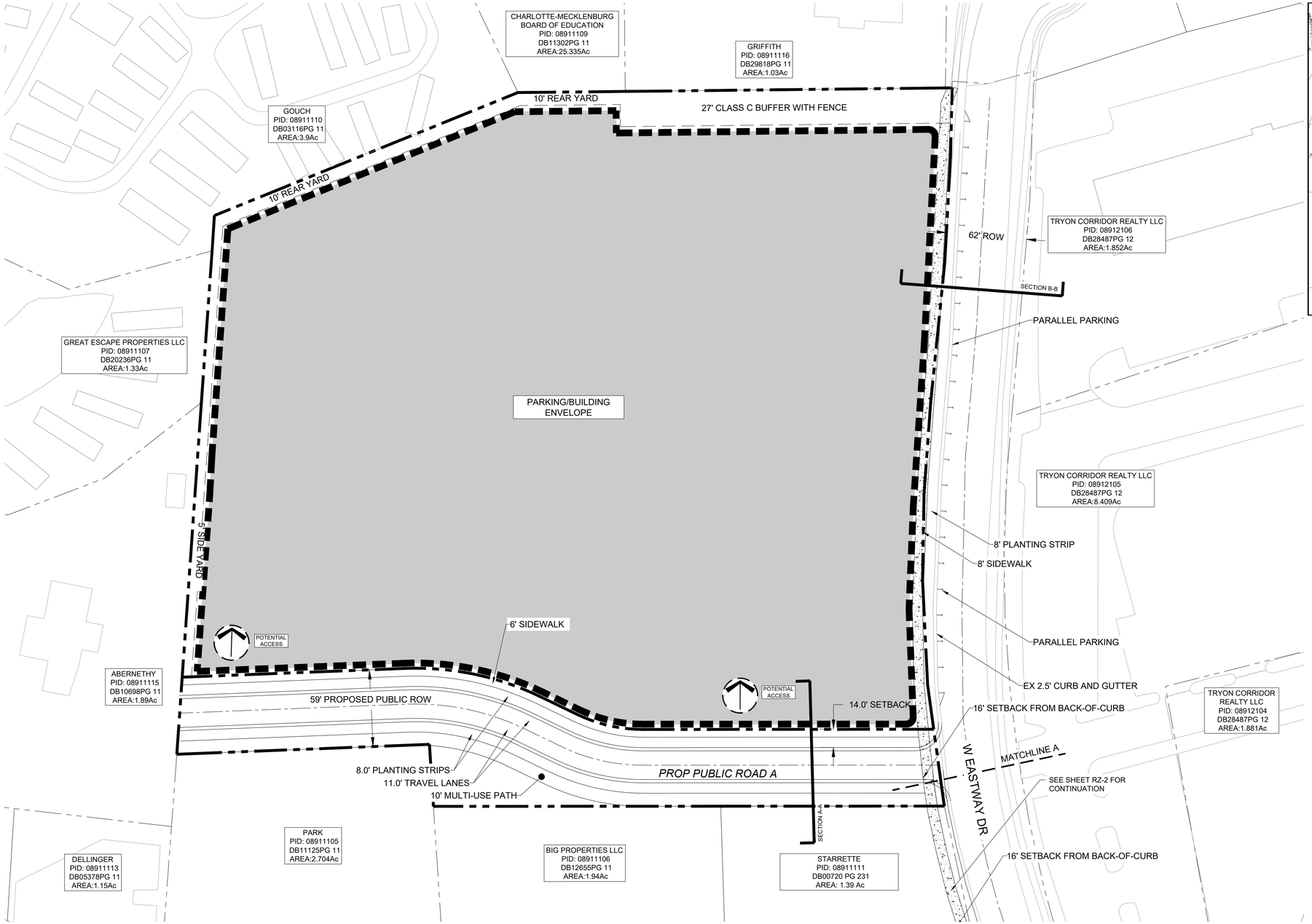
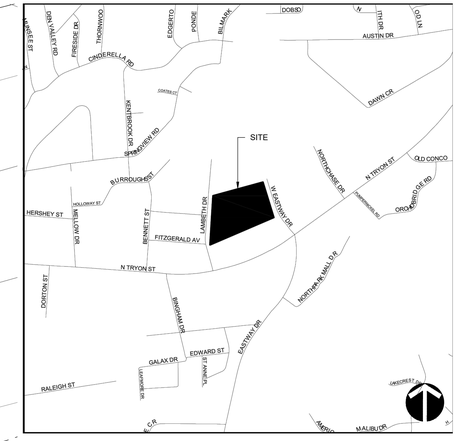




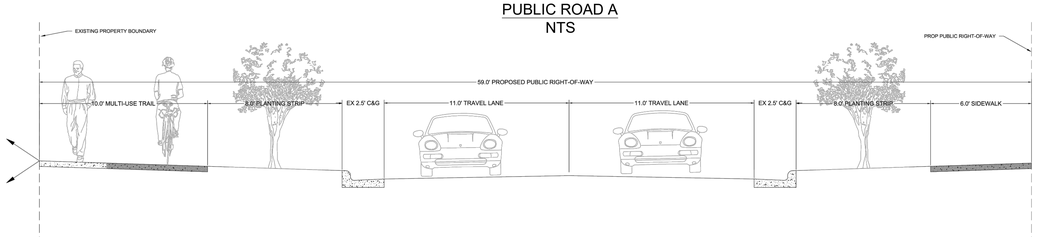
VICINITY MAP
1"=1000'

DEVELOPMENT DATA TABLE

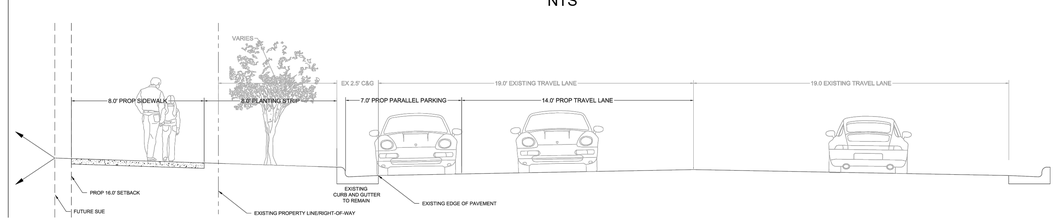
SITE AREA:	6.63 ACRES
TAX PARCEL:	A PORTION OF TAX PARCEL 089-111-11
EXISTING ZONING:	B-2 (CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
MAX MULTI-FAMILY DENSITY:	200 UNITS
MAX BUILDING HEIGHT:	4 STORIES
MIN. SETBACK FROM EX BOC:	14.0' (PER ZONING ORDINANCE (UR-2))
MIN. SIDE YARD:	5.0' (PER ZONING ORDINANCE (UR-2))
MIN. REAR YARD:	10.0' (PER ZONING ORDINANCE (UR-2))
NUMBER OF PARKING SPACES	A MINIMUM OF 1 SPACE PER UNIT

TYPICAL CROSS SECTIONS

PUBLIC ROAD A
NTS



EXISTING W EASTWAY DR
NTS



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KEY MAP

SEAL

PROJECT

REZONING PETITION #2018-XXX

LANDDESIGN PROJ.#
1018479

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

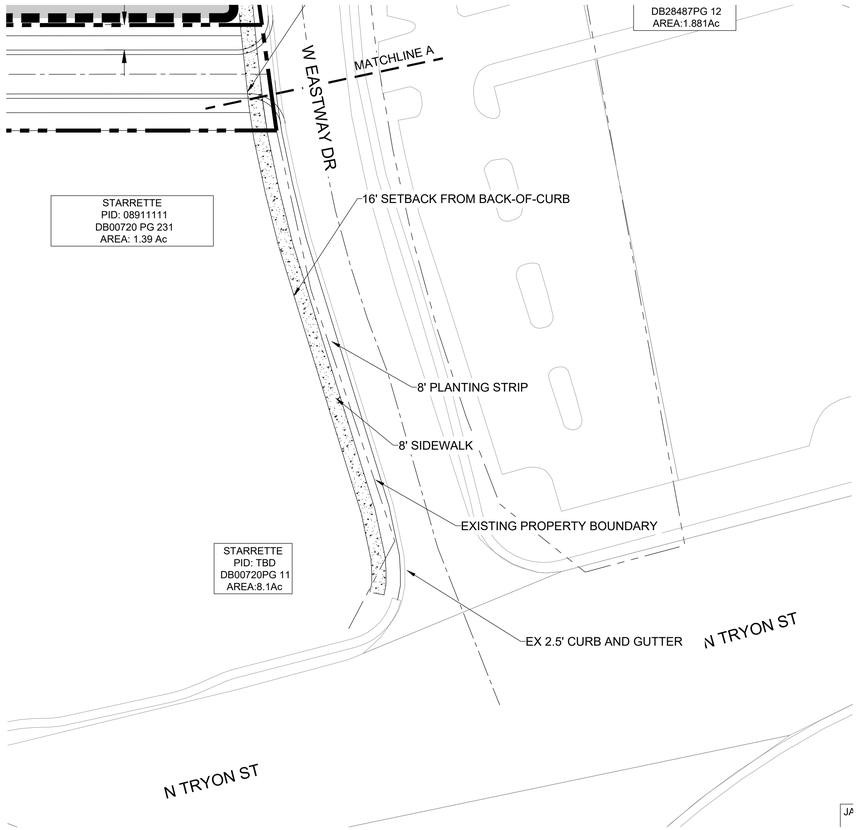
DESIGNED BY: MDG
DRAWN BY: MDG
CHECKED BY: NLD

SCALE
VERT:
HORZ: 1"= 40'
0 20' 40' 80'

NORTH

SHEET TITLE
SITE PLAN

SHEET NUMBER
RZ-1



EASTWAY DRIVE STREETSCAPE EXTENSION
SCALE 1"=40'

DEVELOPMENT STANDARDS

May 13, 2019

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NRP Properties, LLC to accommodate the development of a multi-family residential community on that approximately 6.63 acre site located on the west side of West Eastway Drive, north of the intersection of West Eastway Drive and North Tryon Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 089-111-11.

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 UR-2 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 setback, yard and landscaping 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. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.

D. The Rezoning Plan depicts a single Parking/Building Envelope on the Site. All principal buildings, accessory structures, parking, internal drives and vehicular circulation and maneuvering areas developed on the Site must be located within the Parking/Building Envelope.

E. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located on the Site. The number of principal buildings, accessory structures and parking areas that may be located on the Site shall be governed by the applicable provisions of the Ordinance.

F. 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 200 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities for the residents.

B. The dwelling units constructed on the Site shall maintain monthly rents that are income restricted to households earning on average 60% of the area median income for a period of not less than 15 years from the date of the issuance of the first certificate of occupancy for a new 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").

B. The alignments 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 in accordance with applicable published standards.

C. Petitioner may install parallel parking on West Eastway Drive along the Site's frontage on West Eastway Drive.

D. Petitioner shall construct the public street to be located along or near the southern boundary line of the Site that is designated as "Public Road A" on the Rezoning Plan.

E. Prior to the issuance of the first certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located generally along or near the southern boundary line of the Site so as to provide 59 feet of right way to accommodate Public Road A and the streetscape improvement described below in Sections 5.C and 5.D, including the multi-use path.

F. All transportation improvements shall be approved and constructed prior to the issuance of the first certificate of occupancy for any new building constructed on the Site.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. The maximum height of any building constructed on the Site shall be 4 stories.

B. The architectural and design standards set out below shall apply to any principal building constructed on the Site.

(1) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

(2) Prohibited Exterior Building Materials:

(a) Vinyl siding (but not vinyl hand rails, windows, soffits, doors or door trim).

(b) Concrete masonry units not architecturally finished.

(3) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

(a) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).

(b) Buildings shall front a minimum of 60% of the total network required street frontage on the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

(c) Parking lots shall not be located between any building and Public Road A or West Eastway Drive.

(d) Driveways intended to serve single units shall be prohibited on all network required streets.

(4) Building Massing and Height shall be designed to break up long monolithic building forms as follows:

(a) Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.

(5) Architectural Elevation Design - building elevations shall be designed to create visual interest as follows:

(a) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include, but not be limited to, a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(b) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of the Preferred Exterior Building Materials or articulated architectural facade features and color changes.

(c) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and 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.

(6) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

(a) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include, but not be limited to, gables, hips, dormers or parapets.

(b) For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

(c) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

(7) Service Area Screening - services areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.

(8) Sidewalk extensions shall be provided between all street trees on all public and private network required streets when on-street parking is adjacent.

C. Rear and side yards shall be provided as required under the Ordinance.

5. STREETSCAPE/LANDSCAPING AND SCREENING

A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on West Eastway Drive as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into any existing or future sidewalk located on West Eastway Drive.

B. Subject to the approval of CDOT and any other governmental agencies and the availability of existing right of way to accommodate such improvements, Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk on the west side of West Eastway Drive from the Site's southern boundary line to North Tryon Street. In the event that Petitioner cannot obtain all approvals and permits required to install the above improvements or if there is not existing right of way to accommodate such improvements, then Petitioner shall have no obligation to install the minimum 8 foot wide planting strip or the minimum 6 foot wide sidewalk on the west side of West Eastway Drive from the Site's southern boundary line to North Tryon Street.

C. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the northern side of Public Road A as generally depicted on the Rezoning Plan.

D. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 10 foot wide multi-use path along the southern side of Public Road A as generally depicted on the Rezoning Plan. It is anticipated that this minimum 10 foot wide multi-use path could become a part of the Cross-Charlotte Trail.

E. A minimum 27 foot wide landscape area that is planted to Class C buffer standards with a 6 foot tall wooden screen fence shall be established along that portion of the Site's northern boundary line that is more particularly depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater 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 aconmmodate actual storm water treatment requirements and natural site discharge points.

C. Space for recycling stations may be located in various locations on the Site.

D. The actual locations of the solid waste enclosures may be modified during the construction permitting process and may vary from what is depicted on the Rezoning Plan.

7. AMENITIES

A. At a minimum, the following amenities shall be provided on the Site: a clubhouse with a fitness center, covered picnic areas with grills, a playground/tot lot and 3 outdoor seating areas with benches.

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.

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PROJECT

REZONING PETITION #2018-XXX

LANDDESIGN PROJ.#
1018479

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ:

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2