



DEVELOPMENT SUMMARY

PARCEL ID#: 02906175
EXISTING ZONING: R-3
PROPOSED ZONING: R17-MF (CD)
PETITION NO.: 2019-032
TOTAL SITE ACREAGE: 14.72 ACRES

OWNER: CHRISTENBURY FAMILY LLC
673 GRANDVIEW DR NE
CONCORD NC 28025

DEVELOPER: US DEVELOPMENTS, LLC
5925 CARNEGIE BLVD., SUITE 200,
CHARLOTTE, NC 28209
CONTACT: STEPHEN ROSENBURGH
PHONE NUMBER: 704-576-0022

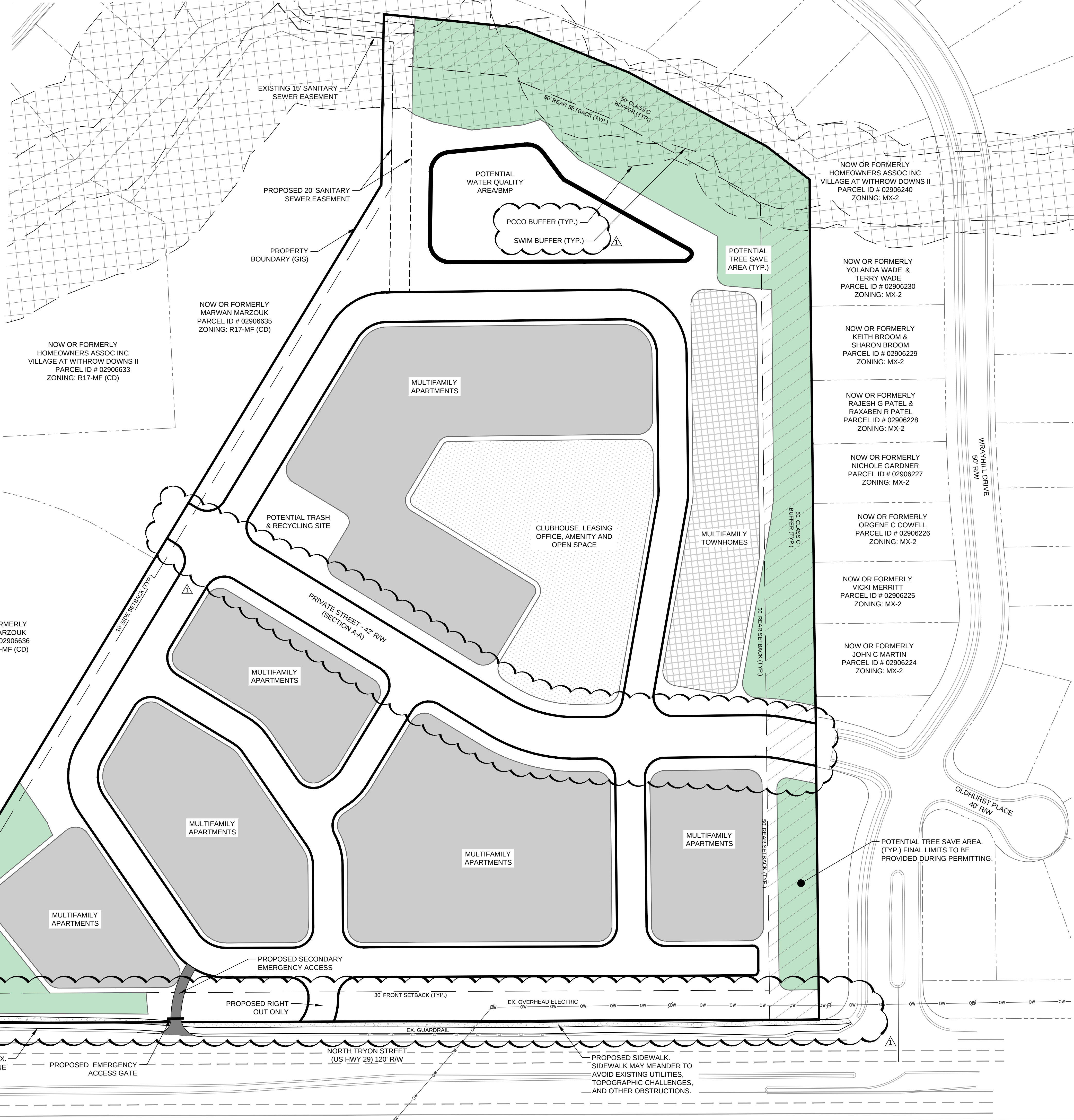
DESIGN ENGINEER: W.K. DICKSON - EDWIN SUDDRETH, PE
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PROPOSED USE: RESIDENTIAL APARTMENTS
MAXIMUM UNITS: 248 UNITS
PROPOSED UNITS: 248 UNITS (232 APARTMENTS/16 TOWNHOMES)
REQUIRED PARKING: SHALL MEET ORDINANCE REQUIREMENTS
PROVIDED PARKING: SHALL MEET ORDINANCE REQUIREMENTS
ACCESSIBLE PARKING REQUIRED: SHALL MEET ORDINANCE REQUIREMENTS
ACCESSIBLE PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

BUFFER REQUIREMENTS: 50' CLASS 'C' BUFFER ALONG NORTH AND EAST PROPERTY
BOUNDARY ABUTTING SINGLE FAMILY DEVELOPMENT

TREE SAVE
PROVIDED TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS

SOLID WASTE SUMMARY
SOLID WASTE CONTAINERS:
PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS
RECYCLING CONTAINERS:
PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS



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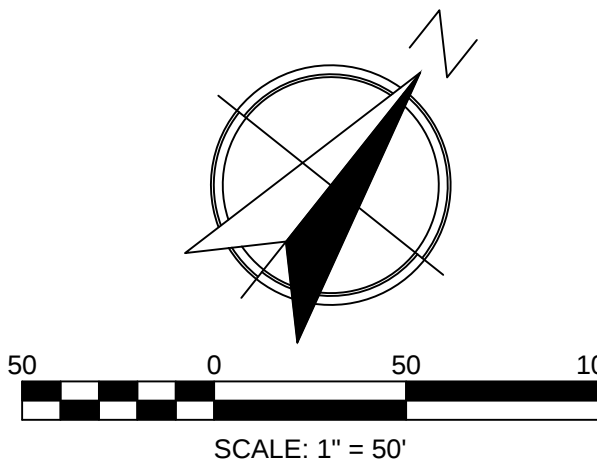


CHRISTENBURY
PROPERTY
CONDITIONAL
REZONING

SHEET TITLE

SCHEMATIC
SITE PLAN

SEAL



PROJ. MGR.:	WGB
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUGUST 2019
DRAWING NUMBER:	

1.0
WKD PROJ. NO.: 20180423.00.CL

REVISED:	DATE:	COMMENT:
	10/21/19	1 - 1ST ROUND COMMENTS REVISION

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORMA PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY US DEVELOPMENTS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 14.72 ACRE SITE LOCATED ON THE NORTH SIDE OF NORTH TRYON STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 02906175.
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-17MF 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 THE REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERNATIONS 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

1. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 248 MULTI-FAMILY DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE R-17MF ZONING DISTRICT.

III. TRANSPORTATION

1. VEHICULAR ACCESS WILL BE 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 OR NCDOT FOR APPROVAL. THE TOTAL NUMBER OF ACCESS POINTS FROM OLDHURST PLACE SHALL BE ONE (1) AND ONE (1) RIGHT OUT ACCESS POINT ALONG NORTH TRYON STREET (HWY 29).
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. PETITION 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 FOR ANY ABUTTING STREETS IF THE RIGHT OF WAY FOR ANY SUCH STREET DOES NOT MEET PRESCRIBED DIMENSION FOR THE TYPE OF STREET.
4. CURB AND GUTTER APPROXIMATELY 41-FEET FROM CENTERLINE SHALL BE PROVIDED ALONG PROPERTY FRONTAGE ALONG U.S. HWY 29.
5. PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PRIVATE STREET STUBBING EAST/WEST OF THE SITE.
6. EAST/WEST PRIVATE STREET SHALL BE CONSTRUCTED TO A MINIMUM OF A RESIDENTIAL MEDIUM STANDARD.

IV. ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R-17 MF DISTRICT AND THE FOLLOWING SPECIFIC STANDARDS.

- (A) PREFERRED EXTERIOR BUILDING MATERIALS: WITH RESPECT TO EACH PRINCIPAL AND ACCESSORY BUILDING THAT ABUTS A NETWORK REQUIRED PUBLIC OR PRIVATE STREET, THE FACADE OF SUCH BUILDING THAT FACES SUCH NETWORK STREET SHALL CONTAIN A MINIMUM OF 20% BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- (B) PROHIBITED EXTERIOR BUILDING MATERIALS:
- (I) VINYL SIDING BELOW THE SECOND FLOOR (BUT VINYL HAND RAILS, WINDOWS, SOFFITS, DOORS OR DOOR TRIM ARE PERMITTED).
- (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- (C) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
- (I) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
- (II) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
- (III) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET AND A BUILDING BUT ON STREET PARKING SHALL BE PERMITTED
- (D) 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 2 FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.
- (II) BALCONETS SHALL NOT BE USED AT THE STREET LEVEL ALONG NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. PATIOS AND PORCHES, IF ANY, SHALL HAVE A CONNECTION TO THE SIDEWALK.
- (E) ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
- (I) 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.
- (II) 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.
- (III) 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.
- (F) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
- (I) 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.
- (II) FOR PITCHED ROOFS, THE MINIMUM ALLOWED IS 5:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
- (III) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

V. STREETSCAPE AND LANDSCAPING

1. 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. TREE SAVE CALCULATIONS FOR THE SITE ARE AS FOLLOWS: 14.64 ACRES X .15 = 2.196 ACRES OF TREE SAVE TO BE PROVIDED ON THE SITE.
2. THE PETITIONER SHALL INSTALL AND MAINTAIN A MINIMUM 50-FOOT CLASS C BUFFER ADJACENT TO EXISTING SINGLE-FAMILY HOMES AND SINGLE FAMILY ZONED PROPERTY IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.

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 FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-ONE (21) FEET.

IX. AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO 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 EFFECTS OF THE REZONING DOCUMENTS AND DEFINITIONS

2. 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.
3. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE ERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OF THE OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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NC LICENSE NO.F-0374

CLIENT:



PROJECT:

CHRISTENBURY
PROPERTY
CONDITIONAL
REZONING

SHEET TITLE:

NOTES

SEAL:

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

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DESIGN BY:	ETS
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PROJ. DATE:	AUGUST 2019
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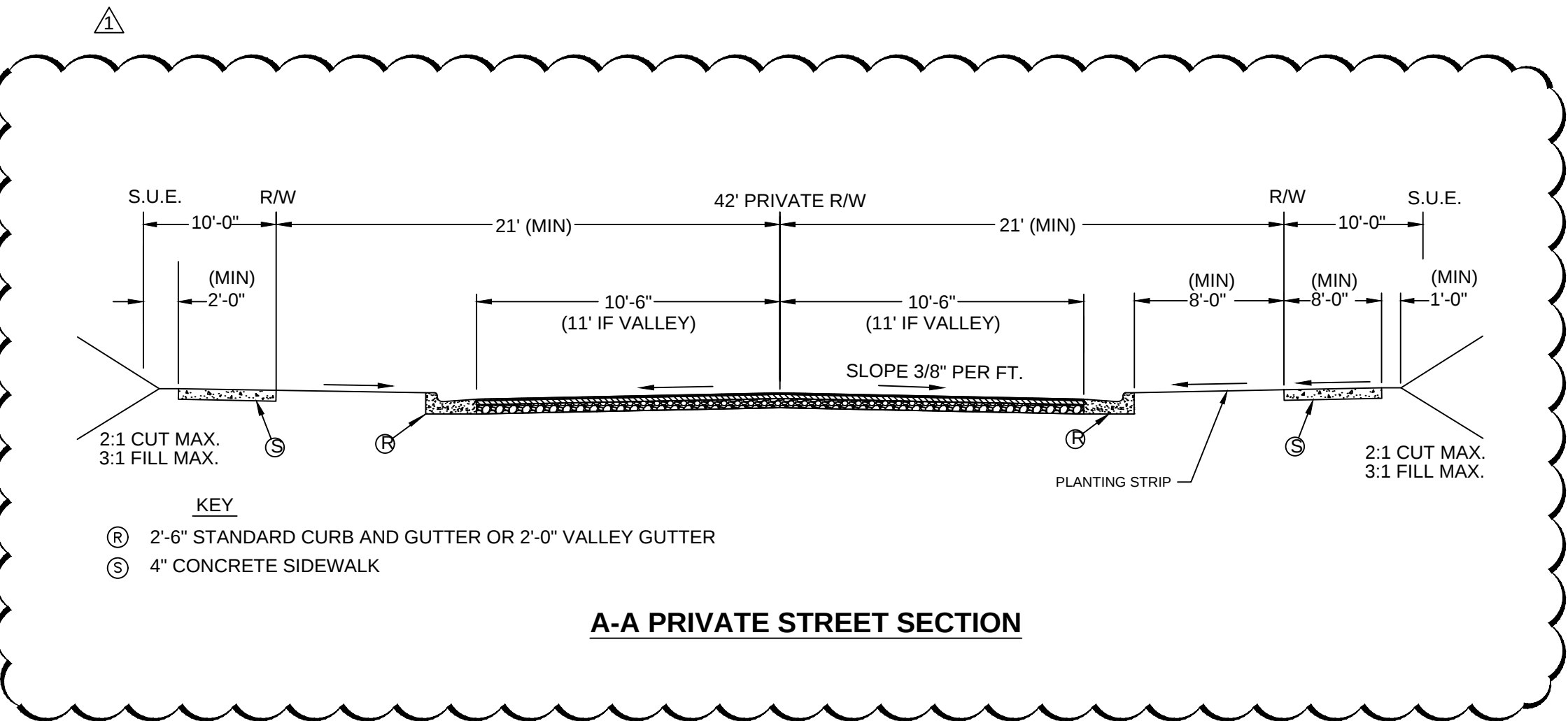
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A-A PRIVATE STREET SECTION