

Development Data Table:

Site Area: 30 acres

Tax Parcels: 219-111-21, 219-111-15, 219-111-30, 219-111-29, 219-111-28, 219-111-01, 219-111-17, 219-111-20, and 219-111-19

Existing Zoning: R-3

Proposed Zoning: B-D (CD) & R-12MF (CD) (requesting 5 year vested rights)

Existing Use: Residential, Vacant

Proposed Uses: Multi-Family Residential (Indoor Climate Controlled Storage)

Residential Density: 10.6 Dwelling Units per Acre

Maximum Height: 60'

Minimum Side Yard: 10'

Minimum Rear Yard: 20' adjacent to residential; 10' adjacent to non-residential

Maximum Development: 240 Multi-Family Residential Units, 90,000 square feet of Indoor Climate Controlled Storage

Maximum Floor Area Ratio (FAR): 2.0

Parking: will meet or exceed parking requirements in the Ordinance

General Provisions

1. **Site Description.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sweetgrass Residential Partners, LLC (the "Petitioner") to accommodate the development of a residential community and indoor climate controlled storage development on that approximately 30 acre site located on the east side of South Tryon Street, north of the intersection of South Tryon Street and Youngblood Road, and south of the intersection of South Tryon Street and Birmannwood Lane, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 219-111-21, 219-111-15, 219-111-30, 219-111-29, 219-111-28, 219-111-01, 219-111-17, 219-111-20, and 219-111-19.

2. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

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

3. **Planned Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located thereon.

4. **Graphics and Alterations/Modifications.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. Since the project has 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 and renderings of the development matters and 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:

a. Minor and do not materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or

b. Modifications to allow minor increases in the mass of the building that does not materially change the design intent depicted on or described in the Rezoning Plan.

5. **Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

II. Permitted Uses

Subject to the Maximum Development provisions set forth under Section III below, the Site may be devoted to any commercial or residential uses permitted by right or under prescribed conditions in the B-D or R-12MF Zoning Districts together with any incidental and accessory uses associated therewith.

III. Maximum Development

1. The Site may be developed with up to:

a. 240 multi-family residential units;

b. 90,000 square feet of gross floor area of indoor climate control storage, together with accessory uses, as allowed in the B-D zoning district.

2. Outdoor storage or truck terminal associated with the climate controlled storage facility shall not be permitted.

IV. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point 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.

2. As generally depicted on the Rezoning Plan, the Site will be served by public and private streets.

3. Petitioner shall contribute to the City's sidewalk project along South Tryon Street in lieu of Petitioner constructing a six (6) foot sidewalk along South Tryon Street between Youngblood Road to Birmannwood Lane.

4. Petitioner shall install pedestrian signals and curb ramps at the signalized intersection at Shopton Road West and South Tryon Street.

5. Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation of any necessary utility easements) a 100 foot wide area extending south through the Site from South Tryon Street to the southern boundary of the Site in order to accommodate the future extension of Shopton Road West by the City of Charlotte. The Petitioner agrees to maintain this area, at Petitioner's cost, to be dedicated once the City has funding required to construct the future roadway. This area shall not be used in tree save or open space calculations in the interim.

6. A street connection from the Site's internal street network to Birmannwood Lane shall not be made until such time as at least two (2) parcels adjacent to Birmannwood Lane are rezoned to a zoning district other than the current R-3 zoning district. Petitioner shall extend the internal street to within fifty (50) feet of Birmannwood Lane and terminate as a stub with a barricade. In order to accommodate a future connection, the Petitioner shall design, plat and dedicate the right-of-way to provide for the future connection from the Site to Birmannwood Lane. The right-of-way dedication for the connection to Birmannwood Lane will be dedicated at the time the street connection is constructed.

7. 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.

V. Architectural Standards

1. The intent of the redevelopment concept is to create architectural features that utilize a variety of architectural expressions that are compatible with the surrounding and work cohesively to present a unified development. The exterior building materials will consist of primarily glass, brick, stucco, metal, stone, simulated stone, pre-cast stone, and composite panels, cementitious siding, architectural pre-cast concrete panels, and/or architectural face block construction materials. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

2. Unless otherwise stated below, the maximum height of buildings shall be sixty (60) feet.

a. For the purposes of this height limit, architectural features (such as parapets, spires, mansards, domes and dormers), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story building.

3. Residential Buildings (located in the portion of the Site requesting the R-12MF zoning district) shall conform to the following standards:

a. Residential buildings shall be limited in height to fifty (50) feet and three stories in areas labeled as such on the chart included in the Rezoning Plan. All other residential buildings shall have a maximum height of sixty (60) feet as shown on the chart included in the Rezoning Plan.

b. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

c. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

i. 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 two (2) feet extending through at least a full floor.

d. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

i. Building elevations shall be designed with vertical bars 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.

ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets; and

iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' 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.

c. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

4. The proposed indoor climate controlled storage buildings (located in the portion of the Site requesting the B-D zoning district) shall conform to the following standards:

a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

i. The principal buildings constructed on the B-D portion of the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as hard-plank), metal panels (excluding the building end facade fronting Youngblood Road), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

1. Facades at the end of the buildings fronting Youngblood Road shall be comprised of a minimum of 50% brick or masonry materials.

2. All facades shall contain a brick or masonry column or other architectural articulation at least once every fifty (50) feet.

ii. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

iii. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage units shall be provided only by internal hallways.

iv. Facades at the end of the buildings fronting Youngblood Road shall at the ground floor of the building have a minimum of 25% clear vision glass principally comprised of windows and the upper story (if provided) shall have a minimum of 25% clear vision and/or spandrel glass principally comprised of windows. The above 25% standard shall be determined by a horizontal measurement within said zones.

v. Where expanses of solid walls are necessary on elevations, other than noted above, the facade of any floor of the building(s) (including facades that do not front a public street, but are fully visible from a public street), may not have a blank or unarticulated wall that exceeds twenty (20) feet in length. Design elements that may be utilized to break up expanses of solid wall include, without limitation: ornamentation, molding, string courses, belt courses and/or changes in material or color. This standard will not apply to walls facing or oriented toward abutting properties that are not fully visible from Youngblood Road.

vi. Pedestrian entrances will be easily identified and will have architectural features such as canopies or awnings and/or window features.

vii. Individual storage units shall not be accessible from the exterior of the building.

viii. Normal office hours of operation shall be between 8:00 a.m. and 7:00 p.m. Lighting after office hours shall be downwardly directed only or motion-detected security lighting.

1. Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.

2. A minimum setback of at least thirty (30) feet from the future right of way shall be provided along South Tryon Street, at least twenty-seven (27) feet from future and existing right-of-way along Youngblood Road and Shopton Road West and twenty-seven (27) feet from the proposed back of curb along the Site's internal street frontages.

a. Residential stoops, stairs and porches may encroach up to four (4) feet into the setback as a "transition" zone.

VI. Streetscape/Landscaping

1. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings, throughout the Site's public and private streets.

2. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

3. The Petitioner shall provide a six (6) foot wide sidewalk along the site's frontage on existing Youngblood Road and an eight (8) foot wide sidewalk along the site's frontage on South Tryon Street.

4. The Petitioner shall provide an eight (8) foot wide planting strip and six (6) foot sidewalk along proposed internal streets, as generally depicted on the Rezoning Plan.

5. All structures and off-street parking and service areas will be separated by a Class B or Class C buffer, as indicated on the Rezoning Plan, along the side or rear yard from any abutting lot located in a single family residential district or abutting a single family use.

6. Buffered areas, as shown on the Rezoning Plan, shall be undisturbed where feasible, such as where indicated as tree save area.

7. Internal Site Yards and Rear Yards: 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.

VII. Environmental Features

The Petitioner shall comply with the City of Charlotte Tree Ordinance and 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.

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.

3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

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.

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.

REQUIRED TREE SAVE:

BD (CD) PROPERTY AREA: 311,372 SF (7.14 AC) REQUIRED 15% TREE SAVE AREA: 46,778 SF (1.07 AC)

R-12 MF (CD) PROPERTY AREA: 1,008,500 SF (23.15 AC) REQUIRED 15% TREE SAVE AREA: 154,247 SF (3.54 AC)

VEHICULAR INGRESS/EGRESS

BUILDING/PARKING/SERVICE ENVELOPE

ZONING BOUNDARY

BOC BACK OF CURB

VICINITY MAP NOT TO SCALE

MICHELLE M. SANCHEZ and husband, CARLO M. SANCHEZ DB #1669 PG 129, LOT 3 CRIGHTON PROPERTY, MAP 1 MB 28 PG 306 PID #219-124-23

REED STREET TREES TO BE LOCATED BEHIND SIDEWALK AND OUTSIDE OF FUTURE NCDOT ROW. TREES INSIDE POSSIBLE TREE SAVE MAY BE COUNTED TOWARDS STREET TREE REQUIREMENT

R-3 27' SETBACK FROM R/W

FULL MOVEMENT ACCESS

SEE NOTE THIS SHEET SECTION IV TRANSPORTATION, NOTE 6

8' PLANTING STRIP WITH 6' SIDEWALK (TYP BOTH SIDES)

50' REAR YARD SETBACK POSSIBLE TREE SAVE

WILTSHIRE MANOR MAP 2 PHASE 2 MB 27 PG 55

50' CLASS C BUFFER (MAY BE REDUCED WITH WALL OR FENCE)

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 66

LOT 67

LOT 68

LOT 69

WILTSHIRE MANOR MAP 2 PHASE 3 MB 28 PG 481

PROPOSED ZONING BOUNDARY (BD(CD) & R-12MF (CD))

MULTI FAMILY APARTMENTS ±4.2 AC. EXISTING ZONING: R-3 PROPOSED ZONING R-12-MF (CD)

MULTI FAMILY APARTMENTS ±7.0 AC. EXISTING ZONING: R-3 PROPOSED ZONING R-12-MF (CD)

CLIMATE CONTROLLED SELF STORAGE ±4.4 AC EXISTING ZONING: R-3 PROPOSED ZONING BD(CD)

NEW 6' SIDEWALK, BACK OF SIDEWALK LOCATED 2' INSIDE YOUNGBLOOD ROW

27' SETBACK FROM EXTG AND FUT YOUNGBLOOD ROW

75' CLASS B BUFFER WITH WALL OR FENCE

20' REAR YARD SETBACK

30' SETBACK FROM FUT ROW SHOPTON ROAD WEST

30' SETBACK FROM FUT ROW SHOPTON RD WEST ROW

EXISTING ALIGNMENT OF YOUNGBLOOD ROAD AT SHOPTON ROAD WEST

RIGHT IN / RIGHT OUT ACCESS

SS FUTURE ALIGNMENT OF YOUNGBLOOD ROAD

WHERE PUBLIC ROW OF WAY NCDOT PROJECT NO. 16-0000 PG 224 & 28

PROPOSED LEFT OVER MEDIAN BREAK; RI/RO/L ACCESS

8' PLANTING STRIP WITH 6' SIDEWALK

FUT ROW 75' FROM C/L EXISTING ROW

30' SETBACK ON SOUTH TRYON

FUTURE SIDEWALK ON SOUTH TRYON STREET PER CITY OF CHARLOTTE PLANS (JOB 512-16-057)

SOUTH TRYON STREET N.C. HIGHWAY 49

UNPAVED PARKING AREA OFF-WAY NCDOT PROJECT NO. 16-0000 PG 224 & 28

POSSIBLE TREE SAVE

EXISTING ZONING: R-3 PROPOSED ZONING R-12-MF (CD)

REAR YARD SETBACK

50' REAR YARD SETBACK

50' REAR YARD SETBACK

50' REAR YARD SETBACK

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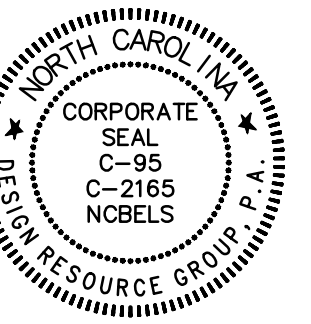
50' REAR YARD SETBACK

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REZONING PET 2017 -112

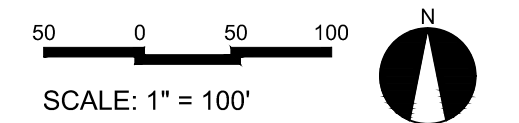
YOUNGBLOOD APARTMENTS

STEELE CREEK COMMUNITY, CHARLOTTE, NORTH CAROLINA

SWEETGRASS RESIDENTIAL PARTNERS, LLC

4064 COLONY ROAD SUITE 430
CHARLOTTE NC 28211
704-709-0538

SCHEMATIC
ILLUSTRATIVE
PLAN



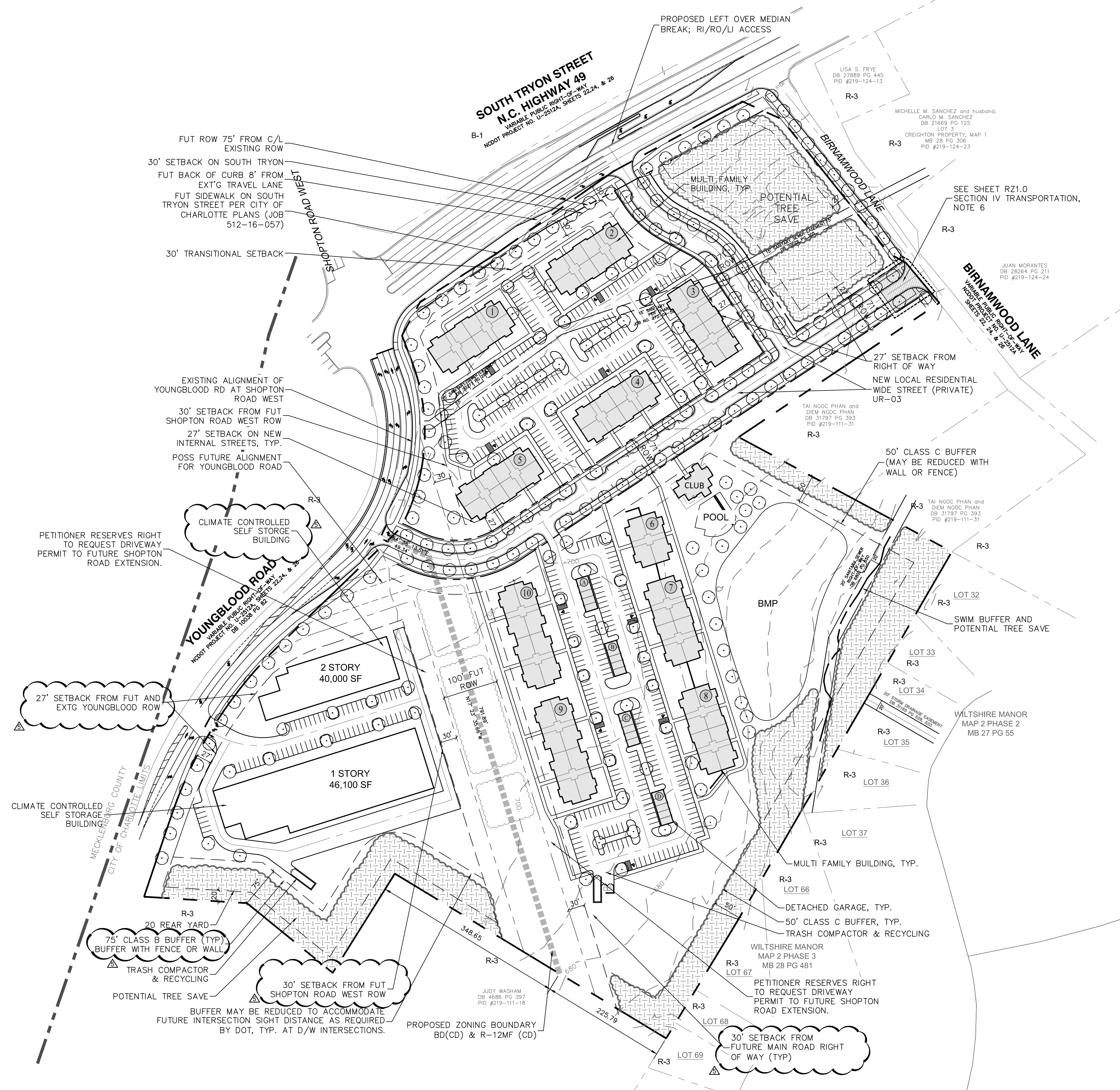
PROJECT #: 712-001
DRAWN BY: BS
CHECKED BY: BS

SEPTEMBER 11, 2017

REVISIONS:

1. 1-16-18 - ADDED PARCEL / UNITS
2. 3-12-18 - ADDITIONAL CONFIGURATION
3. 5-29-18 - REVISED SITE LAYOUT
4. 6-11-18 - REV ZONING DISTRICTS
5. 7-23-18 - PER PUBLIC HEARING 1

RZ - 2.0



RESIDENTIAL BUILDING #	TYPE	HEIGHT
1	3 STORY	50' MAX.
2	3 STORY	50' MAX.
3	3 STORY	50' MAX.
4	3 STORY	50' MAX.
5	3 STORY	50' MAX.
6	3-4 SPLIT	60' MAX.
7	3-4 SPLIT	60' MAX.
8	3-4 SPLIT	60' MAX.
9	3 STORY	50' MAX.
10	3 STORY	50' MAX.
A, B, C, D	GARAGE	N/A



-ELEVATION-

SCALE: NTS



Youngblood Apartments
 Steele Creek Community
 Charlotte, NC
 10/16/2017





APARTMENTS - CONCEPTUAL RENDERING

SCALE: NTS



Sweetgrass at Steele Creek

Charlotte, NC
11/07/17

These drawings are conceptual to illustrate design intent, and therefore subject to reasonable change as the design is developed and refined.

