

K:\GUL_PRA\017046_Pracor\003_Alogazov_S\02 - DMS\Rezoning\RZ-2.dwg - DMS\Rezoning\RZ-2.dwg
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March 26, 2018 - 9:25am By: McKenzie-Julow

DEVELOPMENT STANDARDS

MARCH 26, 2018

1

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PEDCOR INVESTMENTS TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 17.268 ACRE SITE LOCATED ON THE SOUTH SIDE OF SCOTT FUTRELL DRIVE, EAST OF EXECUTIVE STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS A PORTION OF TAX PARCEL NO. 061-141-03.
- 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"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-12MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. 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 FOOTPRINTS 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.
- 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. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 198 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-12MF ZONING DISTRICT. CUSTOMARY INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE, AMENITIES FOR THE RESIDENTS SUCH AS A CLUBHOUSE, A FITNESS CENTER, A SWIMMING POOL AND A PLAYGROUND, AND ACCESSORY GARAGE STRUCTURES.
- B. ONE HUNDRED PERCENT (100%) 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 30 YEARS FROM THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING CONSTRUCTED ON THE SITE.

3. 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.
- C. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- D. THE CONSTRUCTION AND APPROVAL OF THE TRANSPORTATION IMPROVEMENTS LOCATED ON THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
- E. IN ACCORDANCE WITH AND SUBJECT TO THE TERMS OF THIS PARAGRAPH E, PETITIONER SHALL PURSUE IN GOOD FAITH EXTENDING THE PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE THAT IS DESIGNATED AS "PUBLIC STREET A" ON THE REZONING PLAN FROM THE EASTERN BOUNDARY OF THE SITE TO ALLEGHANY STREET AS GENERALLY DEPICTED ON SHEET RZ-1 OF THE REZONING PLAN ("EXTENDED PUBLIC STREET A"). IF EXTENDED PUBLIC STREET A IS CONSTRUCTED, IT SHALL BE CONSTRUCTED AT THE SOLE COST AND EXPENSE OF PETITIONER.

EXTENDED PUBLIC STREET A WOULD BE LOCATED ON A PORTION OF AN ADJACENT PARCEL OF LAND LOCATED BETWEEN THE SITE AND ALLEGHANY STREET THAT IS OWNED BY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION (THE "BOARD OF EDUCATION") AND IS DESIGNATED AS TAX PARCEL NO. 061-141-01 (THE "BOARD OF EDUCATION PROPERTY"). AS A RESULT, TO CONSTRUCT EXTENDED PUBLIC STREET A AND DEDICATE THE SAME TO THE CITY OF CHARLOTTE, PETITIONER WOULD NEED TO ACQUIRE THAT PORTION OF THE BOARD OF EDUCATION PROPERTY ON WHICH EXTENDED PUBLIC STREET A WOULD BE LOCATED (THE "EXTENDED PUBLIC STREET A RIGHT OF WAY") FROM THE BOARD OF EDUCATION.

FOR THE 24 MONTH PERIOD COMMENCING ON THE DATE THAT THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL AND EXPIRING 24 MONTHS AFTER SUCH APPROVAL (THE "24 MONTH PERIOD"), PETITIONER SHALL PURSUE IN GOOD FAITH ACQUIRING THE EXTENDED PUBLIC STREET A RIGHT OF WAY FROM THE BOARD OF EDUCATION TO CONSTRUCT EXTENDED PUBLIC STREET A.

IN THE EVENT THAT PETITIONER ACQUIRES THE EXTENDED PUBLIC STREET A RIGHT OF WAY FROM THE BOARD OF EDUCATION WITHIN THE 24 MONTH PERIOD, THEN PETITIONER SHALL BE OBLIGATED TO CONSTRUCT EXTENDED PUBLIC STREET A IN ACCORDANCE WITH THE CROSS SECTION FOR PUBLIC STREET A, AND PETITIONER SHALL BE REQUIRED TO COMPLETE THE CONSTRUCTION OF EXTENDED PUBLIC STREET A WITHIN 18 MONTHS OF THE DATE ON WHICH PETITIONER ACQUIRES THE EXTENDED PUBLIC STREET A RIGHT OF WAY FROM THE BOARD OF EDUCATION.

PETITIONER'S OBLIGATION TO PURSUE THE ACQUISITION OF THE EXTENDED PUBLIC STREET A RIGHT OF WAY AND ANY OBLIGATION TO CONSTRUCT EXTENDED PUBLIC STREET A SHALL TERMINATE UPON THE FIRST TO OCCUR OF THE FOLLOWING: (I) THE EXPIRATION OF THE 24 MONTH PERIOD WITHOUT PETITIONER HAVING ACQUIRED THE EXTENDED PUBLIC STREET A RIGHT OF WAY, (II) THE BOARD OF EDUCATION ADVISING PETITIONER IN WRITING THAT THE BOARD OF EDUCATION WILL NOT CONVEY THE EXTENDED PUBLIC STREET A RIGHT OF WAY TO PETITIONER, (III) THE BOARD OF EDUCATION ADVISING PETITIONER IN WRITING THAT PETITIONER MUST ACQUIRE THE ENTIRETY OF THE BOARD OF EDUCATION PROPERTY TO ACQUIRE THE EXTENDED PUBLIC STREET A RIGHT OF WAY, AND (IV) THE BOARD OF EDUCATION ADVISING PETITIONER IN WRITING THAT IT WILL CONVEY THE EXTENDED PUBLIC STREET A RIGHT OF WAY TO PETITIONER ONLY UPON THE PAYMENT BY PETITIONER OF AN ACQUISITION FEE (THE "ACQUISITION FEE"), AND SUCH ACQUISITION FEE EXCEEDS THE APPRAISED VALUE OF THE EXTENDED PUBLIC STREET A RIGHT OF WAY (AS DETERMINED BY AN APPRAISAL PREPARED BY AN MAI APPRAISER). IF THE ACQUISITION FEE IS EQUAL TO OR LESS THAN THE APPRAISED VALUE, THEN PETITIONER SHALL BE REQUIRED TO PAY THE ACQUISITION FEE TO THE BOARD OF EDUCATION AND TO ACQUIRE THE EXTENDED PUBLIC STREET A RIGHT OF WAY. IF THE ACQUISITION FEE EXCEEDS THE APPRAISED VALUE, THEN PETITIONER'S OBLIGATION TO PURSUE THE ACQUISITION OF THE EXTENDED PUBLIC STREET A RIGHT OF WAY AND ANY OBLIGATION TO CONSTRUCT EXTENDED PUBLIC STREET A SHALL TERMINATE. IN THE EVENT THAT THE BOARD OF EDUCATION REQUIRES PETITIONER TO REIMBURSE IT FOR ANY LEGAL FEES THAT THE BOARD OF EDUCATION INCURS IN CONNECTION WITH THIS MATTER, THE BOARD OF EDUCATION'S LEGAL FEES SHALL NOT BE CONSIDERED TO BE A PART OF THE ACQUISITION FEE AND SHALL NOT BE APPLIED TO THE APPRAISED VALUE CAP DESCRIBED ABOVE.

PERMITS, APPROVALS AND CERTIFICATES OF OCCUPANCY SHALL NOT BE WITHHELD DURING THE 24 MONTH PERIOD PROVIDED THAT PETITIONER IS PURSUING IN GOOD FAITH THE ACQUISITION OF THE EXTENDED PUBLIC STREET A RIGHT OF WAY FROM THE BOARD OF EDUCATION, OR AFTER THE SATISFACTION OR TERMINATION OF PETITIONER'S OBLIGATIONS UNDER THIS PARAGRAPH E.

- F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL PAY THE SUM OF NINETEEN THOUSAND SEVEN HUNDRED AND SIXTY EIGHT DOLLARS (\$19,768.00) TO CDOT TO BE USED BY CDOT TO INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP (WITH STREET TREES) AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE WEST SIDE OF ALLEGHANY STREET AND PARALLEL TO THE SITE. THIS PAYMENT SHALL BE PETITIONER'S ONLY OBLIGATION WITH RESPECT TO THESE IMPROVEMENTS.

- G. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL PAY THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) TO CDOT TO BE USED BY CDOT TO INSTALL A PEDESTRIAN REFUGE ISLAND WITHIN ALLEGHANY STREET AT A LOCATION TO BE DETERMINED BY CDOT. THIS PAYMENT SHALL BE PETITIONER'S ONLY OBLIGATION WITH RESPECT TO THIS IMPROVEMENT.
- H. SUBJECT TO THE APPROVAL OF CDOT AND ANY OTHER GOVERNMENTAL AGENCIES AND THE AVAILABILITY OF EXISTING RIGHT OF WAY ALONG ALLEGHANY STREET TO ACCOMMODATE SUCH IMPROVEMENT, PETITIONER SHALL CONSTRUCT A WAITING PAD FOR A NEW BUS STOP ON ALLEGHANY STREET IN PROXIMITY TO THE SITE. THE LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. THE WAITING PAD SHALL BE CONSTRUCTED TO CATS DEVELOPMENT STANDARD 60.02.A. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD OR IF THERE IS NOT EXISTING RIGHT OF WAY TO ACCOMMODATE THIS IMPROVEMENT, THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.

4. ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE THAT WILL CONTAIN MULTI-FAMILY DWELLING UNITS SHALL BE 45 FEET AS MEASURED UNDER THE ORDINANCE.
- B. THE MAXIMUM HEIGHT OF A CLUBHOUSE OR AMENITY BUILDING(S) CONSTRUCTED ON THE SITE SHALL BE 24 FEET AS MEASURED UNDER THE ORDINANCE.
- C. THE MAXIMUM HEIGHT OF ANY ACCESSORY GARAGE STRUCTURE CONSTRUCTED ON THE SITE SHALL BE 16 FEET AS MEASURED UNDER THE ORDINANCE.
- D. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- E. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF A CLUBHOUSE OR AMENITY BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- F. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF ACCESSORY GARAGE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- G. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.

- H. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

5. STREETScape/LANDSCAPING/BUFFERS

- A. BUFFER AREAS THAT MEET THE STANDARDS OF SECTION 12.302(4)(B)(1) OF THE ORDINANCE SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE.
- B. 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.

6. ENVIRONMENTAL FEATURES

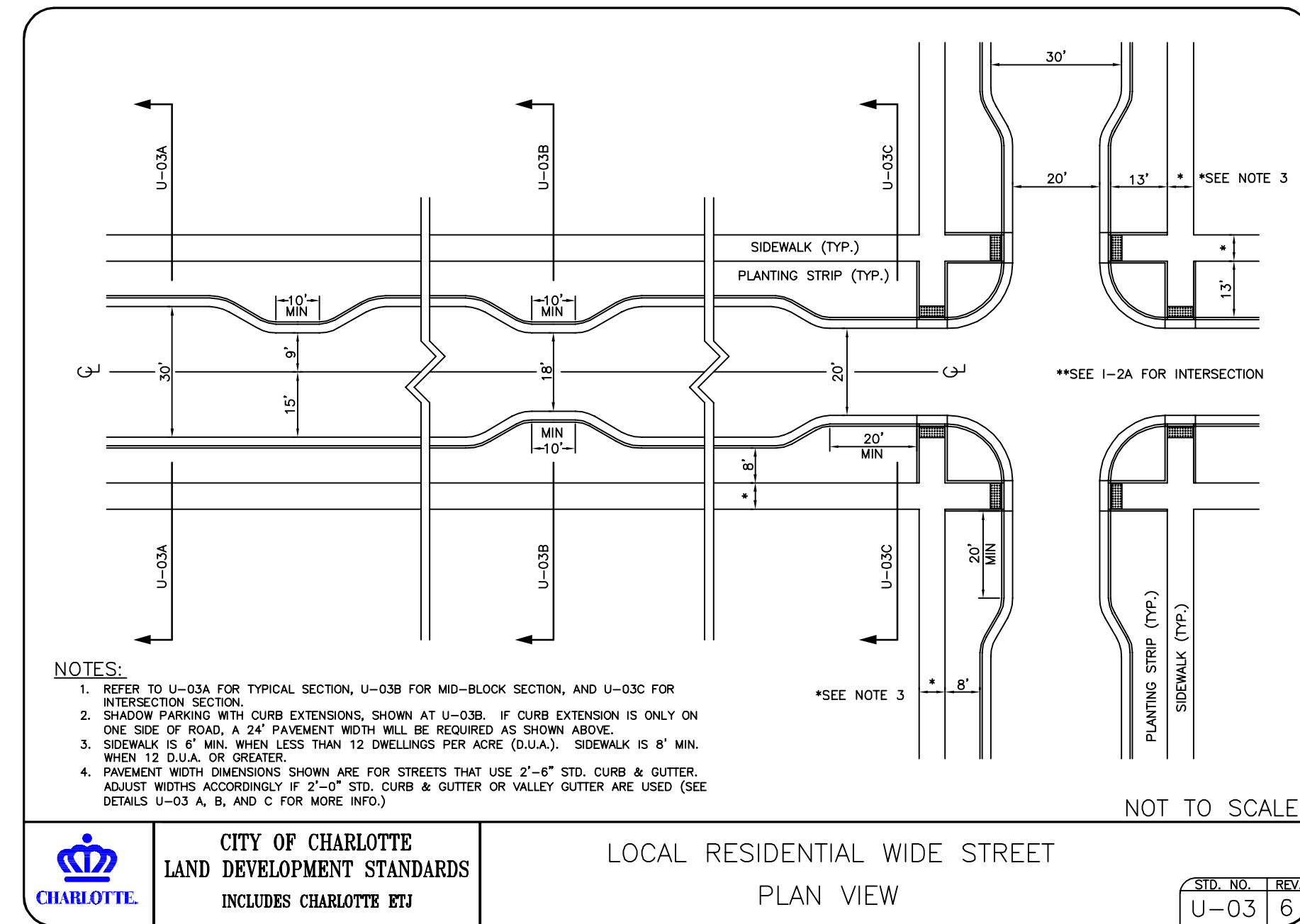
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN 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.

7. AMENITIES

- A. THE FOLLOWING AMENITIES SHALL BE PROVIDED FOR THIS MULTI-FAMILY RESIDENTIAL COMMUNITY: A CLUBHOUSE AND FITNESS CENTER, A SWIMMING POOL, A TOT LOT AND A PLAYGROUND.

8. 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.



REVISIONS	DATE
1	03/26/2018

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PHONE: 704-333-5131
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REZONING PETITION

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	MP	PH	ME

DEVELOPMENT STANDARDS
REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032

DATE	12-11-2017
PROJECT NO.	017046003
SHEET NUMBER	

RZ-2

December 11, 2017 - 4:23pm By: megan.fitzsimmons
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4 12A6B RIGHT ELEVATION
1/8" = 1'-0"



3 12A6B REAR ELEVATION
1/8" = 1'-0"



2 12A6B LEFT ELEVATION
1/8" = 1'-0"



1 12A6B FRONT ELEVATION
1/8" = 1'-0"

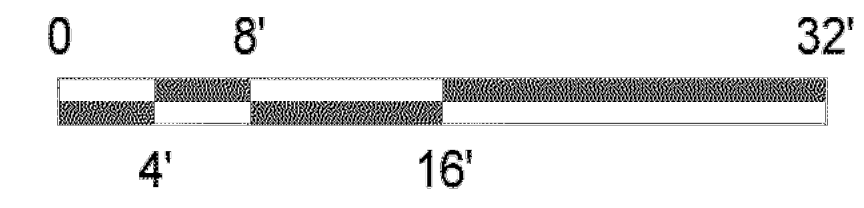
BUILDING TYPE 12A6B

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	STONE VENEER
	FIBER CEMENT SIDING



PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NO.
A3.1



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REZONING PETITION

SCALE
DESIGNED BY
M/P
DRAWN BY
P/P
CHECKED BY
M/E

CONCEPTUAL BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032

DATE
10-20-2017
PROJECT NO.
017046003
SHEET NUMBER

RZ-3.1

NO.	REVISIONS	DATE

December 11, 2017 - 4:43pm By: megan fitzmaurs
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4 12B6C RIGHT ELEVATION
1/8" = 1'-0"



3 12B6C REAR ELEVATION
1/8" = 1'-0"



2 12B6C LEFT ELEVATION
1/8" = 1'-0"



1 12B6C FRONT ELEVATION
1/8" = 1'-0"

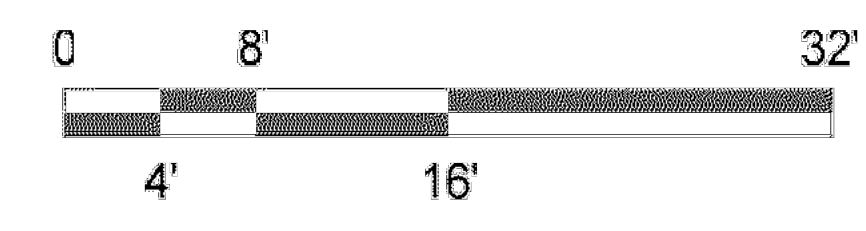
BUILDING TYPE 12B6C

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	STONE VENEER
	FIBER CEMENT SIDING



PROJ. NO.
17053
DATE
10/18/2017
SHEET NAME
EXTERIOR ELEVATIONS
SHEET NO.
A3.2



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<p>REZONING PETITION</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE		
NO.	DATE				
<p>CONCEPTUAL BUILDING ELEVATIONS</p> <p>REZONING PETITION NO. 2017-164</p>	<p>SCALE</p> <p>DESIGNED BY: MP</p> <p>DRAWN BY: PT</p> <p>CHECKED BY: ME</p>				
<p>ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY</p> <p>PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032</p>	<p>PROJ. NO. 17053</p> <p>DATE 10/18/2017</p> <p>SHEET NAME EXTERIOR ELEVATIONS</p> <p>SHEET NO. A3.2</p>				
<p>10-20-2017</p> <p>PROJECT NO. 017046003</p> <p>SHEET NUMBER</p>	<p>RZ-3.2</p>				

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4 12A6B RIGHT RENDERED ELEVATION
1/8" = 1'-0"



3 12A6B REAR RENDERED ELEVATION
1/8" = 1'-0"



2 12A6B LEFT RENDERED ELEVATION
1/8" = 1'-0"



1 12A6B FRONT RENDERED ELEVATION
1/8" = 1'-0"

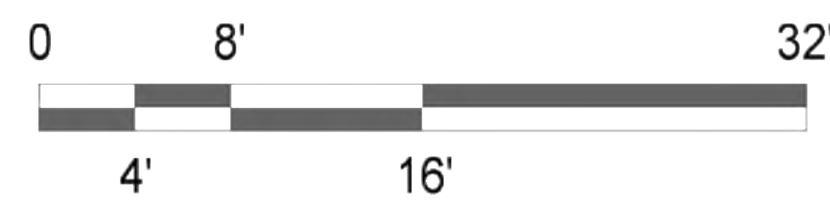
BUILDING TYPE 12A6B

EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION



PROJ. NO.	17053
DATE	10/18/2017
SHEET NAME	RENDERED ELEVATIONS
SHEET NO.	A4.1



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<p>CONCEPTUAL BUILDING ELEVATIONS</p> <p>REZONING PETITION NO. 2017-164</p>	<p>ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY</p> <p>PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032</p>
<p>SCALE</p> <p>DESIGNED BY: MP</p> <p>DRAWN BY: FT</p> <p>CHECKED BY: ME</p>	<p>DATE</p> <p>REVISIONS</p>
<p>DATE: 10-20-2017</p> <p>PROJECT NO.: 017046003</p> <p>SHEET NUMBER: RZ-3.3</p>	

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4 12B6C RIGHT RENDERED ELEVATION
1/8" = 1'-0"



3 12B6C REAR RENDERED ELEVATION
1/8" = 1'-0"



2 12B6C LEFT RENDERED ELEVATION
1/8" = 1'-0"



1 12B6C FRONT RENDERED ELEVATION
1/8" = 1'-0"

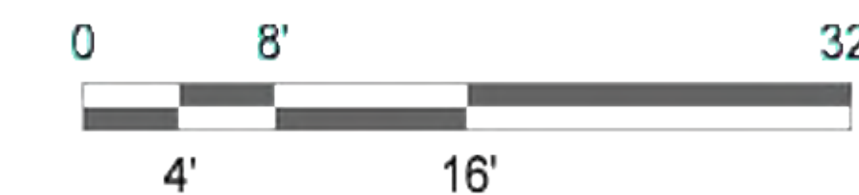
EXTERIOR MATERIAL LEGEND	
	COMPOSITION ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

BUILDING TYPE 12B6C

ALLEGHANY STREET APARTMENTS

2110 ALLEGHANY STREET,
CHARLOTTE, NC 28208

NOT FOR CONSTRUCTION



PROJ NO
17053
DATE
10/18/2017
SHEET NAME
RENDERED ELEVATIONS
SHEET NO.

A4.2



NO.	REVISIONS	DATE

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REZONING PETITION

SCALE	DESIGNED BY MP	DRAWN BY PT	CHECKED BY ME
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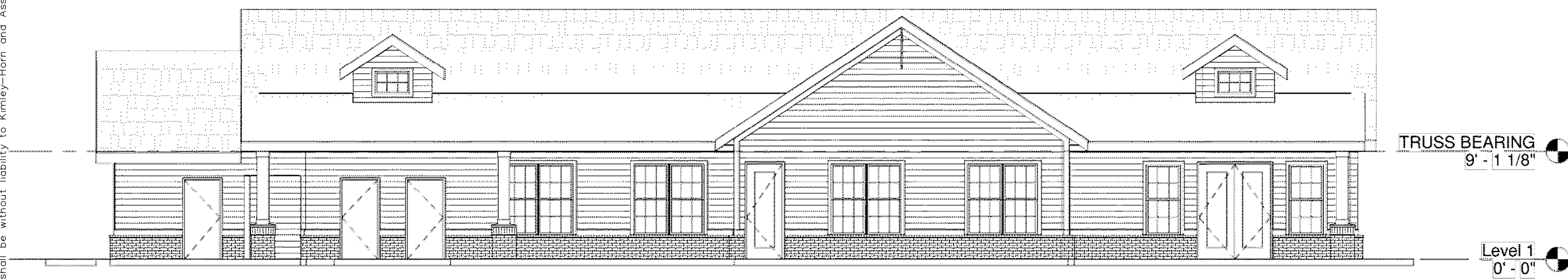
CONCEPTUAL BUILDING ELEVATIONS
REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
ALLEGHANY STREET
CHARLOTTE, NORTH CAROLINA 28208
MECKLENBURG COUNTY
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032

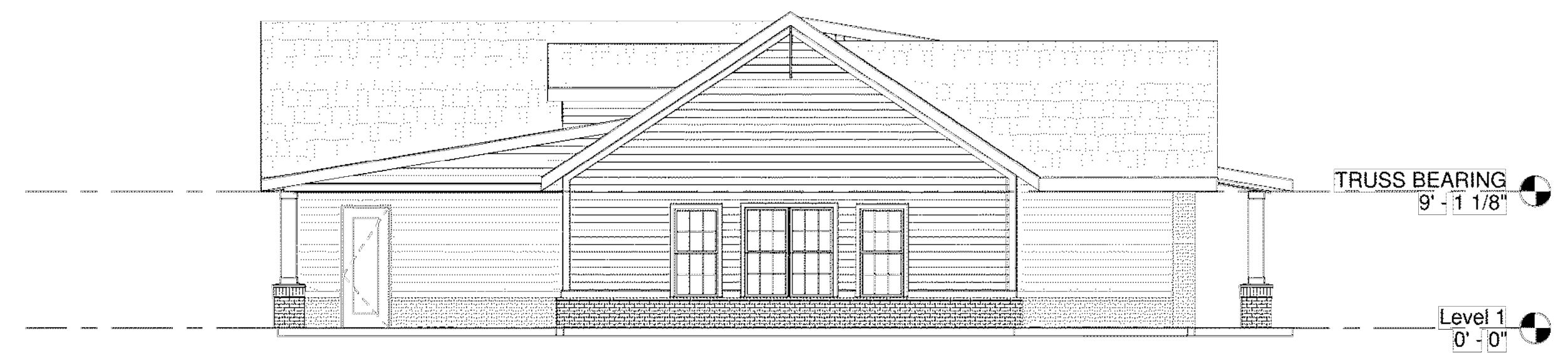
DATE
10-20-2017
PROJECT NO.
017046003
SHEET NUMBER

RZ-3.4

December 11, 2017 - 4:43pm By: megan.fitzsimmons
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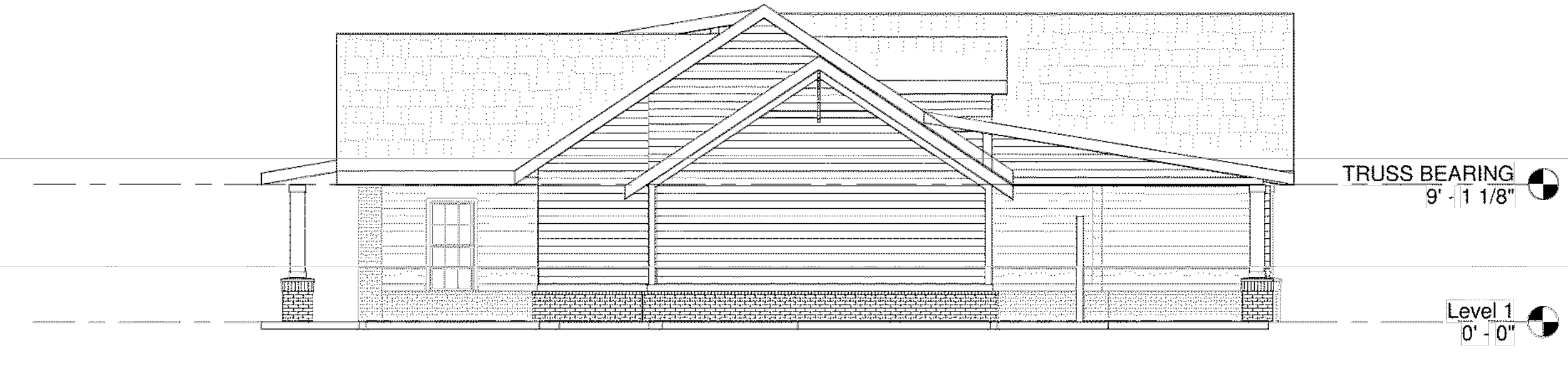
3 WEST ELEVATION
1/8" = 1'-0"



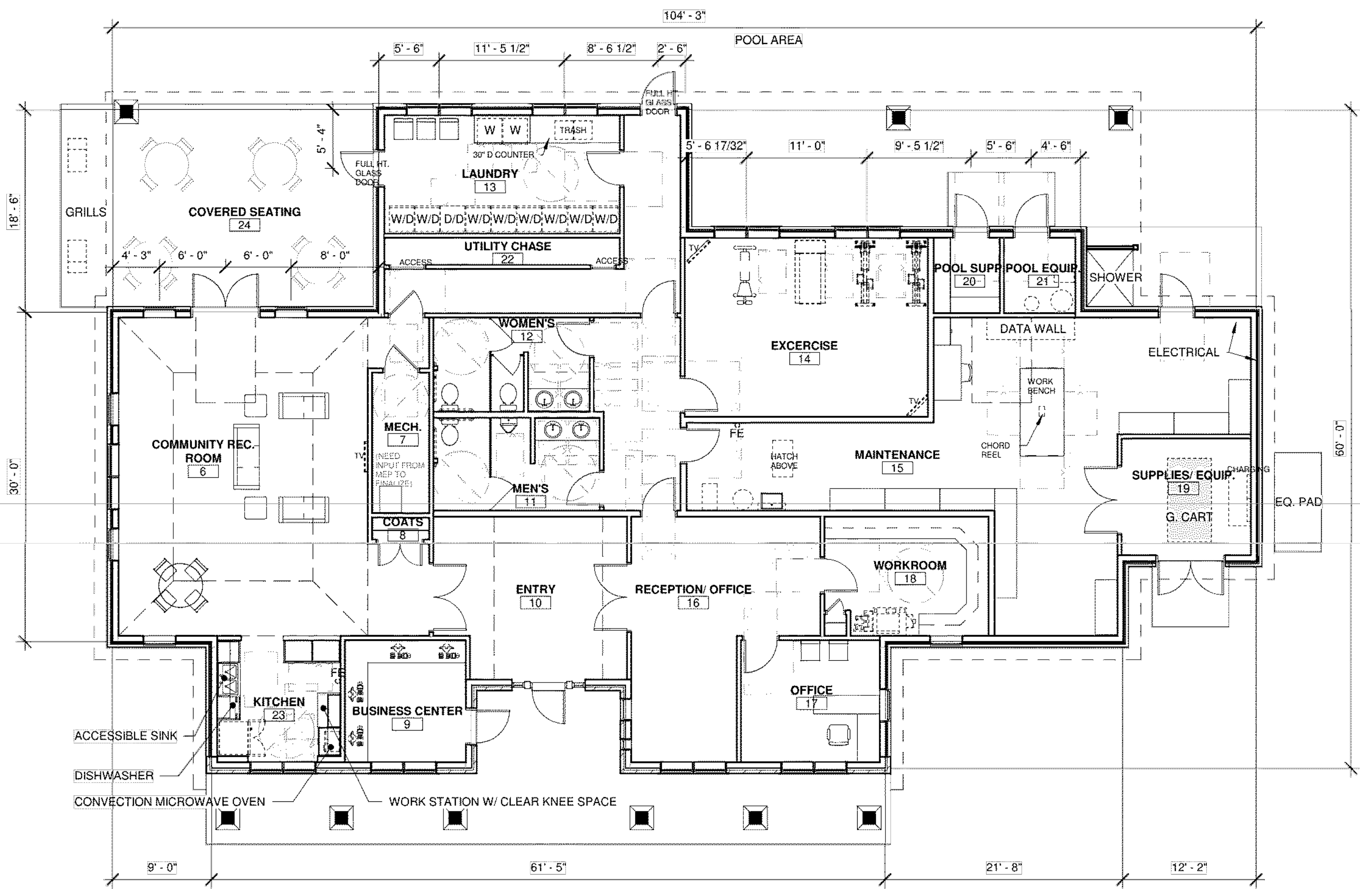
4 NORTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"



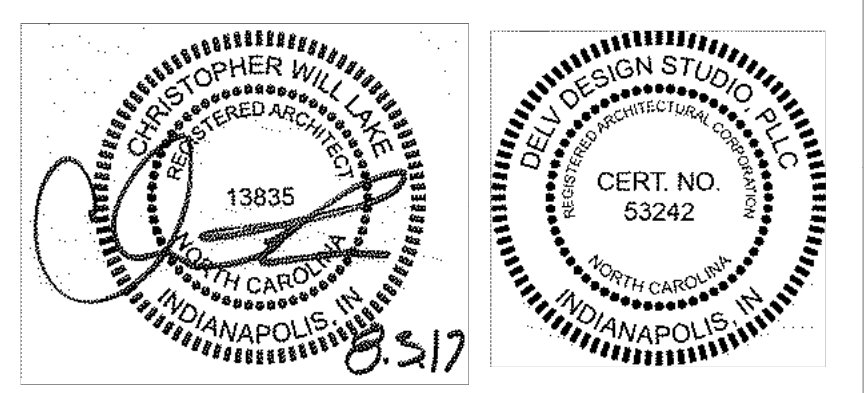
2 SOUTH ELEVATION
1/8" = 1'-0"



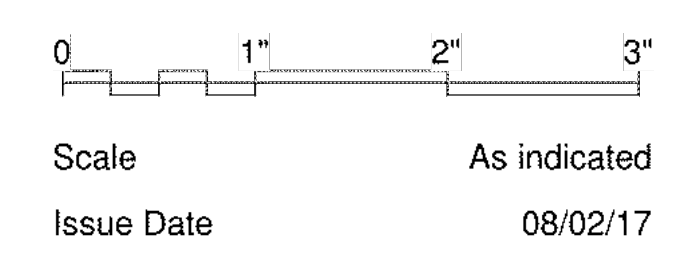
1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

ELEVATION LEGEND

- LAP SIDING (SD1)
 - BRICK (BR1)
 - ARCHITECTURAL SHINGLE (RS1)
- GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
 - VERTICAL BATTON STRIPS = 2 1/2" WIDTH
 - SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
 - FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
 - WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



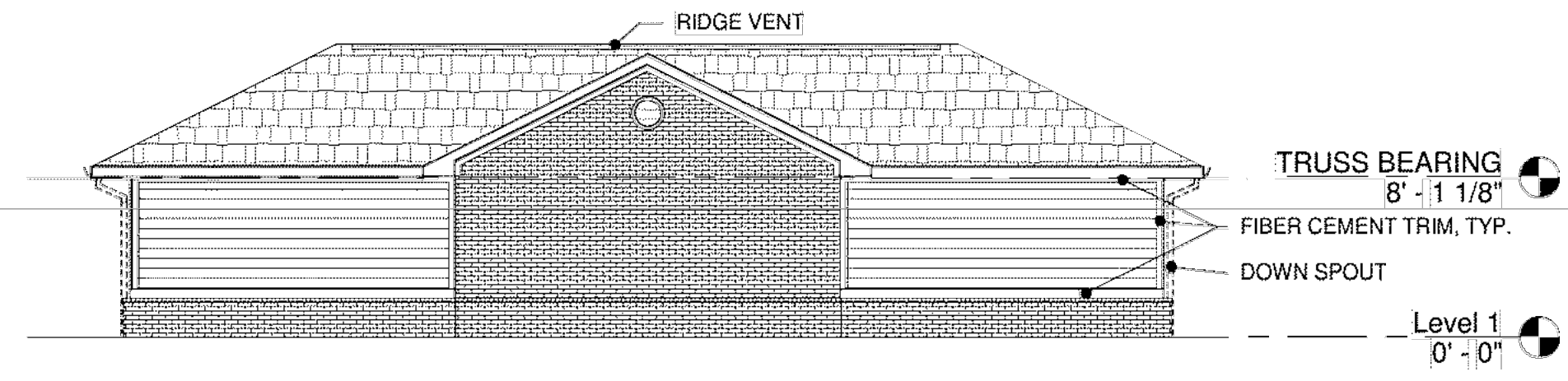
ALLEGHANY STREET APARTMENTS
PEDCOR INVESTMENTS- 2016-CLVII, L.P.



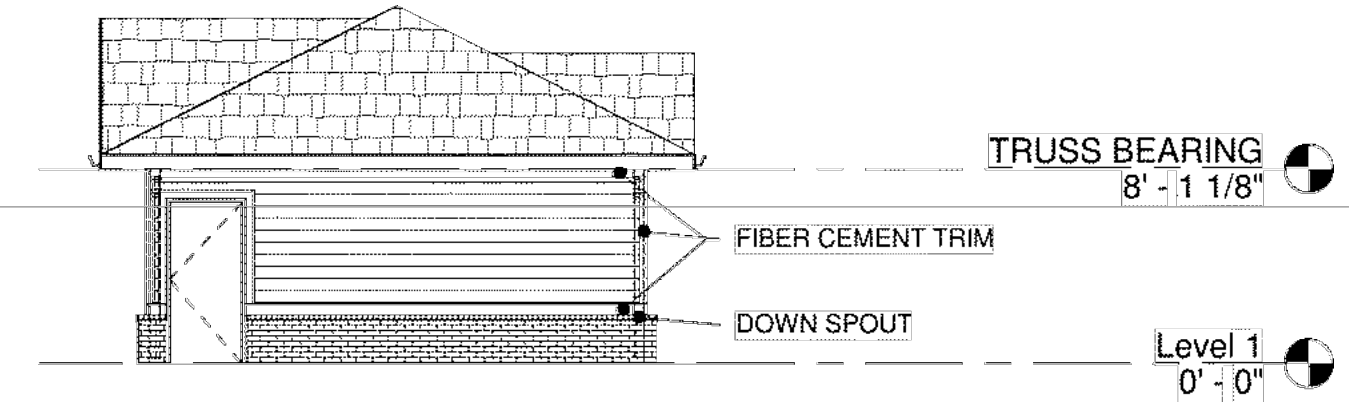
A08
CLUBHOUSE PLANS AND ELEVATIONS

DESIGNED BY MP	DRAWN BY JL	CHECKED BY ME	DATE
REVISIONS			
Kimley & Horn			
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REZONING PETITION			
CONCEPTUAL BUILDING ELEVATIONS			
REZONING PETITION NO. 2017-164			
ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032			
DATE 10-20-2017		PROJECT NO. 017046003	
SHEET NUMBER		RZ-3.4	

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3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

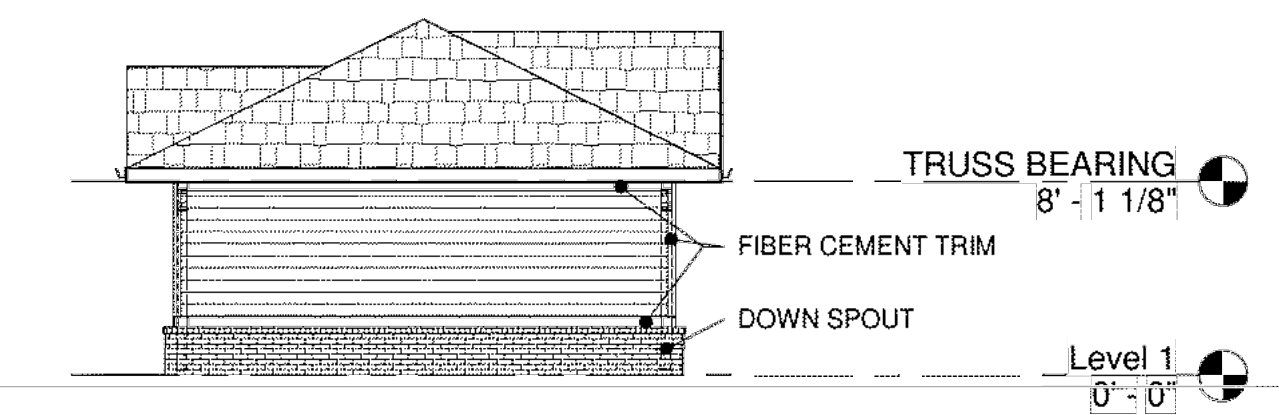
ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

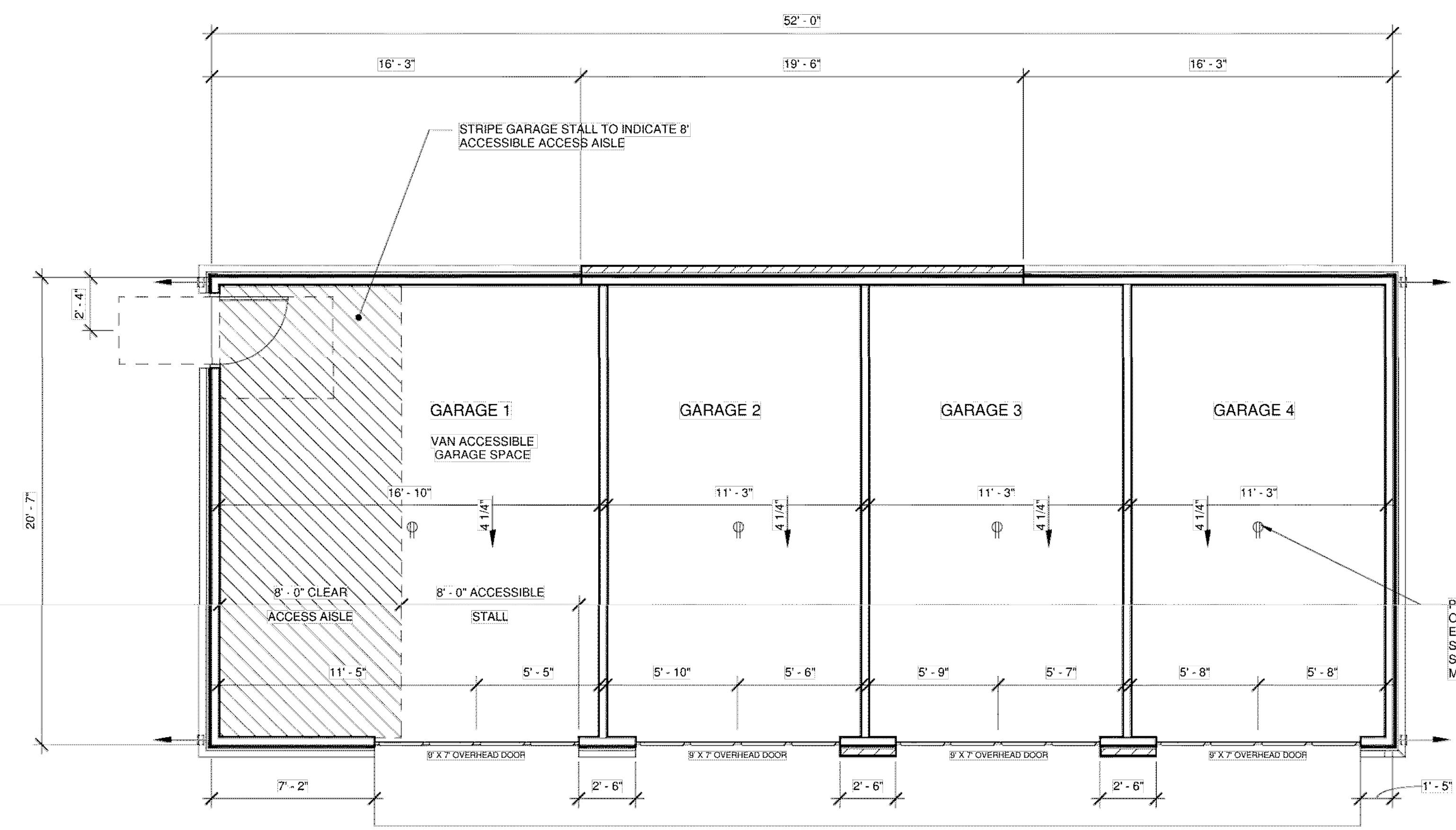
GENERAL TRIM (TR1) NOTE: UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
 CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
 VERTICAL BATTON STRIPS = 2 1/2" WIDTH
 SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
 FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH)
 HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
 WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



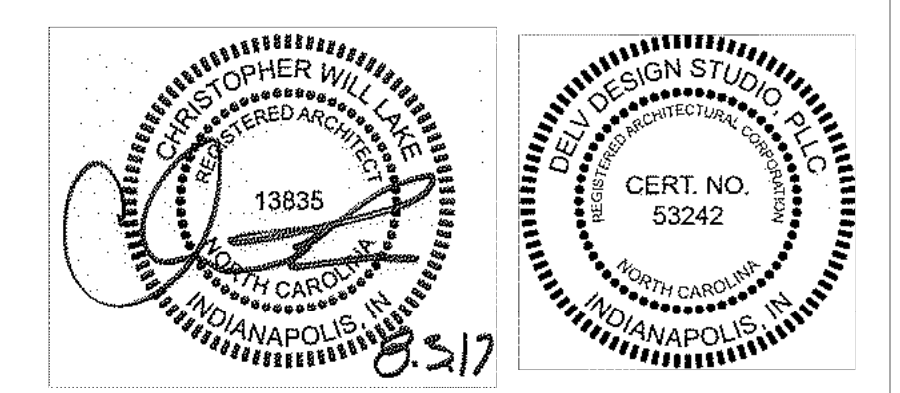
2 SOUTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

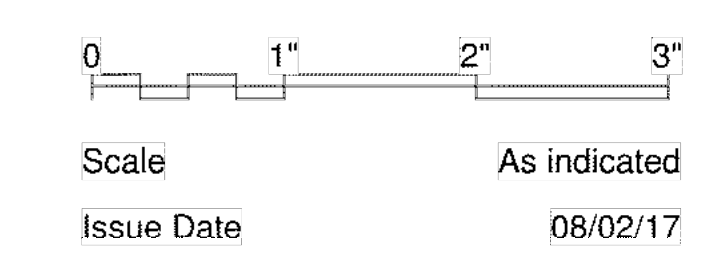


1 VAN ACCESSIBLE GARAGE PLAN
1/4" = 1'-0"



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.



A09

VAN ACCESSIBLE GARAGE PLANS & ELEVATIONS

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REZONING PETITION

SCALE	DESIGNED BY MP	DRAWN BY PT	CHECKED BY ME
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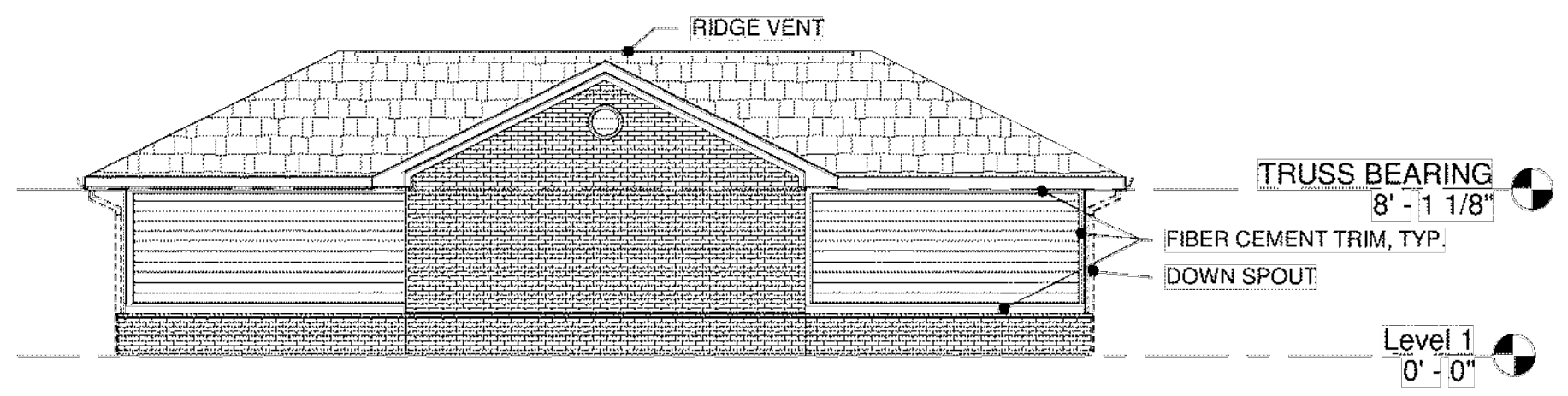
CONCEPTUAL BUILDING ELEVATIONS
 REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
 ALLEGHANY STREET
 CHARLOTTE, NORTH CAROLINA 28208
 MECKLENBURG COUNTY
 PEDCOR INVESTMENTS
 770 THIRD AVENUE, S.W.
 CARMEL, IN 46032

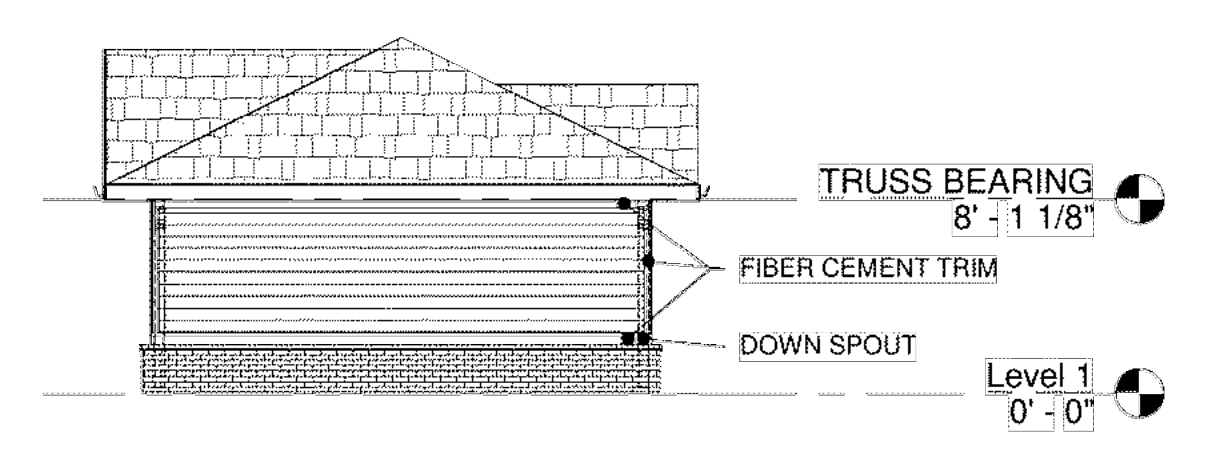
DATE 10-20-2017
PROJECT NO. 017046003
SHEET NUMBER

RZ-3.4

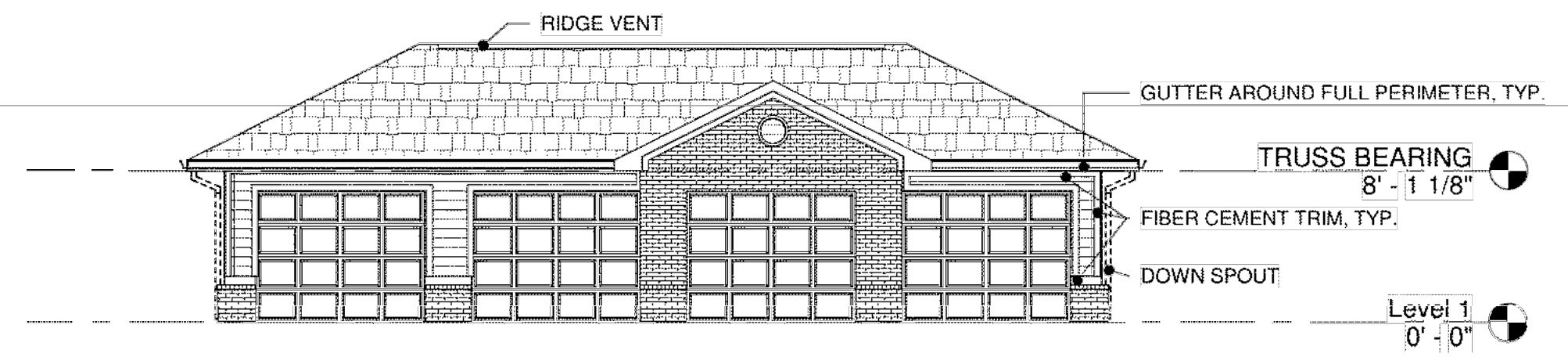
December 11, 2017 - 4:45pm By: megan.fitzsimmons
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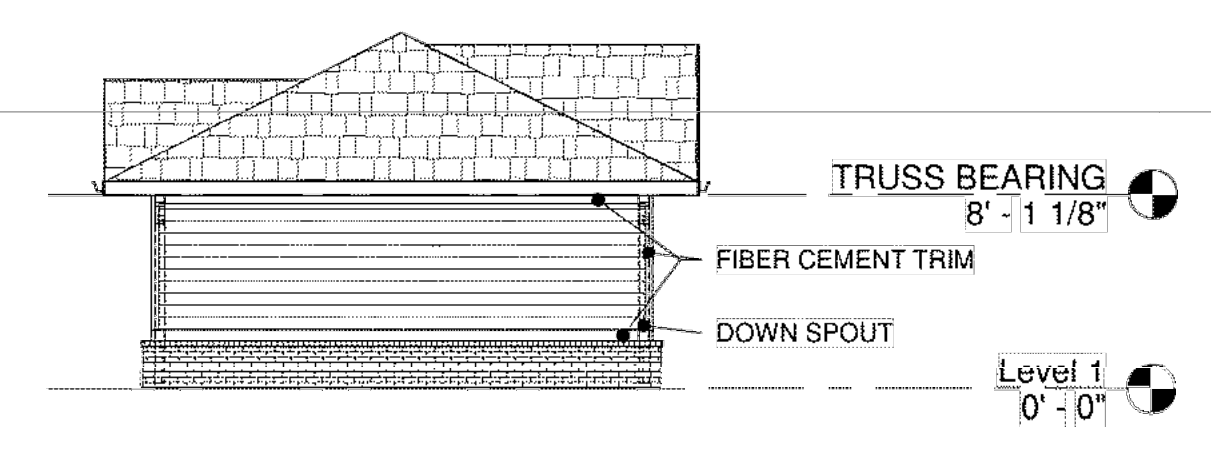
5 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

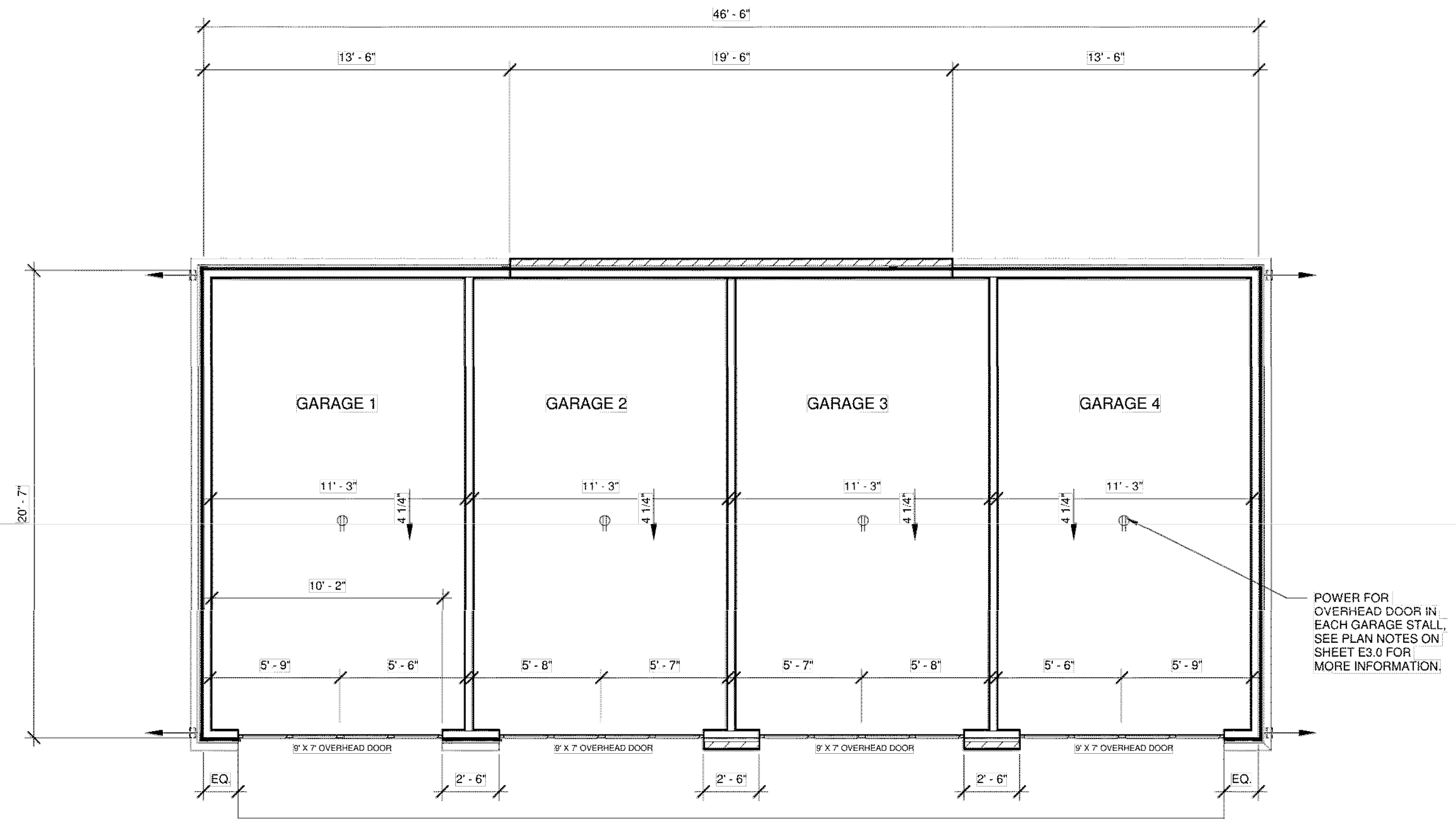


4 EAST ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

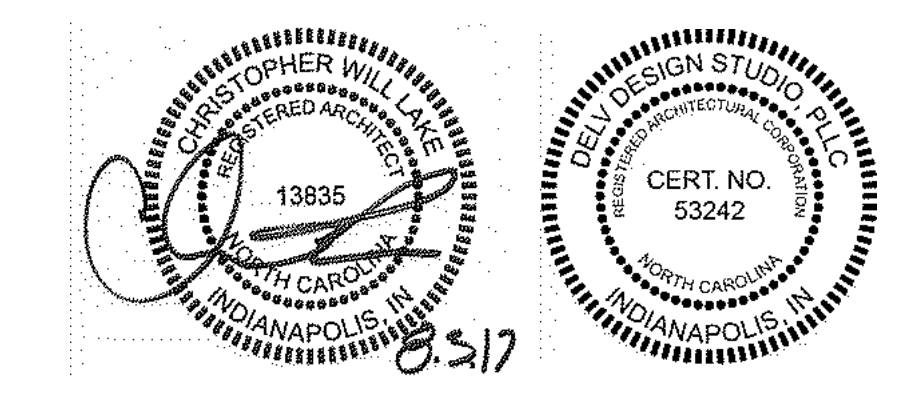
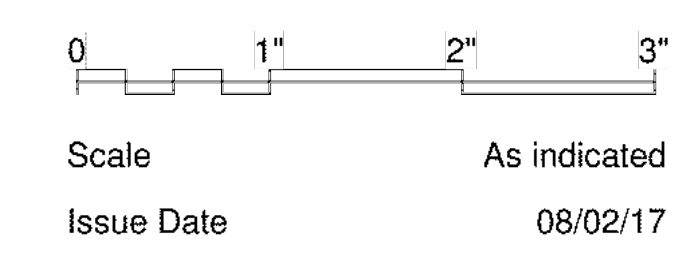
GENERAL TRIM (TR1) NOTE: UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
 CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
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 FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH)
 HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
 WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



1 NON-ACCESSIBLE GARAGE PLAN
1/4" = 1'-0"



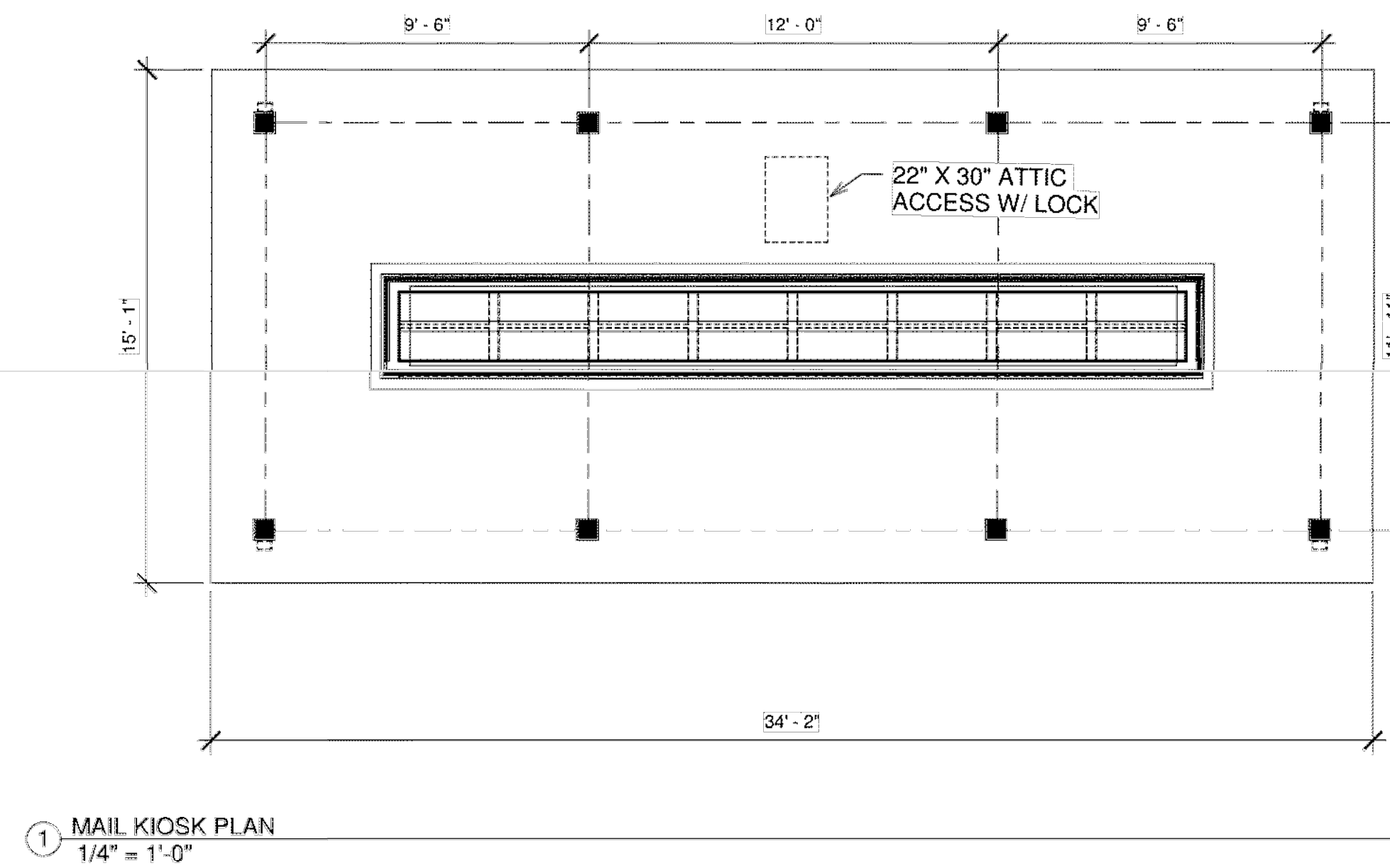
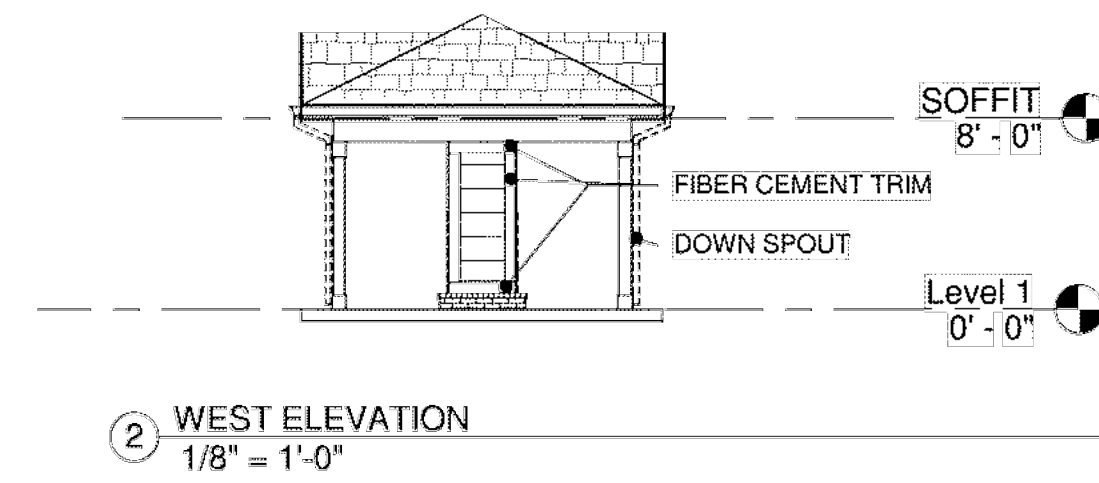
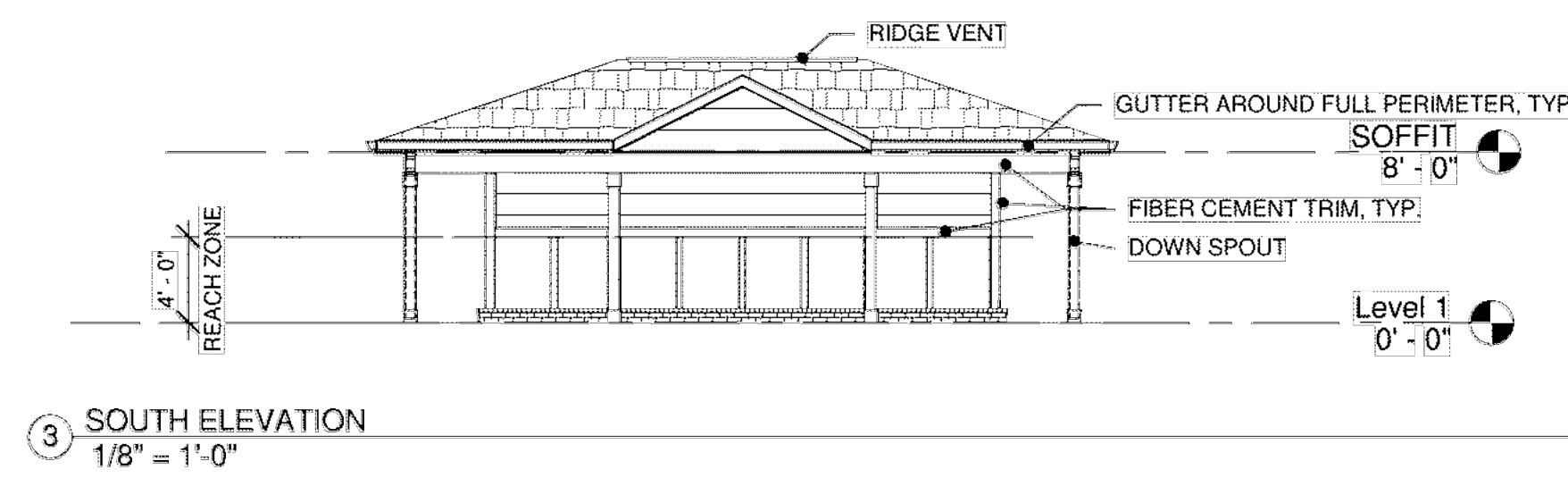
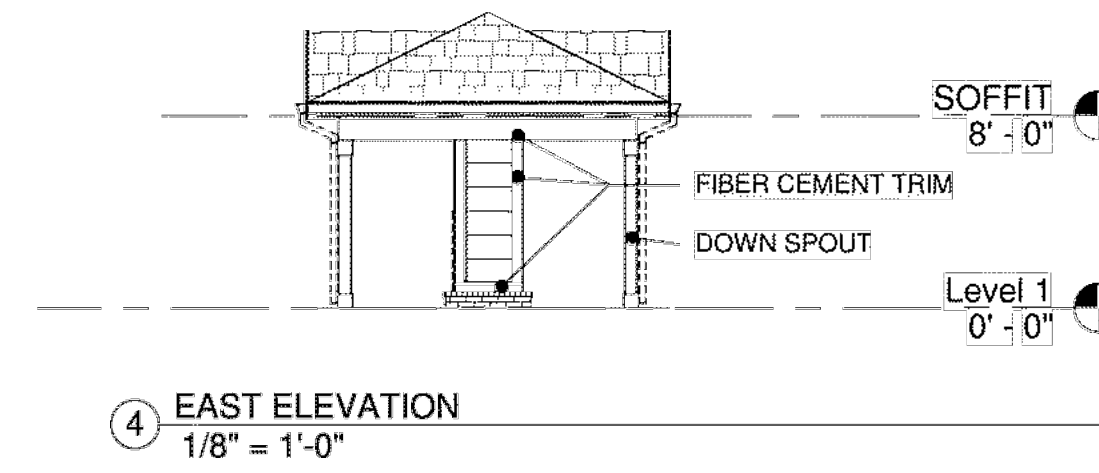
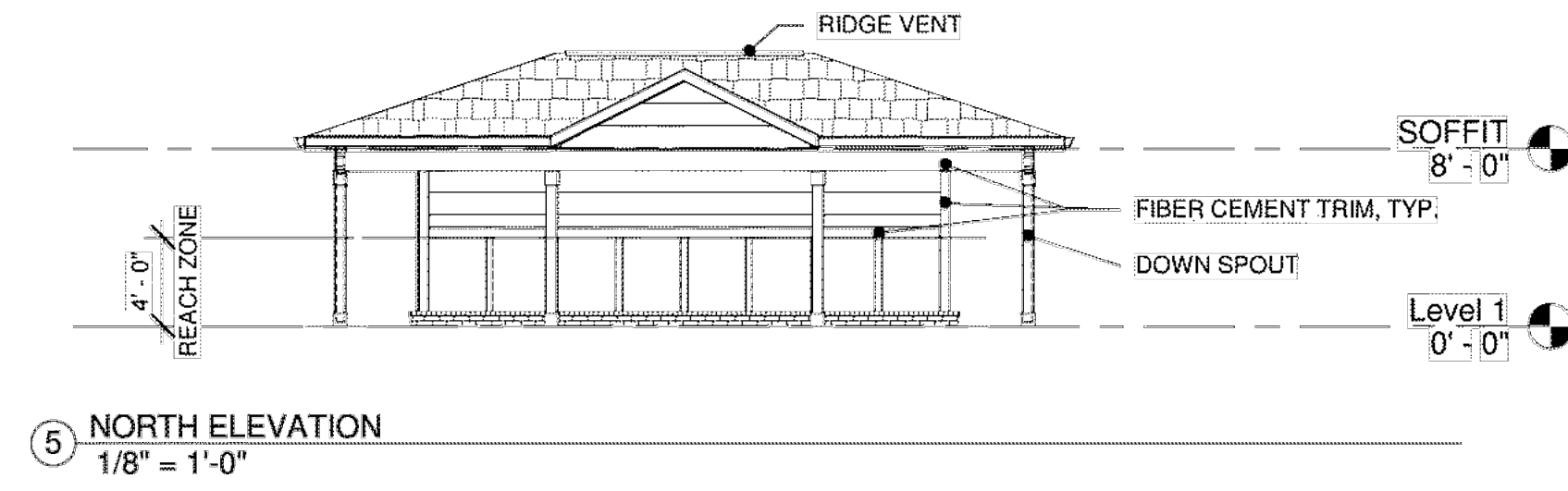
ALLEGHANY STREET APARTMENTS
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A10
 NON-ACCESSIBLE GARAGE PLANS & ELEVATIONS

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REZONING PETITION	
CONCEPTUAL BUILDING ELEVATIONS REZONING PETITION NO. 2017-164	SCALE DESIGNED BY: MP DRAWN BY: PL CHECKED BY: ME
ALLEGHANY APARTMENTS ALLEGHANY STREET CHARLOTTE, NORTH CAROLINA 28208 MECKLENBURG COUNTY	PEDCOR INVESTMENTS 770 THIRD AVENUE, S.W. CARMEL, IN 46032
DATE: 10-20-2017 PROJECT NO.: 017046003 SHEET NUMBER: RZ-3.4	

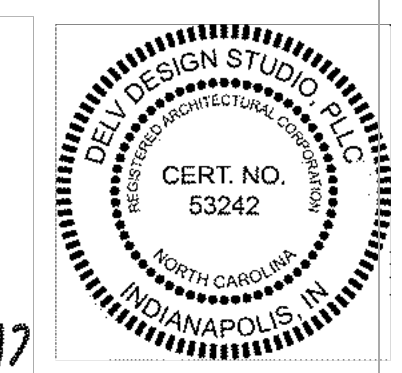
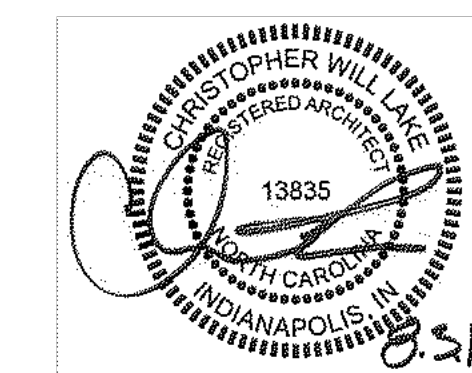
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ELEVATION LEGEND

- LAP SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
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 WINDOWS AND DOORS = 5 1/2" HEAD TRIM, 3 1/2" SIDE AND BOTTOM TRIM



Scale As indicated
 Issue Date 08/02/17

A11

MAIL KIOSK PLANS AND ELEVATIONS



ALLEGHANY STREET APARTMENTS

PEDCOR INVESTMENTS 2016-CLVII, L.P.

NO.	REVISIONS	DATE

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REZONING PETITION

SCALE	DESIGNED BY MP	DRAWN BY PT	CHECKED BY ME
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CONCEPTUAL BUILDING ELEVATIONS
 REZONING PETITION NO. 2017-164

ALLEGHANY APARTMENTS
 ALLEGHANY STREET
 CHARLOTTE, NORTH CAROLINA 28208
 MECKLENBURG COUNTY
 PEDCOR INVESTMENTS
 770 THIRD AVENUE, S.W.
 CARMEL, IN 46032

DATE 10-20-2017
PROJECT NO. 017046003
SHEET NUMBER

RZ-3.4