricted, multi-family residential community containing a maximum of 75 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the Neighborhood Services zoning district.
2. 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.”

3. A minimum of 50% of the total number of multi-family dwelling units actually constructed on the Site shall maintain monthly rents that are income restricted for households earning 60% or less of the area median income for a period of not less than 15 years from the date of the issuance of the certificate of occupancy for the principal building to be constructed on the Site.
4. Only 1 principal building may be constructed on the Site.
5. A single story accessory structure such as a gazebo or picnic shelter may be constructed in the amenity area located adjacent to the potential BMP. No other structures may be located within this area, provided, however, that benches may be installed in this area.

III. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point 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.
2. 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.
3. Prior to the issuance of the certificate of occupancy for the principal building to be constructed on the Site, Petitioner shall construct and install an 8 foot wide pedestrian refuge island within West W.T. Harris Boulevard at a location along the Site’s frontage on West W.T. Harris Boulevard. The exact location of the pedestrian refuge island shall be determined during the permitting process. Petitioner’s obligation to construct and install the pedestrian refuge island shall be subject to Petitioner’s ability to obtain all approvals and permits required to construct and install the pedestrian refuge island.
4. Prior to the issuance of the certificate of occupancy for the principal 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 West W.T. Harris Boulevard as required to provide right of way measuring 54 feet from the existing centerline of West W.T. Harris Boulevard, to the extent that such right of way does not already exist.

IV. Architectural Standards

1. The maximum height in stories of the principal building to be constructed on the Site shall be 3 stories.

2. The maximum height in feet of the principal building to be constructed on the Site shall be 48 feet ~~to the ridge of the pitched roof.~~ Building height shall be measured as provided in the Ordinance.
3. Attached to the Rezoning Plan are conceptual, schematic images of each elevation of the principal 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 principal building to be constructed on the Site. Accordingly, each elevation of the principal 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 principal building to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
4. The permitted primary exterior building materials for the principal building to be constructed on the Site are designated and labelled on the attached conceptual, schematic images of the building.
5. At least 20 percent of each facade of the principal building abutting a network required public or private street shall be comprised of ~~20 percent~~ brick.
6. Vinyl, EIFS or masonite may not be used as an exterior building material on the principal building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, soffits, trim and railings.
7. Dumpster and recycling areas will be located within the interior of the principal building to be constructed on the Site.

V. Streetscape and Landscaping

1. A minimum 22 foot wide landscape area shall be established along the western and southern boundary lines of the Site as depicted on the Rezoning Plan. Petitioner shall install a minimum of 5 evergreen trees and a minimum of 20 evergreen shrubs per 100 lineal feet in the 22 foot wide landscape area as depicted on the Rezoning Plan. Each evergreen tree shall have a minimum height of 6 feet (including the base of the tree) at the time of installation.
2. A minimum 6 foot tall wooden fence shall be installed along the western and southern portions of the Site as generally depicted on the Rezoning Plan.
3. A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on West W.T. Harris Boulevard as generally depicted on the Rezoning Plan.
4. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

5. A minimum of 3 benches shall be installed in the open space areas adjacent to the potential BMP.

VI. Environmental Features

1. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. 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.
3. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

VII. Lighting

1. 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, 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.
2. The maximum height of any freestanding lighting fixture installed on the Site shall be ~~22~~21 feet from grade.
3. Any lighting fixtures attached to the principal building to be constructed on the Site shall be decorative, capped and downwardly directed.

VIII. Binding Effect of the Rezoning Documents and Definitions

1. 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.
2. 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.
3. 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.

Document comparison by Workshare Compare on Wednesday, January 18, 2017 5:22:19 AM

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