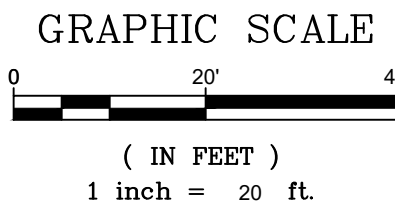
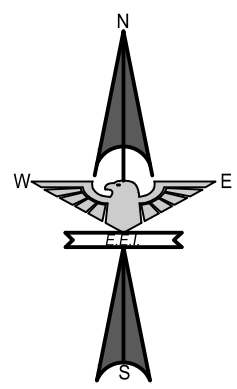


VICINITY MAP
NOT TO SCALE

SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	071-072-14 & 071-072-15
SITE ADDRESS	539 STATE STREET & 532 KATONAH AVENUE
ZONING	I-2 & R-8
PROPOSED ZONING	MUDD-O
USE CLASSIFICATION	MULTIFAMILY RESIDENTIAL
TOTAL AREA	0.73 ACRES



EAGLE ENGINEERING

FIRM LICENSE # C-0873
P.O. BOX 351
Indian Trail, NC 28079
(704) 882-4222
www.eagleinc.net

NO.	DATE	BY	ISSUE

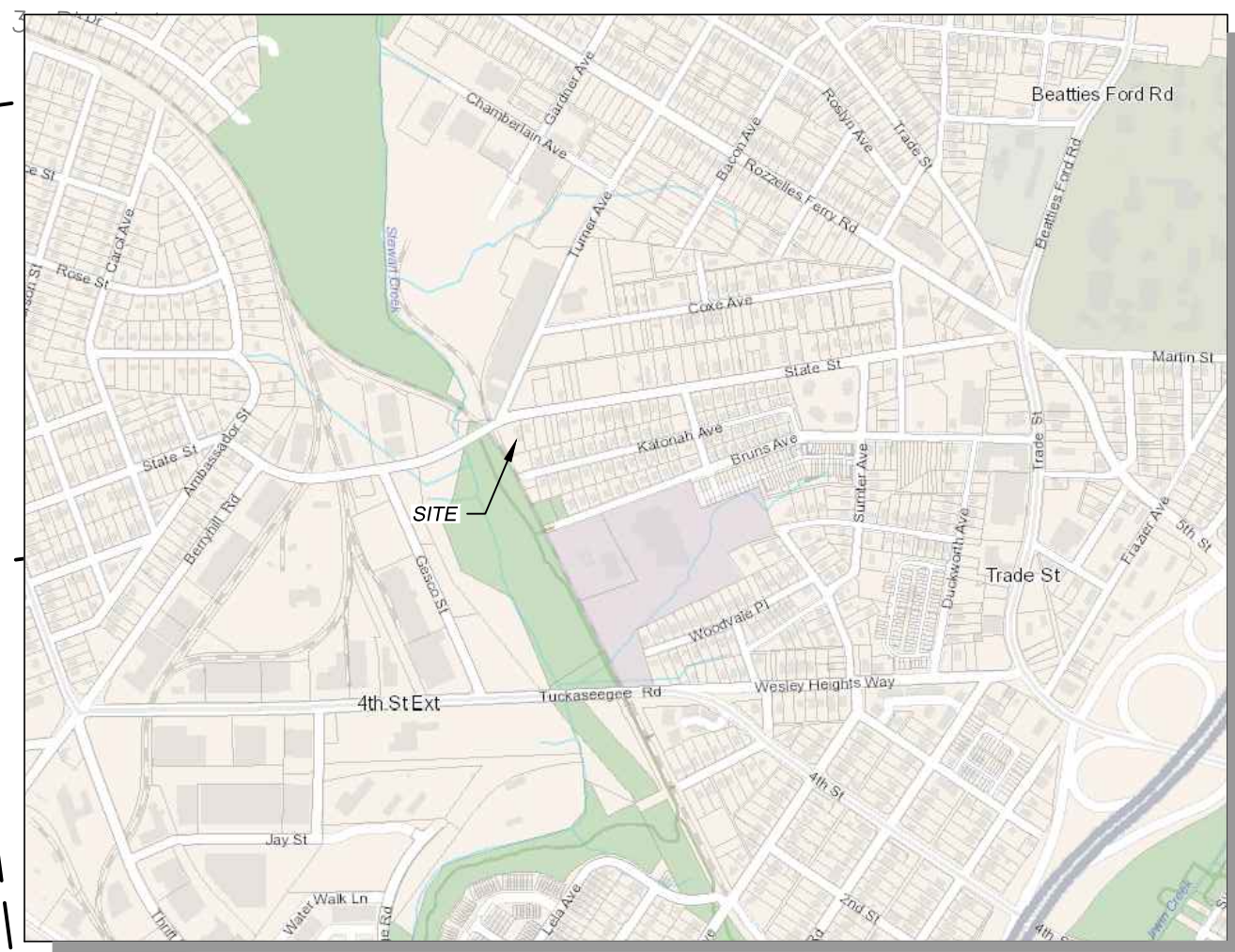
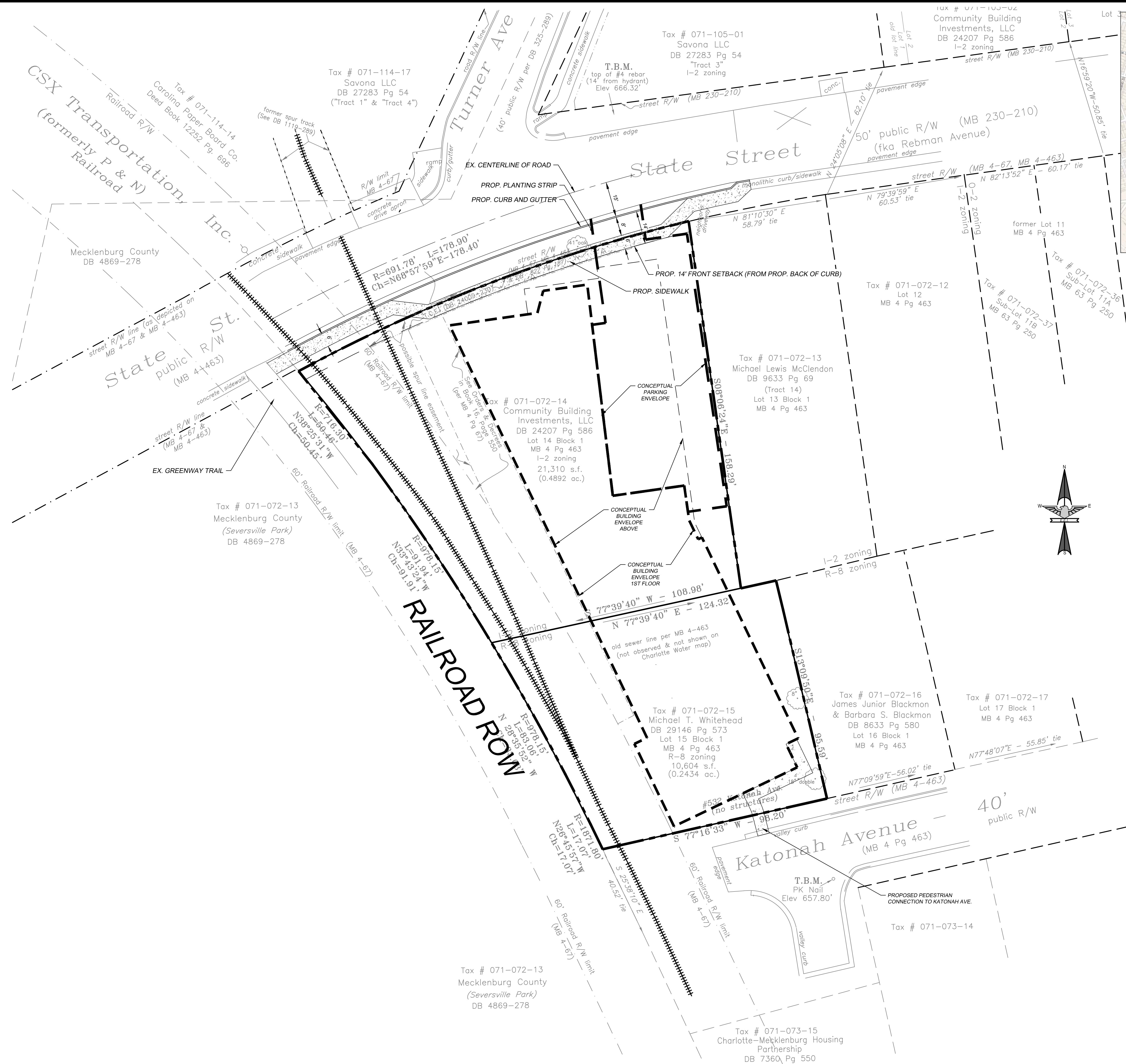
STATE STREET APARTMENTS
539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.
4601 Park Road, Suite 450
CHARLOTTE, NC 28209

EXISTING SITE			
DESIGNED BY	N/A	DRAWN BY	JLR
		CHECKED BY	JLR
DATE	11/01/2019	JOB NUMBER	6978
Scale			

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CONSTRUCTION

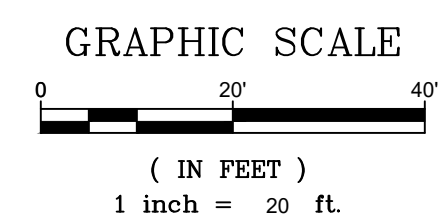
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VICINITY MAP
NOT TO SCALE

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	071-072-14 & 071-072-15
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STATE STREET APARTMENTS
539 STATE STREET, CHARLOTTE, NC

GRUBB PROPERTIES, INC.
4601 Park Road, Suite 450
CHARLOTTE, NC 28209

SCHEMATIC SITE PLAN

DESIGNED BY	N/A	DRAWN BY	JLR	CHECKED BY	JLR
AS SHOWN	11/01/2019	DATE	11/01/2019	SCALE	8978

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EXHIBIT 2

NO. 1. DATE 08/11/20 BY JLR ISSUE UPDATE BUILDING/PARKING OUTLINE & DEV. NOTES

STATE STREET APARTMENTS

SCHEMATIC SITE PLAN

PRELIMINARY

EXHIBIT 2

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FIRM LICENSE # C-0873
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Indian Trail, NC 28079
(704) 862-4222
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Development Data Table:

Existing Use:	Industrial, residential and vacant
Proposed Uses:	Up to 104 Multifamily Residential Units
Maximum Building Height:	Up to 70 feet, as measured per MUDD Ordinance standards
Parking:	Per the Optional Provision below in Section II.

I. General Provisions

- II. Optional Provisions**
- The Petitioner requests an optional provision to allow a variation from the typical MUDD parking standards for a total of six (6) parking spaces on Site.
- III. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of one hundred four (104) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

IV. Transportation

- ## V. Architectural Standards

1. The principal building(s) on the Site may use a variety of building materials. The building materials shall be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl hand rails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
3. Building massing shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, wall offsets, pilasters, and other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending throughout at least a full floor.
4. Architectural elevations shall be designed to create visual interest as follows:
 - a. Buildings shall be designed with a recognizable architectural base on all facades facing network required streets and the greenway. Such base may be executed through the use of articulated architectural facade features, changes in building materials, or color changes; and
 - b. Building elevations facing network required streets or the greenway shall not have expanses of blank walls greater than twenty (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.
5. Roof form and articulation -- roof form 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. Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets and the greenway.
6. The ground floor of the building frontage facing the greenway shall comprise of 100% active uses, such as but not limited to residential units, leasing, fitness, and/or cycle facilities (exclusive of stairways, mechanical, storage and other similar uses).

VI. Workforce Housing

The Petitioner shall voluntarily provide a workforce housing program to ensure that the proposed residential units are reasonably priced for persons earning less than the average median income for the area. Petitioner shall ensure that 50% of the residential units, for a period not less than fifteen (15) years, maintains monthly rents that are, on average, affordable for persons earning not more than 80% of the area median income.

VII. Greenway Access

The Petitioner will use good faith efforts to provide a public pedestrian pathway from Katonah Avenue to the Stewart Creek Greenway, assuming authorization is granted by the necessary parties for crossing the adjacent railway spur.

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.
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. Environmental Features

The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and tree save requirements.

X. 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.

XI. 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.



STATE STREET APARTMENTS
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DEVELOPMENT STANDARDS

DESIGNED BY	N/A	DRAWN BY	JLR	CHECKED BY	JLR
Scale	AS SHOWN	DATE	11/01/2019	JOB NUMBER	6978

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Sheet

EXHIBIT-3