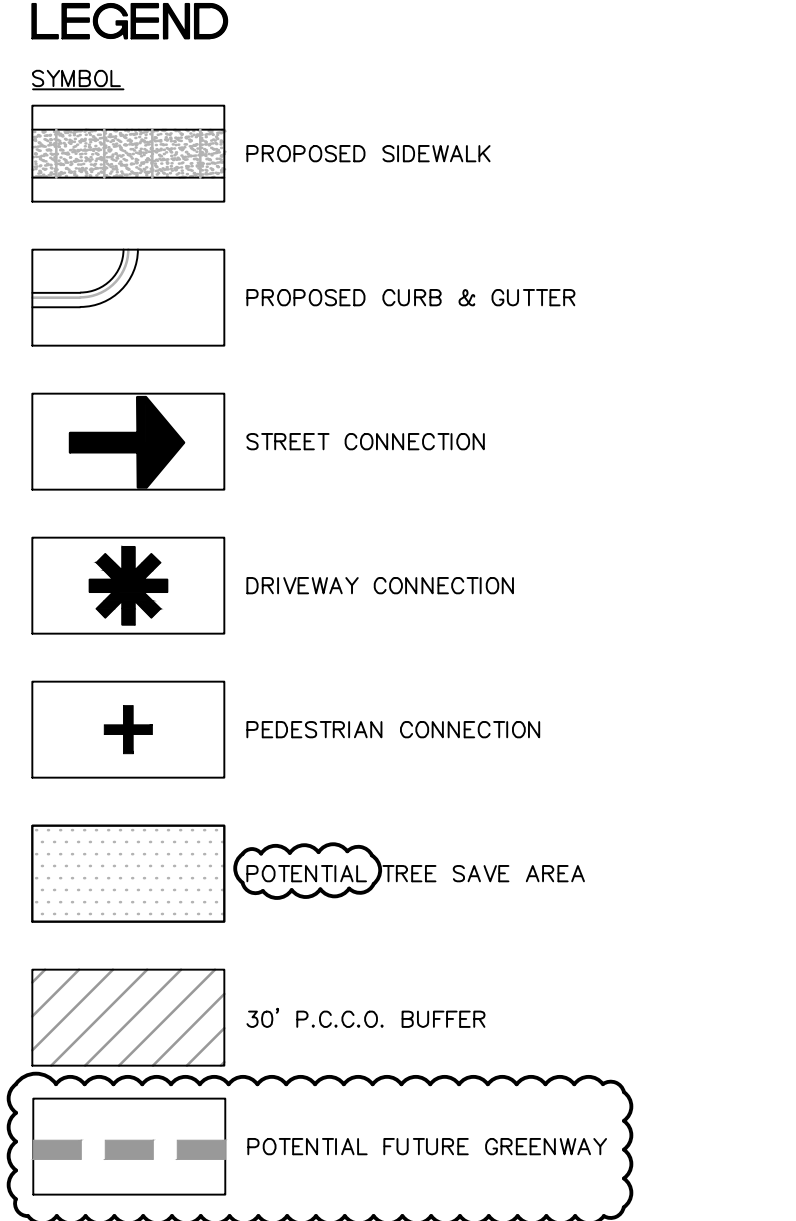


SURVEY DISCLAIMER
 BOUNDARY SURVEY ISSUED MAY 23, 2008. PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES, 7811 OLD CONCORD ROAD, CHARLOTTE, NC 28213, (704) 596-2214.



REZONING SUMMARY:

PETITIONER: MOSAIC DEV. GROUP
 4600 PARK ROAD SUITE 390 CHARLOTTE NC, 28209

PROPERTY OWNER: HABITAT FOR HUMANITY OF CHARLOTTE, INC.
 PO BOX 220287 CHARLOTTE NC, 28222

REZONING SITE AREA: 3.68± ACRES
 TAX PARCEL #: 091-051-08,
 EXISTING ZONING: UR-2 (CD)
 PROPOSED ZONING: UR-2 (CD) S.P.A. 5-YEAR VESTED RIGHTS

EXISTING USE: VACANT
 PROPOSED USE: TOWNHOME(S) (NO AGE RESTRICTION) - APARTMENT BUILDING (AGE RESTRICTED - ELDERLY)

ROW TO BE DEDICATED: 0.85 AC
 PROPOSED SITE AREA: 2.34 AC (TRACT 'A') 0.49 AC (TRACT 'B') 2.83 AC TOTAL

BUILDING SETBACK: 18' FROM PROPOSED PUBLIC STREET 20' FROM BINGHAM DRIVE

MIN. SIDE YARD: 5'
 MIN. REAR YARD: 10'
 MAX. BUILDING HEIGHT: THREE (3) STORIES (50' MAX)
 MAX. FLOOR AREA RATIO: (F.A.R.) 1.0
 DEDICATED TREE SAVE: REQUIRED: 0.42 AC (15%) PROVIDED: 0.42 AC MIN.

MAX. NO. DWELLING UNITS: 65
 PROPOSED DENSITY: 17.66 DUA
 PARKING RATIO: TOWNHOMES: 1.5/UNIT ELDERLY: 0.25/UNIT

NOTES:
 1. THE PROPOSED APARTMENT BUILDING WILL BE DEVELOPED AS HOUSING INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS AGED 55 AND OLDER. IN THAT DEFINITION, THE UNITS MUST BE OCCUPIED BY AT LEAST ONE (1) PERSON WHO IS 55 YEARS OF AGE OR OLDER AND ANY OTHER OCCUPANTS MUST BE AT LEAST 45 YEARS OF AGE. HOWEVER, UP TO 10% OF THE UNITS MUST BE OCCUPIED BY PERSONS THE AGE OF 45 AND OLDER IF THEY MEET THE DEFINITION OF HANDICAP OR DISABLED, PROVIDED VERIFICATION OF SUCH IS OBTAINED.
 2. PROPOSED DENSITY = PROPOSED NO. DWELLING UNITS / EXISTING SITE AREA

ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities

Land Planning
 + Landscape Architecture
 + Civil Engineering
 + Urban Design

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MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390
 CHARLOTTE, NC 28209

BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE
 CHARLOTTE, NC 28213

REZONING PLAN

Project No. 4520.00
 Issued 01/23/17
 Revised 01/23/17 - 1ST REVIEW CYCLE
 02/23/17 - 2ND REVIEW CYCLE

Charlotte Planning Department

APPROVED BY CITY COUNCIL

March 20, 2017

- GENERAL REZONING NOTES**
- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-200 FOR ZONING EXHIBIT
 - SEE SHEET RZ-200 FOR PUBLIC STREET SECTION
 - SEE SHEETS RZ-300 THROUGH RZ-304 FOR CONCEPTUAL BUILDING ELEVATIONS AND EXTERIOR MATERIAL SELECTIONS

SCALE: 1"=30'

0 15' 30' 60'

RZ-100

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PETITION #: 2017-024

BINGHAM DRIVE RESIDENTIAL DEVELOPMENT STANDARDS

NOVEMBER 28, 2016

SITE DEVELOPMENT DATA:

- ACREAGE: 3.68 ± ACRES
--PROPOSED ROW TO BE DEDICATED: 0.85 ± ACRES
--PROPOSED SITE AREA: 2.34 ± ACRES (TRACT 'A')
0.49 ± ACRES (TRACT 'B')
2.83 ± ACRES (TOTAL)
--PROPOSED DENSITY: 17.66 DUA
--TAX PARCEL #S: 091-051-08
--EXISTING ZONING: UR-2 (CD)
--PROPOSED ZONING: UR-2 (CD) S.P.A. 5-YEAR VESTED RIGHTS
--EXISTING USES: VACANT
--PROPOSED USES: UP TO 60 AGE-RESTRICTED (ELDERLY) MULTI-FAMILY DWELLING UNITS LOCATED IN A SINGLE BUILDING AND 5 TOWNHOME UNITS (NO-AGE RESTRICTION) TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT
--MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO THREE (3) STORIES (AND A MAXIMUM OF 30 FEET) ARCHITECTURAL FEATURES SUCH AS SPIRES, MANICATED DUES, AND OTHER ARCHITECTURAL MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL NOT BE CONSIDERED PART OF THE ALLOWED THREE (3) STORY (AND MAXIMUM OF 30 FEET) BUILDING HEIGHT
--TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE.
--PARKING: TOWNHOMES - 1.5 SPACES PER UNIT MINIMUM
ELDERLY - 0.25 SPACE PER UNIT MINIMUM

1. GENERAL PROVISIONS:

- a. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE UR-2 (CD) S.P.A. ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.
b. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MOSAIC DEVELOPMENT GROUP ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 3.68 ACRE SITE LOCATED AT 120 BINGHAM DRIVE ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 65 MULTI-FAMILY DWELLING UNITS.
c. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE").
d. THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH IN 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 ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THE MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATION 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. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
e. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,
i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-100.
THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- a. THE SITE MAY BE DEVELOPED WITH UP TO 60 AGE-RESTRICTED (ELDERLY) MULTI-FAMILY DWELLING UNITS IN A SINGLE BUILDING AND 5 TOWNHOME UNITS (NO AGE-RESTRICTION) TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 (CD) S.P.A. ZONING DISTRICT.
3. **SETBACKS, SIDE YARDS AND REAR YARDS**
a. BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN.
• ALONG THE INTERIOR PUBLIC STREET, AN 18 FOOT SETBACK FROM THE PROPOSED BACK OF CURB WILL BE PROVIDED.
• ALONG BINGHAM DRIVE A 20 FOOT SETBACK FROM THE EXISTING BACK OF CURB WILL BE PROVIDED.
• SIDE AND REAR YARD DETERMINATIONS WILL BE BASED ON THE ORIENTATION OF EACH PROPOSED BUILDING TO THE ADJOINING PROJECT PROPERTY LINE.
• A FOUR FOOT TRANSITION ZONE SHALL BE PROVIDED BETWEEN THE PROPOSED BACK OF SIDEWALK AND PROPOSED FACE OF BUILDING ALONG BINGHAM DRIVE AND THE PROPOSED PUBLIC STREET, STOOPS, STAIRS, ETC. CAN ENCRDACH FOUR FEET INTO THE TRANSITION ZONE. HOWEVER AN ENCROACHMENT AGREEMENT MUST BE OBTAINED FOR ANY NON-STANDARDS ITEMS PROPOSED WITHIN THE CDOT RIGHT OF WAY.
b. DECKS SHALL NOT EXTEND INTO ANY REQUIRED SIDE OR REAR YARDS. HOWEVER, AT-GRADE PATIOS MAY BE LOCATED IN WHOLE OR IN PART WITHIN REQUIRED REAR YARDS.
4. **SCREENING**
a. MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL AND ON THE ROOFS OF BUILDINGS CONSTRUCTED ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM A PUBLIC STREET.
b. ABOVE GROUND BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACKS.
5. **STREETSCAPE TREATMENT, SIDEWALKS AND FENCING**
a. ALONG THE SITE'S FRONTAGE ON BINGHAM DRIVE, THE PETITIONER SHALL INSTALL AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK. THE LOCATION OF THE SIDEWALK MAY MEANDER TO PRESERVE EXISTING TREES WITHIN THE SETBACK. IN LOCATIONS WHERE THE PLANTING STRIP HAS BEEN REDUCED TO PRESERVE EXISTING TREES, THE REQUIREMENT FOR NEW STREET TREES MAY BE WAIVED BY THE URBAN FORESTRY STAFF.
b. ALONG BOTH SIDES OF THE INTERIOR PUBLIC STREET, THE PETITIONER SHALL CAUSE TO BE INSTALLED AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK.
c. THE PETITIONER AT A MINIMUM WILL INSTALL FENCING AS ILLUSTRATED ON THE REZONING PLAN. THE PETITIONER RESERVES THE RIGHT TO INSTALL ADDITIONAL FENCING IN OTHER AREAS OF THE SITE NOT ILLUSTRATED ON THE REZONING PLAN. CHAIN LINK FENCING WILL NOT BE PERMITTED.

6. TRANSPORTATION IMPROVEMENTS AND ACCESS:

- I. **PROPOSED IMPROVEMENTS**
a. ACCESS TO THE SITE WILL BE FROM BINGHAM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS;
c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NCODT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NCODT IN ACCORDANCE WITH PUBLISHED STANDARDS.
d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
II. **STANDARDS, PHASING AND OTHER PROVISIONS.**
a. CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
b. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY SHALL PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO ACCESS TO A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- c. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, AND THE PLANNING DIRECTOR AS APPLICABLE, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.
d. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.
e. THE PETITIONER WILL DEDICATE IN FEE-SIMPLE AND CONVEY ALL PUBLIC RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.
7. **ARCHITECTURAL STANDARDS:**
a. PREFERRED EXTERIOR BUILDING MATERIALS - ALL PRINCIPAL AND ACCESSORY BUILDING ABUTTING A PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF A BUILDING TOTAL FACADE (EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES).
i. BRICK
ii. NATURAL STONE (OR SYNTHETIC EQUIVALENT)
iii. OTHER EQUIVALENT OR BETTER MATERIAL APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE
b. PROHIBITED EXTERIOR BUILDING MATERIALS - THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED:
i. VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM)
ii. CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED.
c. BUILDING PLACEMENT AND DESIGN - BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:
i. BUILDING STREET FRONTAGE - BUILDINGS SHALL BE ARRANGED AND ORIENTED TO FRONT ALONG ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE STREETS) AS DEFINED BY THE SUBDIVISION ORDINANCE, EXCEPT FOR U-03 & U-05 STREET TYPES DEFINED BY THE URBAN STREET DESIGN GUIDELINES.
ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, AND/OR TREE RE-PLANTING AREAS.
iii. DRIVEWAYS FOR PRIVATE RESIDENTIAL GARAGES AND/OR PARKING SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
d. BUILDING MASSING & HEIGHT - BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS:
i. BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND THROUGH ALL FLOORS. MODULATIONS WILL OCCUR EVERY 10 FEET. BUILDING RECESSES SHALL BE SUBSTITUTED SIMILARLY SCALE TO THE CONCEPTUAL BUILDING ELEVATIONS ATTACHED HERETO SHEET RZ-300 AND RZ-301. BUILDING HEIGHT - PER THE ZONING ORDINANCE.
e. ARCHITECTURAL ELEVATION DESIGN - ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:
i. VERTICAL MODULATION AND RHYTHM - BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PLASTER, AND CHANGE IN MATERIALS.
ii. BUILDING BASE - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF EACH BUILDING WILL BE ARTICULATED WITH A WAINSCOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE A MINIMUM OF THREE (3) FEET IN HEIGHT.
iii. BLANK WALLS - BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.
iv. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
f. ROOF FORM AND ARTICULATION - ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:
i. LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.)
ii. FOR PITCHED ROOFS THE MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY 12 FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
iii. ROOF-TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE IF LOCATED ON ROOF.
g. SERVICE AREA SCREENING - SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:
i. SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL.
ii. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
iii. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

h. SHEETS RZ-300 THROUGH RZ-304 INCLUDE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF THE PROPOSED AGE-RESTRICTED MULTI-FAMILY BUILDING TO BE CONSTRUCTED ON THAT PORTION OF THE SITE DESIGNATED AS TRACT 'A' ON SHEET RZ-100 OF THE REZONING PLAN. THESE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES ARE INTENDED TO REFLECT THE ARCHITECTURAL STYLE AND CHARACTER OF THIS BUILDING; HOWEVER, THE ACTUAL ELEVATION OF SUCH BUILDING MAY VARY FROM THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES PROVIDED THAT THE DESIGN INTENT IS SATISFIED.

- i. **TOWNHOUSE DESIGN:**
1. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES.
2. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
3. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINATE FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES ARE COVERED AND ARE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT MAY NOT BE ENCLOSED.
4. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHOULD HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO 10 FEET ON ALL BUILDING LEVELS.
5. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
6. SIDEWALKS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
7. TOWNHOUSE BUILDINGS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR LESS AND IDEALLY ALTERNATE THE NUMBER OF INDIVIDUAL UNITS PER BUILDING IN ADJACENT BUILDINGS.

8. ENVIRONMENTAL FEATURES:

- a. THE SITE 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. ANY JURISDICTIONAL WETLANDS OR STREAM, IF PRESENT, SHALL BE PROTECTED OR THE APPROPRIATE PROPER ENVIRONMENTAL PERMITS SHALL BE OBTAINED PROPER TO THEIR DISTURBANCE.
9. **LANDSCAPE BUFFERS/OPEN SPACE/TREE SAVE AREAS:**
a. A 40 FOOT CLASS A BUFFER WILL BE PROVIDED AS INDICATED ON THE REZONING PLAN. THIS BUFFER SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS CLASS A BUFFER MAY BE REDUCED TO 30 FEET BY THE INSTALLATION OF A BERM, FENCE OR WALL.
b. A ROW OF EVERGREEN TREES AND SHRUBS WILL BE PLANTED ALONG THE WESTERN AND NORTHERN PROPERTY LINE AS ILLUSTRATED ON THE REZONING PLAN.
c. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATION ON THE SITE.
d. THE PETITIONER ACKNOWLEDGES THE FUTURE POSSIBILITY OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY REQUESTING A GREENWAY EASEMENT, APPROXIMATELY LOCATED WITHIN THE 30' WIDE POST CONSTRUCTION BUFFER (P.C.C.O BUFFER) AS GENERALLY DEPICTED ON THE REZONING PLAN. PRIOR TO THE GRANT OF ANY GREENWAY EASEMENT, THE PETITIONER AND EASEMENT GRANTEE SHALL MUTUALLY AGREE TO RECONCILE ANY AND ALL SITE IMPROVEMENTS, USES, REGULATORY REQUIREMENTS OR NATURALLY EXISTING CONDITIONS THAT RENDER THE SITE LEGALLY NON-COMFORMING DUE TO THE GREENWAY EASEMENT OR RELATED CONSTRUCTION, MAINTENANCE, MONITORING OR PUBLIC USE. ADDITIONALLY, THE EASEMENT GRANTEE SHALL MAINTAIN SOLE FINANCIAL RESPONSIBILITY AND LEGAL LIABILITY FOR THE INSTALLATION, MONITORING, MAINTENANCE, AND PUBLIC USE OF THE GREENWAY EASEMENT.

10. LIGHTING:

- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT.

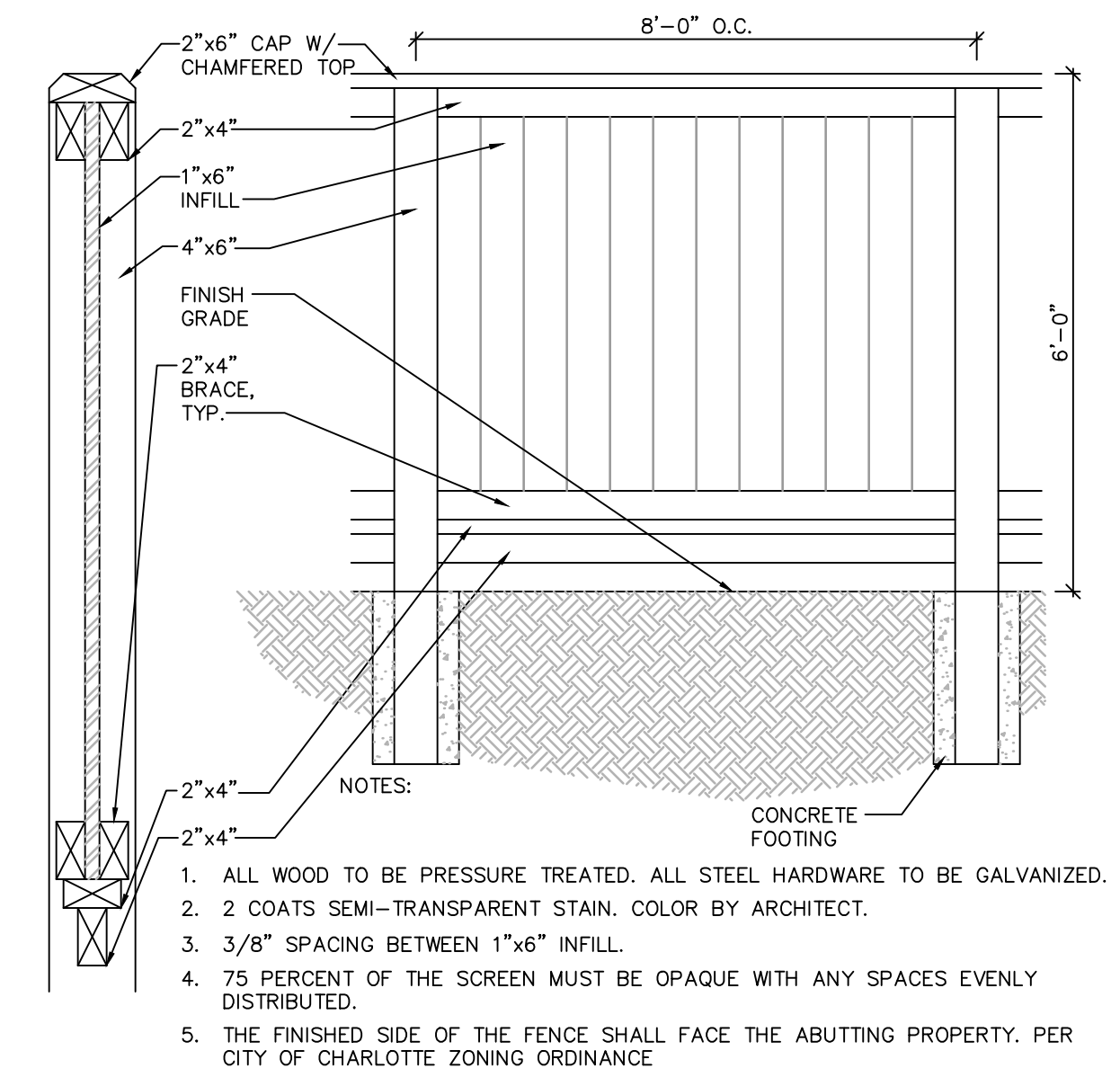
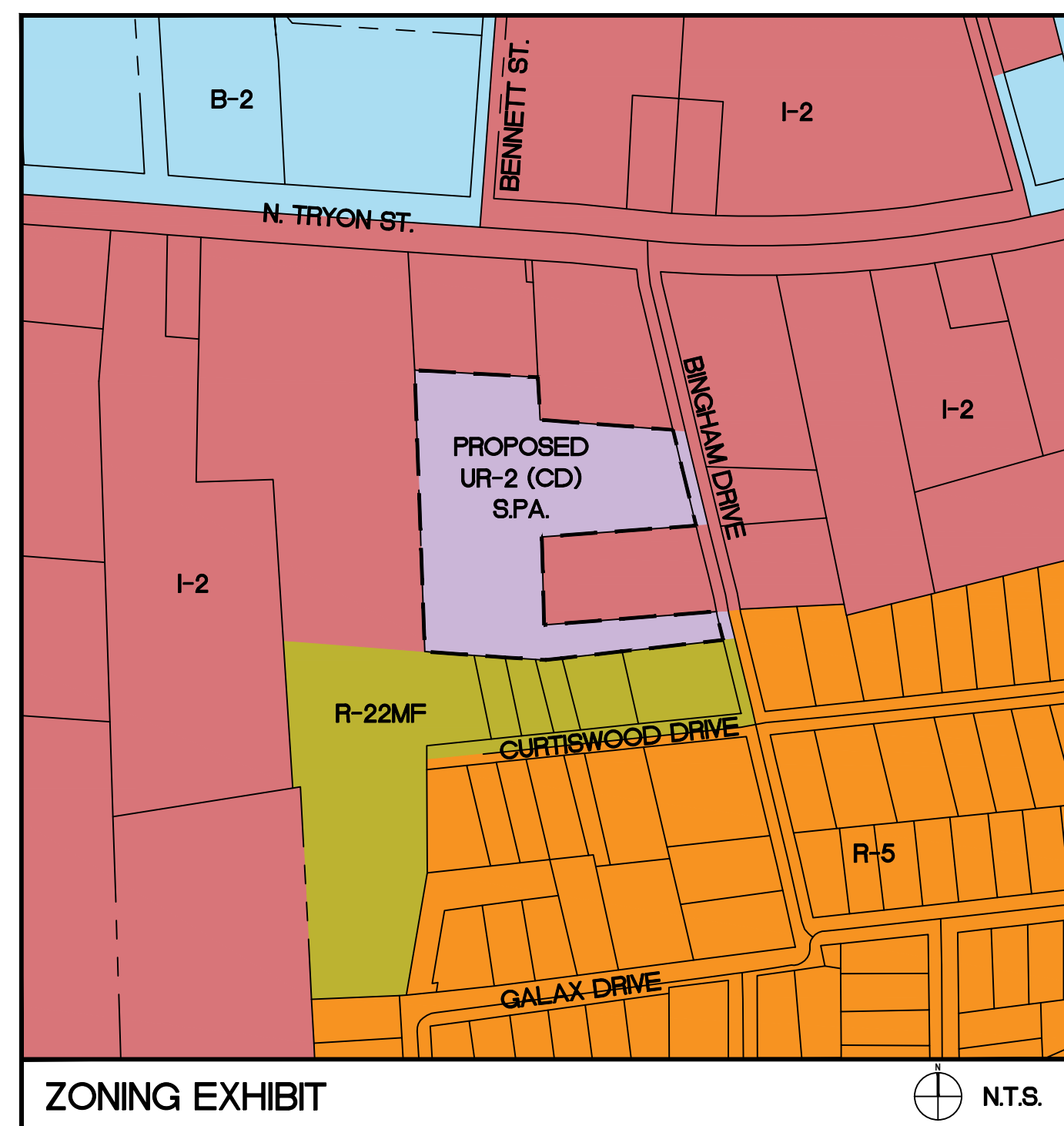
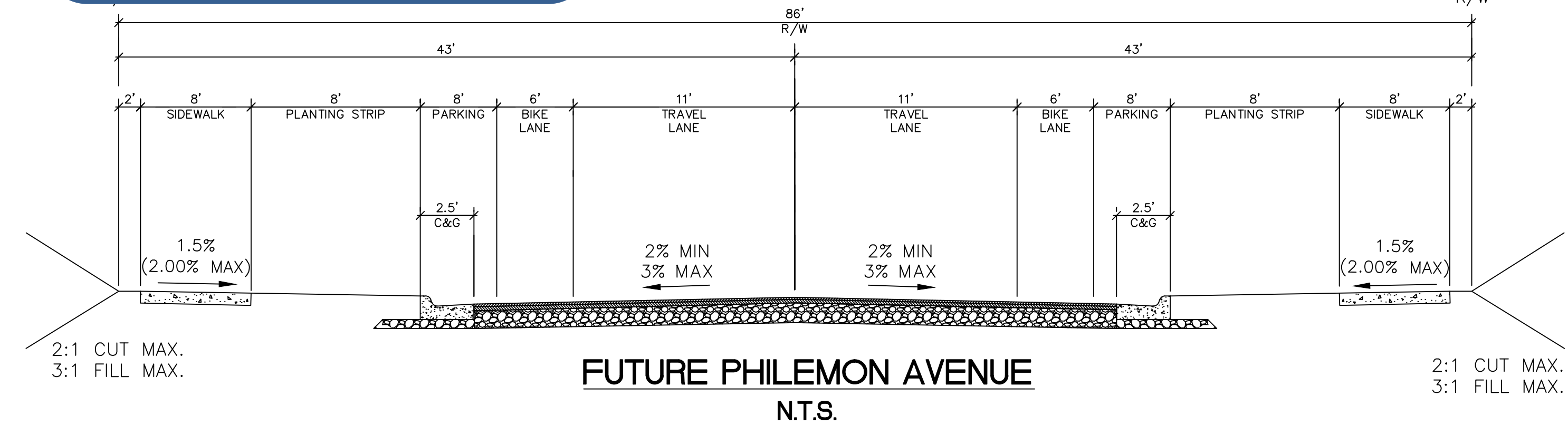
11. AMENDMENTS TO THE REZONING PLAN:

- a. 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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

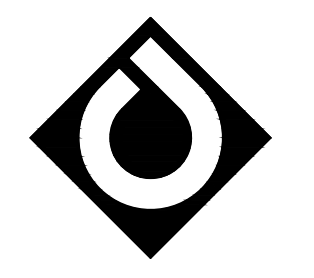
12. BINDING EFFECT OF THE REZONING APPLICATION:

- a. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Charlotte Planning Department APPROVED BY CITY COUNCIL March 20, 2017



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MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390 CHARLOTTE, NC 28209

BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE CHARLOTTE, NC 28213

DEVELOPMENT STANDARDS

Project No. 4520.00

Issued 01/23/17

Revised

- 01/23/17 - 1st REVIEW CYCLE
02/23/17 - 2nd REVIEW CYCLE



RZ-200

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PETITION #: 2017-024



View 4
Scale: NTS



View 3
Scale: NTS



View 2
Scale: NTS



View 1
Scale: NTS

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Bingham Park Senior Apartments
Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:
01/23/17
01/23/17 - 1ST REVIEW CYCLE
02/23/17 - 2ND REVIEW CYCLE

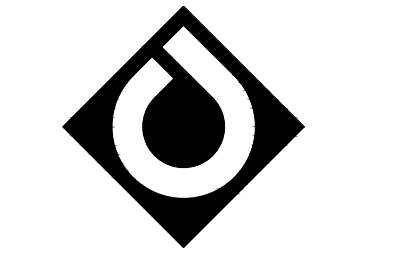
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APPROVED BY CITY COUNCIL
March 20, 2017

REGISTERED PROFESSIONAL ARCHITECT
STATE OF NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION

COLEJENEST & STONE
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P.A.
CORPORATE
SCALE
C-1351
C-103
2017
CHARLOTTE, NC

Views
Sheet

A4.11



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ARCHITECTURAL ELEVATIONS

Project No.
4520.00

Issued
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01/23/17 - 1ST REVIEW CYCLE
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RZ-300

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View 4
Scale: NTS



View 3
Scale: NTS



View 2
Scale: NTS



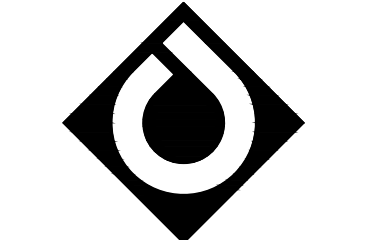
View 1
Scale: NTS

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Bingham Park Senior Apartments
Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:



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ARCHITECTURAL ELEVATIONS

Project No.
4520.00

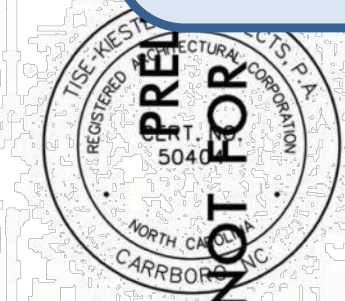
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▲ 01/23/17 - 1ST REVIEW CYCLE
▲ 02/23/17 - 2ND REVIEW CYCLE

CHARLOTTE Planning Department

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March 20, 2017



Views
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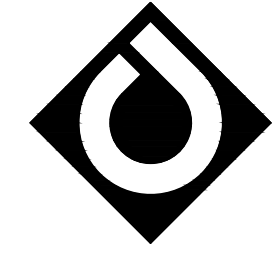
RZ-301

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Project No.
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- 02/23/17 - 2ND REVIEW CYCLE

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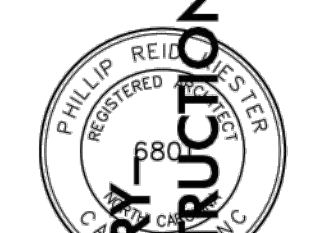
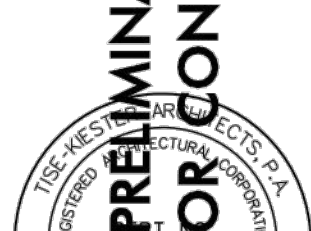
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Bingham Park Senior Apartments Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:


Planning Department
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Exterior Elevations
Sheet

A3.11

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PETITION #: 2017-024

- FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOGS
- VINYL WINDOW(S) - SEE SCHEDULE
- SCHEDULED DOOR / FRAME - SEE A9.1
- BRICK VENEER, RUNNING BOND PATTERN
- STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- BRICK SOLDIER COURSE LINTEL, TYP. AT WINDOW AND DOOR HEADS
- BRICK PEDESTAL / PIER
- MASONRY CONTROL JOINT (C.J). C.JS TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYP.
- CEMENTITIOUS LAP SIDING, 4" EXPOSURE - COLOR 1
- CEMENTITIOUS LAP SIDING, 8" EXPOSURE - COLOR 2
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS SOLID PANEL - COLOR 1
- CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.
- PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA AND / OR TRIM
- PVC COATD ALUMINUM COIL WRAPPED WOOD BAND BOARD
- NOT USED
- CEMENTITIOUS COL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- INSULATED METAL DOOR
- DECORATIVE BRACKET

Key Notes 3

N.T.S.

Partial North Elevation

N.T.S. 2



N.T.S.

Partial North Elevation

N.T.S. 1

P:\2016\U\RTIC...T\AHC-Bingham\Design\A3.11.dgn
1/12/2017

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
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- 21 PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- 22 DECORATIVE BRACKET


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March 20, 2017



Key Notes **3** N.T.S.

Partial South Elevation
N.T.S. **2**

■ Job Number:	0000
■ Date:	01.20.17
■ Revisions:	

Project No.
4520.00

Issued
01/23/17

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N.T.S.

Partial South Elevation
N.T.S. **1**

Exterior Elevations
Sheet
A3.21

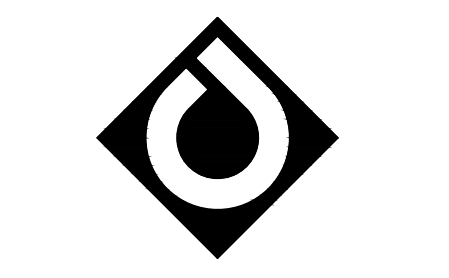
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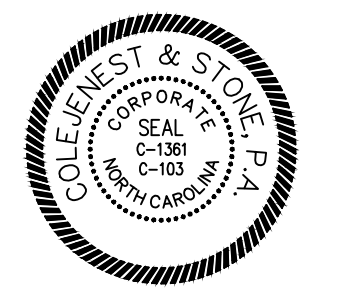
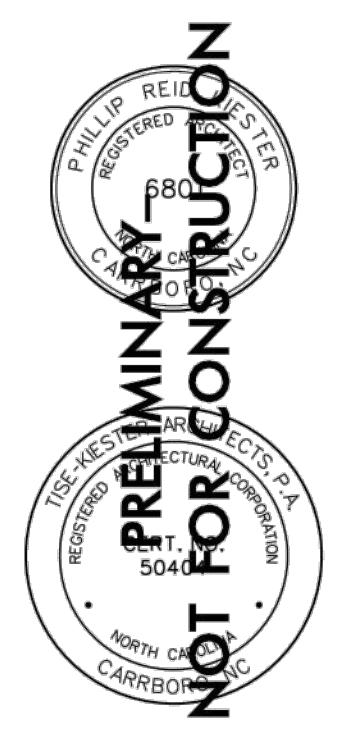
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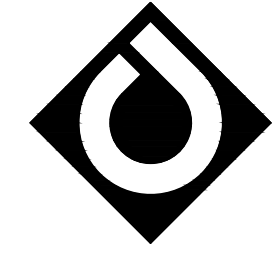
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ARCHITECTURAL ELEVATIONS

Bingham Park Senior Apartments
Charlotte, NC





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Bingham Park Senior Apartments
Charlotte, NC

Job Number: 0000
Date: 01.20.17
Revisions:

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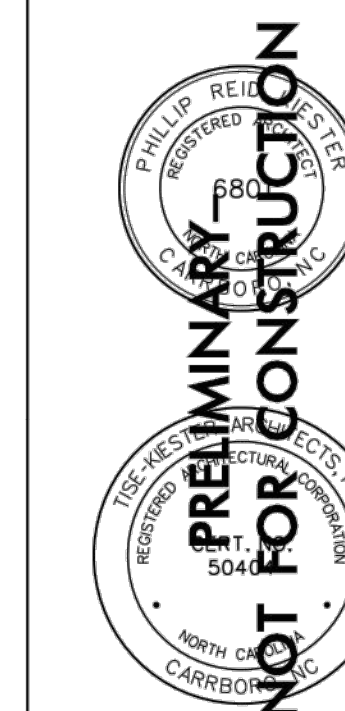
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ARCHITECTURAL ELEVATIONS

Project No. 4520.00

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Exterior Elevations
Sheet

A3.31

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Key Notes

3

N.T.S.

West Elevation

N.T.S.

2

Planning Department
CHARLOTTE

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March 20, 2017



East Elevation

N.T.S.

1

N.T.S.

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1/3/2017