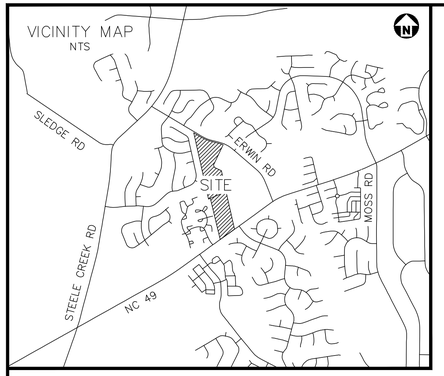


SITE DATA

DEVELOPER	CONTINENTAL PROPERTIES COMPANY, INC. W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WISCONSIN 53051	
SITE AREA:	GROSS SITE ACREAGE: RIGHT-OF-WAY DEDICATION: NET SITE ACREAGE:	±30.73 AC ±3.61 AC ±27.12 AC
PID:	201-221-03, 201-221-17	
EXISTING ZONING:	R-3	
PROPOSED ZONING:	R-12MF(CD) (2)	
EXISTING USE:	VACANT	
PROPOSED USE:	UP TO 272 MULTI-FAMILY DWELLING UNITS (5)	
PROPOSED DENSITY:	± 8.85 DU/AC	
MAXIMUM BUILDING HEIGHT:	UP TO FORTY(40) FEET AND TWO(2) STORIES	
FRONT YARD SETBACK:	30' EXISTING ROADWAYS, 27' PROPOSED ROADWAY	
AUTOMOBILE PARKING REQUIRED:	408 (1.5 SPACES/UNIT) (6)	
APPROXIMATE AUTOMOBILE PARKING PROVIDED:	498	
TREE SAVE AREA REQUIRED:	4.61 AC (30.73 AC x 15%)	
TREE SAVE AREA PROVIDED:	4.61 AC (15% OF SITE AREA)	

DENSITY CALCULATION:
TOTAL AREA=30.73 AC
NUMBER OF DWELLING UNITS: 272

DWELLING UNITS/AC = 272/30.73 = 8.85 DU/AC (5)

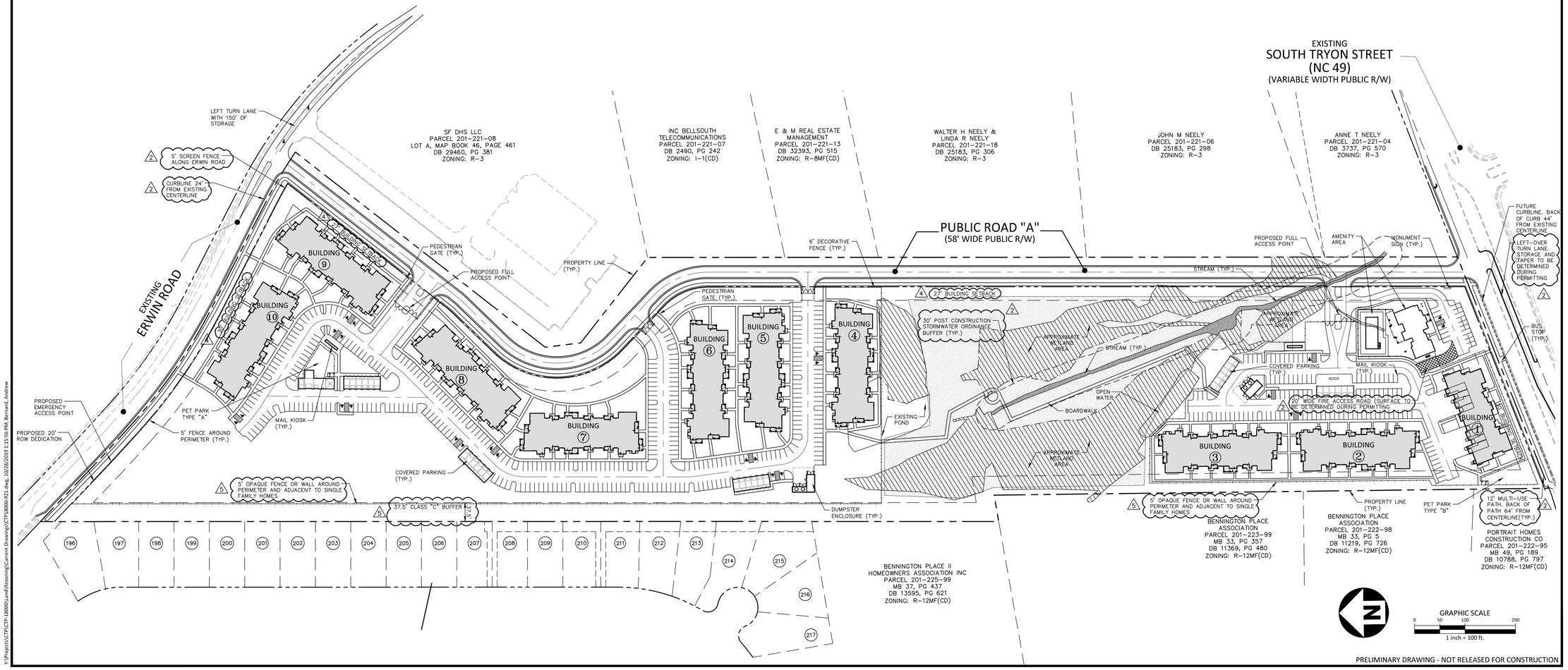
REZONING CASE NUMBER: 2019-030 (1)

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE-SAVE AREA

HUNTINGTON FOREST, PHASE 1, MAP 3 (MAP BOOK 41, PAGE 35) OWNER INFORMATION

LOT NO.	PIN NO.	OWNER	DEED BOOK	DEED PAGE	ZONING
196	201-233-45	ERICA A GORDON	32996	585	R-3(CD)
197	201-233-46	CASEY PATRICK SPILLER	18820	914	R-3(CD)
198	201-233-47	ALAN W BURRIS & SHIRELL H BURRIS	19175	119	R-3(CD)
199	201-233-48	JOHN D LANZANO	32183	682	R-3(CD)
200	201-233-49	ROBIN BURNEY & DIONTRE STANLEY	29417	809	R-3(CD)
201	201-233-50	ROXIANNA JOHNSON	19036	764	R-3(CD)
202	201-233-51	SHAWN SEALY & LEAH SEALY	24290	196	R-3(CD)
203	201-233-52	FELICIA MARIE HENRY-PAYNE & HORACE PAYNE	32968	337	R-3(CD)
204	201-233-53	TEMEKA R TRUESDALE & MAXWELL L TRUESDALE	18646	735	R-3(CD)
205	201-233-54	PEDRO J POZOS & MARIA POZOS	19093	437	R-3(CD)
206	201-233-55	HERBERT BROOKS & CHARON BROOKS	31120	515	R-3(CD)
207	201-233-56	FREDERICK C HUSKEY	20036	948	R-3(CD)
208	201-233-57	ARCHNA CHADHA	27124	26	R-3(CD)
209	201-233-58	HEIDY MARITZA MINA	30301	762	R-3(CD)
210	201-233-59	STUART W LAIL & JENNIFER A LAIL	18354	569	R-3(CD)
211	201-233-60	CHARLES R JR MOULLIET & LAURA HILLARY MOULLIET	20315	765	R-3(CD)
212	201-233-61	SHANTANU DAS	30495	579	R-3(CD)
213	201-233-62	JANE ROBERTSON TOWNSEND	17959	883	R-3(CD)
214	201-233-63	PROPERTY OWNER 6 LLC	32786	958	R-3(CD)
215	201-233-64	DAMON M GLOVER	21571	822	R-3(CD)
216	201-233-65	CAROLINA BAY INVESTMENT GROUP LLC	28845	979	R-3(CD)
217	201-233-66	TAMARA G LANCASTER & HEATHER M HILTON	18050	772	R-3(CD)



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phone 919. 361. 5000
fax 919. 361. 2269
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www.mcadamsco.com

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REVISIONS

NO.	DATE	
1	04/15/19	PER OWNER AND CITY COMMENTS
2	05/13/19	PER OWNER AND CITY COMMENTS
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4	07/26/19	PER CITY COMMENTS
5	10/28/19	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	CTP-18000
FILENAME	
CHECKED BY	BGP
DRAWN BY	AJB
SCALE	1"=100'
DATE	02. 14. 2019

SHEET

REZONING CONCEPT PLAN

RZ-1

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CONTINENTAL PROPERTIES COMPANY, INC.
REZONING PETITION NO. 2019-030
10/28/2019

Development Data Table:

Site Area: +/- 30.73 acres
Tax Parcels: 201-221-03 and 201-221-17
Existing Zoning: R-12MF(CD)
Proposed Zoning: R-12MF(CD)
Existing Use: Vacant
Proposed Uses: Up to 250 Multi-family Dwelling Units
Maximum Building Height: Up to forty (40) feet and two (2) stories
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Continental Properties Company, Inc. (the "Petitioner") to accommodate the development of a multi-family residential community on that approximately 30.73-acre site located on the northwest side of South Tryon Street and southeast side of Erwin Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 0201-221-03 and 201221-17.

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").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12MF zoning district shall govern the development and use of the Site.

4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such 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, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of two hundred seventy-two (272) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the R-12MF zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The total number of access points from South Tryon Street shall be limited to one (1).

2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.

3. The Petitioner shall construct a left turn lane on Erwin Road at the Site's proposed access with one hundred fifty (150) feet of storage.

4. The Petitioner shall construct the required curb and gutter on the Site's frontage of Erwin Road, as generally depicted on the Rezoning Plan.

5. The Petitioner shall construct a northbound leftover on South Tryon Street at the proposed Public Road A.

6. The Petitioner shall construct a concrete pad for a bus stop along South Tryon Street, location of which to be determined in coordination with CATS during the permitting phase of development.

7. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.

8. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.

   a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at 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 CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and 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.

9. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced herein may not be possible without the acquisition of additional right-of-way. If after exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering and Property Management Department, 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 agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body or 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 associated public roadway improvements are delayed because of delays in the acquisition of additional right-of-way as contemplated herein, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way 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 CDOT will instruct applicable authorities to allow the issuance of Certificates of Occupancy for the applicable building(s); provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway 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.

IV. Architectural Standards

1. Building Height shall be limited to two (2) stories for all buildings.

2. Buildings shall not be more than two hundred fifty (250) feet in length along a right-of-way.

3. For multi-family buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of façade modulation or mass separation. Such modulation or mass separation shall occur at intervals of no more than sixty (60) feet.

4. All ground floor entrances shall include a direct pedestrian connection between street facing doors to adjacent on-Site sidewalks.

5. Vinyl shall be a prohibited building material, except for windows, trim, and soffits.

6. Band or strip-window fenestration design shall be prohibited.

7. Multi-family buildings shall contain a minimum transparency of 25% for all floors, per building elevation.

8. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.

9. Dumpsters shall be screened from view from all network required streets.

10. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs of porches, attached sheds, and detached garages may be no less than 2:12, unless a flat roof architectural style is employed.

11. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.

12. All corner/end units that face a public or private street shall have a porch, stoop or blank wall provision that wraps a portion of the front and side of the unit to limit the maximum blank wall expanse to ten (10) feet on all building levels.

V. Streetscape and Landscaping

1. A multi-use path shall be constructed along the Site's frontage of South Tryon Street as generally depicted on the Rezoning Plan. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be provided along the Site's frontage of Erwin Road and a minimum five (5) foot wide sidewalk shall be provided along the Site's proposed internal public road connection, as generally depicted on the Rezoning Plan.

2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VI. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.

VII. Open Space & Amenities

1. The Petitioner shall comply with tree save requirements.

2. The Petitioner shall provide a minimum of six (6) acres of Preservation Areas, in locations as generally depicted on the Rezoning Plan.

3. The Petitioner shall install and maintain a minimum 37.5-foot Class C buffer adjacent to existing single-family homes, in the area as generally depicted on the Rezoning Plan, to include an opaque fence or wall.

4. The Petitioner shall provide a minimum of 20,000 square feet of common open space and amenity areas within the Site, as generally depicted on the Rezoning Plan, to include, but not be limited to, landscaping, hardscaping, benches, garden artwork, pools, clubhouses, pet parks, washing stations, and/or walking paths.

VIII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) 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 pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

IX. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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DRAWN BY	AJB
SCALE	1"=100'
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SHEET

REZONING CONCEPT PLAN NOTES

RZ-2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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