VICINITY MAP
N.T.S.

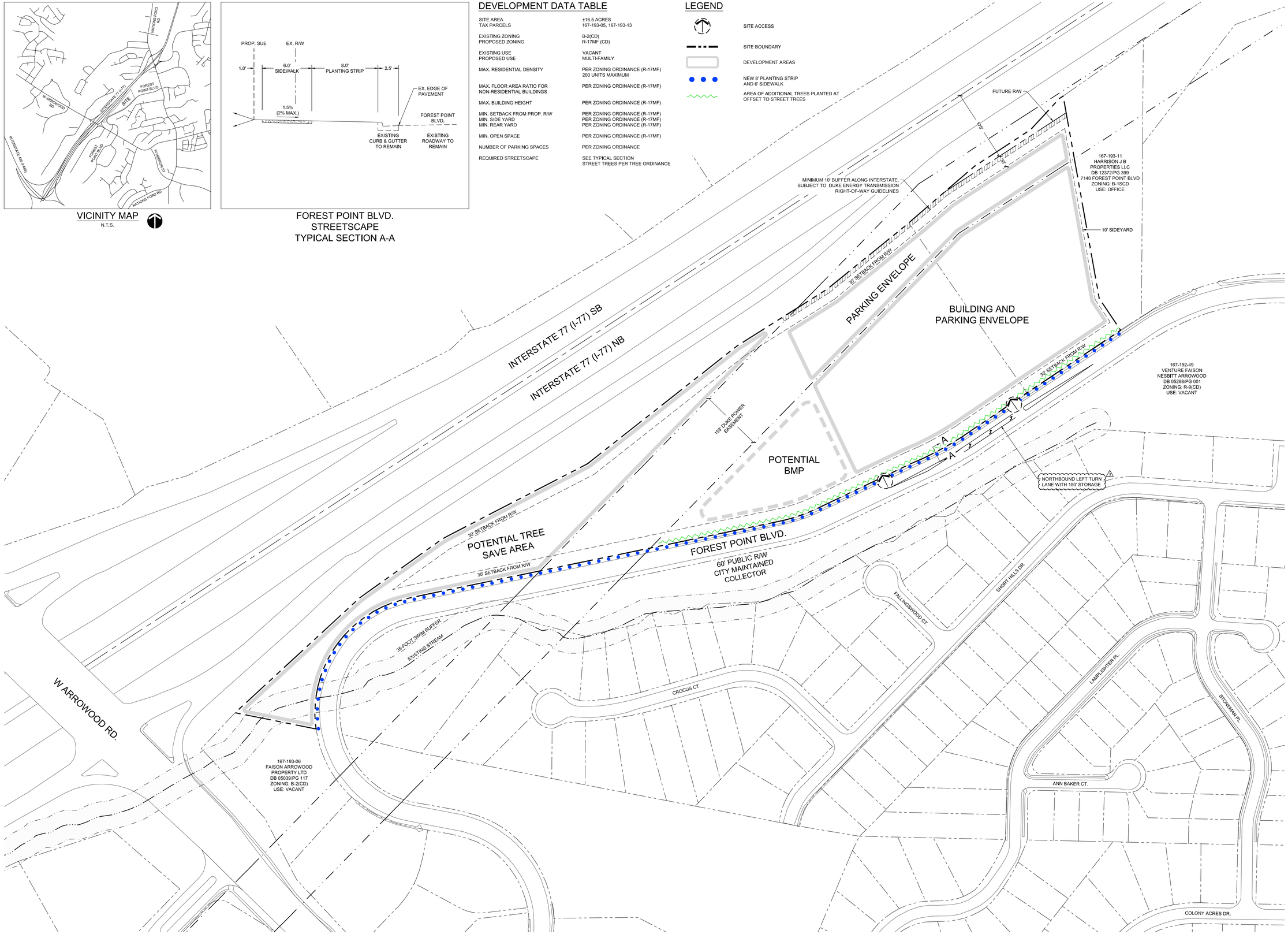
FOREST POINT BLVD.
STREETSCAPE
TYPICAL SECTION A-A

DEVELOPMENT DATA TABLE

SITE AREA TAX PARCELS	±16.5 ACRES 167-193-05, 167-193-13
EXISTING ZONING PROPOSED ZONING	B-2(CD) R-17MF (CD)
EXISTING USE PROPOSED USE	VACANT MULTI-FAMILY
MAX. RESIDENTIAL DENSITY	PER ZONING ORDINANCE (R-17MF) 200 UNITS MAXIMUM
MAX. FLOOR AREA RATIO FOR NON-RESIDENTIAL BUILDINGS	PER ZONING ORDINANCE (R-17MF)
MAX. BUILDING HEIGHT	PER ZONING ORDINANCE (R-17MF)
MIN. SETBACK FROM PROP. R/W MIN. SIDE YARD MIN. REAR YARD	PER ZONING ORDINANCE (R-17MF) PER ZONING ORDINANCE (R-17MF) PER ZONING ORDINANCE (R-17MF)
MIN. OPEN SPACE	PER ZONING ORDINANCE (R-17MF)
NUMBER OF PARKING SPACES	PER ZONING ORDINANCE
REQUIRED STREETSCAPE	SEE TYPICAL SECTION STREET TREES PER TREE ORDINANCE

LEGEND

- SITE ACCESS
- SITE BOUNDARY
- DEVELOPMENT AREAS
- NEW 8' PLANTING STRIP AND 6' SIDEWALK
- AREA OF ADDITIONAL TREES PLANTED AT OFFSET TO STREET TREES



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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION #2018-165

PROJECT

FOREST POINT

THE NRP GROUP LLC
1228 EUCLID AVENUE
CLEVELAND, OH 44115

LANDDESIGN PROJ.#
1018483

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12.17.18
2	REZONING SUBMITTAL	02.11.19
3	REZONING SUBMITTAL	05.24.19

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE
REZONING PLAN

SHEET NUMBER
RZ-1

DEVELOPMENT STANDARDS

~~February 11, 2019~~
May 24, 2019

1. GENERAL PROVISIONS

1.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 16.6 acre site located on the west side of Forest Point Boulevard, north of the intersection of Forest Point Boulevard and West Arrowood Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 167-193-05 and 167-193-13.

1.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-17 MF zoning district shall govern the development and use of the Site.

1.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.

1.D. All principal buildings and accessory structures developed on the Site must be located within the building/parking envelope depicted on the Rezoning Plan. Parking areas may be located within the building/parking envelope and the parking envelope depicted on the Rezoning Plan.

1.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.

1.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

2.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 R-17 MF zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities for the residents.

2.B. The dwelling units constructed on the Site shall maintain monthly rents that are income restricted to households earning ~~80% or less~~ on average 60% of the area median income for a period of not less than 15 years from the date of the issuance of a the first certificate of occupancy for ~~the first~~ a new building ~~to be~~ constructed on the Site.

3. TRANSPORTATION

3.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").

3.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.

3.C. Petitioner shall reserve for future right of way for the future widening of North Interstate 77 to be constructed by others (and not Petitioner) that portion of the Site located along the northern boundary line of the Site that is more particularly depicted on the Rezoning Plan (the "Future Right of Way"). The Future Right of Way shall be dedicated and conveyed to the City or to NCDOT by Petitioner upon the request of the City or NCDOT when the future widening of North Interstate 77 is to be constructed by others.

3.D. Subject to the approval of CDOT and any other applicable governmental agencies and prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a northbound left turn lane with 150 feet of storage on Forest Point Boulevard at the northernmost vehicular access into the Site as generally depicted on the Rezoning Plan. In the event that Petitioner cannot obtain all approvals and permits required to construct this northbound left turn lane, then Petitioner shall have no obligation to construct this northbound left turn lane.

3.E. All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

4. ARCHITECTURAL AND DESIGN STANDARDS

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

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

4.B.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.

4.B.2. Prohibited Exterior Building Materials:

4.B.2.a. Vinyl siding (but not vinyl hand rails, windows, soffits, doors or door trim).

4.B.2.b. Concrete masonry units not architecturally finished.

4.B.3. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

4.B.3.a. Buildings shall be placed so as to present a front or side facade to ~~all network required streets (public or private)~~ Forest Point Boulevard.

4.B.3.b. Buildings shall front a minimum of 60% of the ~~total network required~~ Forest Point Boulevard street frontage ~~on~~ north of the southernmost vehicular access point into the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

4.B.3.c. Parking lots shall not be located between any building and ~~any network required public or private street~~ Forest Point Boulevard.

4.B.3.d. Driveways intended to serve single units shall be prohibited on all network required streets.

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

4.B.4.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.

4.B.5. Architectural Elevation Design - building elevations shall be designed to create visual interest as follows:

4.B.5.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.

4.B.5.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.

4.B.5.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.

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

4.B.6.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.

4.B.6.b. For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

4.B.6.c. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

4.B.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.

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

5. STREETSCAPE/LANDSCAPING AND SCREENING

5.A. Petitioner shall replace the existing planting strip and the existing sidewalk located along the Site's frontage on Forest Point Boulevard with a new minimum 8 foot wide planting strip and a new minimum 6 foot wide sidewalk as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the new width of the planting strip and the new width of the sidewalk may be reduced as required where the sidewalk will tie into any existing sidewalk located on Forest Point Boulevard at the Site's boundary lines. The 6 foot wide sidewalk or portions thereof may be located in a sidewalk utility easement. Additionally, in those locations where existing topography of the Site and/or other Site conditions render the installation of an 8 foot wide planting strip impracticable, Petitioner will work with CDOT during the permitting process to determine the width of the planting strip.

5.B. Petitioner will install additional trees on the Site behind the sidewalk to be located along the Site's frontage on Forest Point Boulevard as generally depicted on the Rezoning Plan. These additional trees will be planted at an offset from the street trees.

5.C. Subject to the approval of CDOT and any other applicable governmental agencies and the availability of existing right of way to accommodate such improvements, Petitioner shall construct a sidewalk on the western and southern side (the Site side) of Forest Point Boulevard from the southern boundary line of the Site to the intersection of Forest Point Boulevard and West Arrowood Road in those locations where there is not an existing sidewalk. The width of any sidewalk segment installed by Petitioner shall be 5 feet, and Petitioner shall install a planting strip where there is sufficient right of way to do so and it is otherwise feasible. Petitioner shall not be required to install street trees in any planting strip it constructs. In the event that Petitioner cannot obtain all approvals and permits required to install a sidewalk segment or if there is not existing right of way to accommodate a sidewalk segment, then Petitioner shall have no obligation to install such sidewalk segment.

6. ENVIRONMENTAL FEATURES

6.A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

6.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. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

7.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.

7.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.

7.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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KEY MAP

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

NORTH

SHEET TITLE
REZONING NOTES

SHEET NUMBER
RZ-2