

REZONING PETITION 2020-086

ELAN UNIVERSITY CITY

MULTI-FAMILY RESIDENTIAL

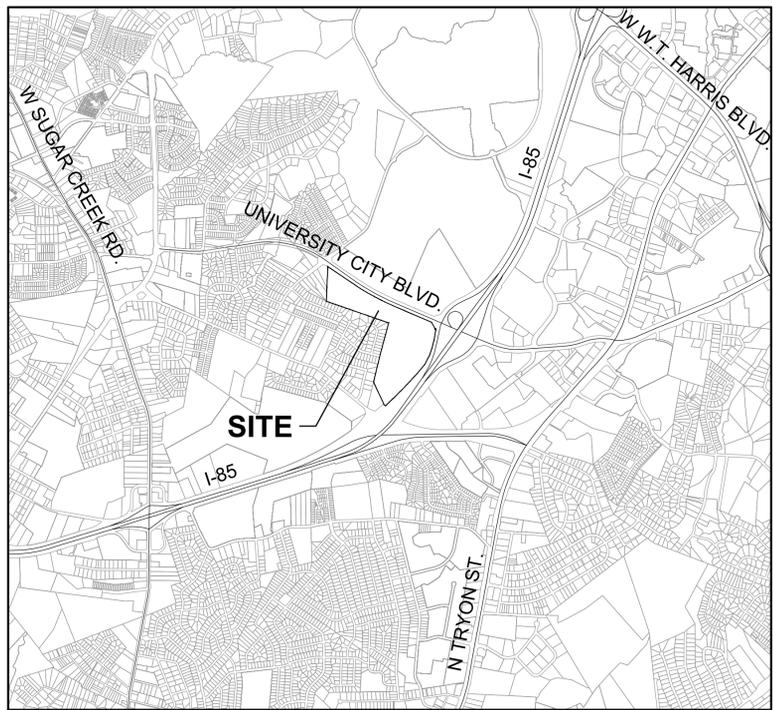
CHARLOTTE, NORTH CAROLINA

DATE: 12/28/2020

SHEET INDEX

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VICINITY MAP



PROJECT TEAM

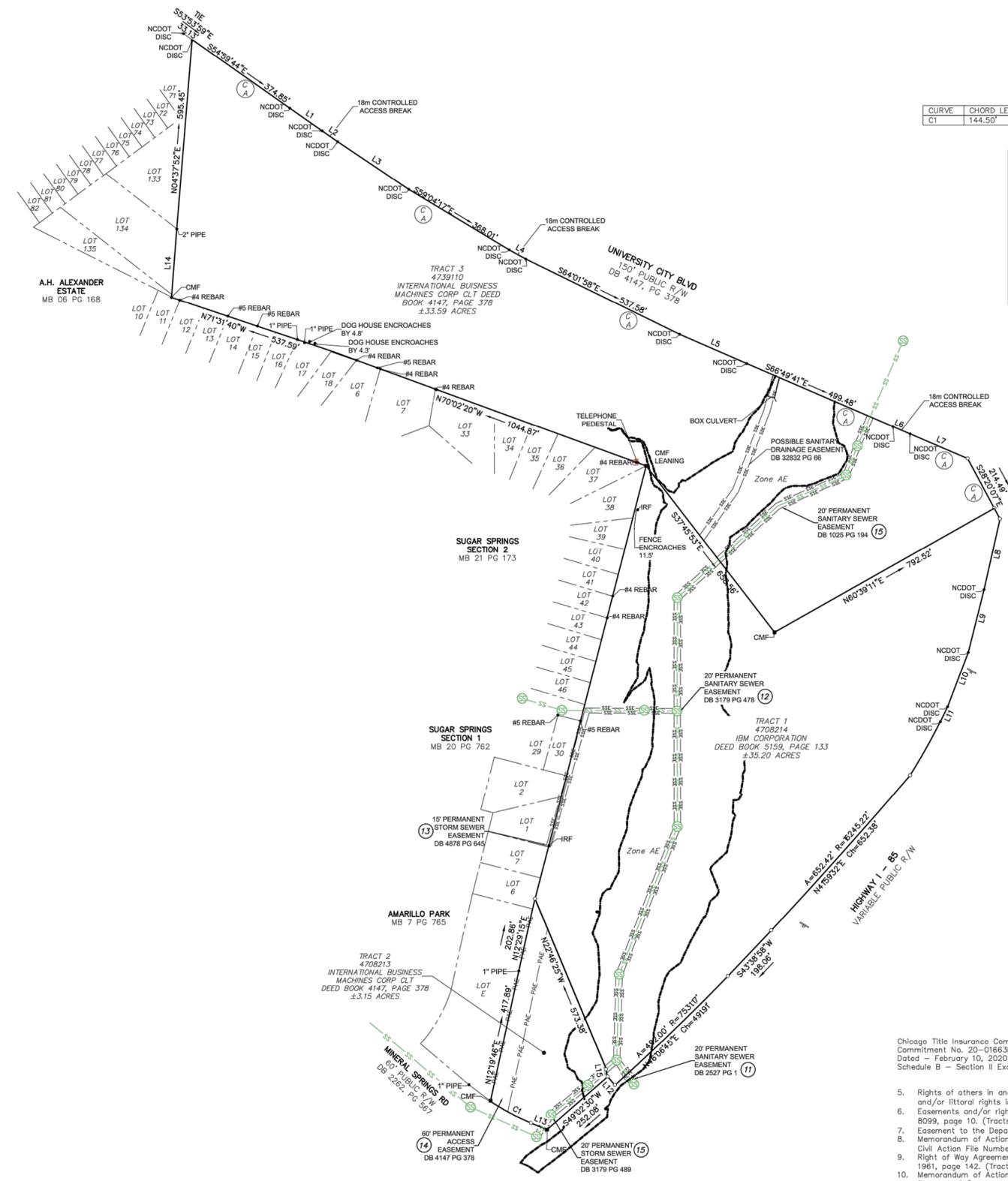
OWNER/DEVELOPER
 GREYSTAR GP II, LLC
 521 E MOREHEAD ST, SUITE 400
 CHARLOTTE, NC, 28202
 704.379.1868
 CONTACT NAME: ZACH SPENCER

LANDSCAPE ARCHITECT
 LANDDESIGN
 223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 CONTACT NAME: MARK KIME, PLA

CIVIL ENGINEER
 LANDDESIGN
 223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 CONTACT NAME: MASON GREESON, PE

SURVEYOR
 LDSI, INC.
 201 W 29TH ST
 CHARLOTTE, NC 28026
 704.309.8216
 CONTACT NAME: SETH MARTIN

- Point Legend:**
- EIP Existing Iron Pin
 - IPS Iron Pin Set (#5 Rebar)
 - CM Concrete Monument
 - PT Calculated Point
 - Utilities-
 - ⊕ UP Utility Pole
 - ⊕ SSMH Sanitary Sewer Manhole
 - ⊕ TPED Telephone Pedestal
 - Miscellaneous-
 - Sign
 - NF Now or Formerly
 - CGF Combined Grid Factor
 - BOC Back of Curb
 - EOP Edge of Pavement
- Line Legend:**
- x — Fence Line
 - — — Sanitary Sewer Line
 - — — Storm Sewer Easement



CURVE	CHORD LENGTH	CHORD BEARING	ARC LENGTH	RADIUS
C1	144.50'	S62°05'40"E	144.75'	704.64'

LINE	BEARING	DISTANCE
L1	S55°05'18"E	124.11'
L2	S55°17'27"E	59.25'
L3	S56°09'17"E	269.05'
L4	S61°10'55"E	59.77'
L5	S66°34'29"E	229.58'
L6	S68°48'32"E	59.07'
L7	S66°48'32"E	196.86'
L8	S12°49'00"W	226.73'
L9	S14°11'23"W	202.73'
L10	S20°48'17"W	182.70'
L11	S23°56'50"W	51.95'
L12	N40°57'49"W	35.00'
L13	N67°58'05"W	54.37'
L14	N04°31'52"E	214.62'
L15	N09°54'26"W	29.82'

Legal Description Tract One
blah blah blah

Legal Description Tract Two
blah blah blah

Legal Description Tract Three
blah blah blah

To: Greystar GP II, LLC, Chicago Title Insurance Company, LLC
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11, 13, 14, 15, 16, 17 and 230 of Table A thereof.
 Date:
 Seth F. Martin L-4719



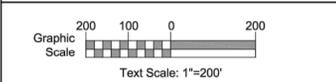
- General Notes:
- Deed References - DB 4147-378, 5159-133
 - Tax Parcel ID - 04739110, 04708214, 04708213
 - Current Owner - See Map
 - All bearings are NC Grid bearings.
 - All distances are shown horizontal.
 - Grid distance = Horizontal distance x Combined Grid Factor (0.00000000)
 - Area - Tract 1 - 35.20 acres
Tract 2 - 3.15 acres
Tract 3 - 33.59 acres
Total: 71.94 acres surveyed
 - Areas have been determined by coordinate computation.
 - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 - Zoning - RE-2 (CD) Research district - minimum lot area 4.0 acres
 - This property is partially located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710456600K Dated: 11/16/2018 and is reflected graphically on survey.
 - The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.
 - The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.
 - All monuments are #5 Rebar unless stated otherwise.
 - No parking locations were observed during survey.
 - Subject property has site access from University City Boulevard.
 - No observable evidence of site use as a solid waste dump, sump or sanitary landfill at time of survey.
 - No observable evidence of earth moving work, building construction, or building additions at time of survey.
 - Portion of the property lies within a public right-of-way and is shown graphically on survey.
 - No evidence of archeological site was located on property.
 - Subject Properties are contiguous, there are no gaps or overlaps in surveyed areas.

ALTA/NSPS Survey of
UNIVERSITY CITY
 University City Boulevard
 City of Charlotte
 Mecklenburg County
 North Carolina

prepared for:
Greystar GP II, LLC

No.	Revision	By	Date
1			
2			
3			
4			

201 West 29th Street
 Charlotte, NC 28206
 Phone: (704) 337-8329
 Fax: (704) 308-3153
 License No.: C-1925
 www.ldsi-inc.com

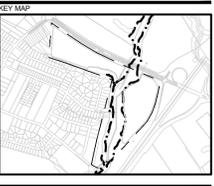


Date: 04/01/2020	Plot Date: 04/01/2020
Project Number: 4120033	
Drawn By: JMC	
Reviewed By: SFM	
Sealed By: SFM	Sheet 1 of 1

- Chicago Title Insurance Company, LLC
 Commitment No. 20-01663RA
 Dated - February 10, 2020 7:00AM
 Schedule B - Section II Exceptions
- Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land. (Tracts One, Two & Three) [Not a matter of survey]
 - Easements and/or rights of way to Duke Power Company recorded in Book 4581, page 602; Book 7823, page 28; and Book 8099, page 10. (Tracts One, Two & Three)
 - Easement to the Department of Transportation recorded in Book 9452, page 18. (Tracts One, Two & Three)
 - Memorandum of Action by the City of Charlotte recorded in Book 32632, page 61, and related condemnation proceedings in Civil Action File Number 18-CVS-13237. (Tracts One, Two & Three) [Not a matter of survey]
 - Right of Way Agreements with the State Highway and Public Works Commission recorded in Book 1882, page 345 and Book 1961, page 142. (Tract One)
 - Memorandum of Action recorded in Book 2742, page 263 and related Consent Judgment recorded in Book 2987, page 94. (Tract One) [Not a matter of survey]
 - Easements and/or rights of way to Duke Power Company recorded in Book 2526, page 457 and Book 3207, page 1. (Tract One) [As shown on Survey]
 - Right of Way Agreements to the County of Mecklenburg recorded in Book 3179, page 478 and Book 3207, page 194. (Tract One) [As shown on Survey]
 - Easement in favor of First Colony Corporation recorded in Book 4878, page 645. (Tract One) [As shown on survey]
 - Right of way reserved in instrument recorded in Book 4147, page 378. (Tract Two) [As shown on survey]
 - Easements in favor of Duke Power Company recorded in Book 1025, page 194; Book 3179, page 469; and Book 3179, page 489. (Tract Three) [As shown on Survey]
 - Right of Way Agreements to the State Highway Commission recorded in Book 2092, page 549; Book 2092, page 572; and Book 2654, page 286. (Tracts Two & Three)
 - Consent Judgment (City of Charlotte Annexation) recorded in Book 5529, page 226. (Tracts Two & Three) [Not a matter of survey]
 - Covenants, conditions, restrictions, easements and liens provided for in instrument(s) filed for record in Book 5704, page 554, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Tracts Two & Three) [Not a matter of survey]

ADJACENT PROPERTIES

- 1. PID: 04708212
ABERNETHY GLENDA
840 MINERAL SPRINGS RD
CHARLOTTE NC 28262
DB 02262 PG 567
- 2. PID: 04708294
ROLAND BRENT K & JEANETTE A
7016 CHEYENNE DR
CHARLOTTE NC 28262
DB 08692 PG 608
- 3. PID: 04708211
HUNTER BETTY OVERCASH
7020 CHEYENNE DR
CHARLOTTE NC 28213
DB 23964 PG 960
- 4. PID: 04708210
LAYMAN MARY SUE CADIEU
20520 LAGOONA DR
CORNELIUS NC 28031
DB 02315 PG 133
- 5. PID: 04708231
NURSE ALICIA J
7048 CHEYENNE DR
CHARLOTTE NC 28262
DB 30552 PG 81
- 6. PID: 04708230
TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705
DB 32065 PG 101
- 7. PID: 04708278
CPI/AMHERST SFR
PROGRAM OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746
DB 34417 PG 56
- 8. PID: 04708277
CPI/AMHERST SFR PROGRAM OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746
DB 34417 PG 56
- 9. PID: 04708276
B STIKELATHER LLC
4915 MONROE RD
CHARLOTTE NC 28205
DB 28929 PG 132
- 10. PID: 04708275
MEEKES SHIRLEY S
7212 CANYON DR
CHARLOTTE NC 28215
DB 05628 PG 259
- 11. PID: 04708274
CROWDER WILLIAM S & SARAH C
7218 CANYON DR
CHARLOTTE NC 28262
DB 05383 PG 211
- 12. PID: 04708273
HOLT HILLARY A
DOUGLAS ANNA H
7224 CANYON DR
CHARLOTTE NC 28262
DB 32617 PG 708
- 13. PID: 04708272
WASHINGTON STEVEN KEVIN
HIGHSMITH EVA MARIE
7300 CANYON DR
CHARLOTTE NC 28262
DB 05727 PG 528
- 14. PID: 04708271
NEWMAN JOAN L
7306 CANYON DR
CHARLOTTE NC 28262
DB 05396 PG 598
- 15. PID: 04708270
DOUGLAS BYRON EVAN &
MARIA ABBIGAIL M
7310 CANYON DR
CHARLOTTE NC 28262
DB 17388 PG 214
- 16. PID: 04708269
KANEV PETAR V
7314 CANYON DR
CHARLOTTE NC 28262
DB 33048 PG 296
- 17. PID: 04708268
ORR DUAN B &
POSEY-ORR DAWNE S
7318 CANYON DR
CHARLOTTE NC 28262
DB 07312 PG 263
- 18. PID: 04708267
CHAVIS CHARLOTTE Z
& JIMMIE W
7322 CANYON DR
CHARLOTTE NC 28262
DB 19916 PG 576
- 19. PID: 04708266
CERBERUS SFR HOLDINGS LP
C/O COLD RIVER LAND LLC
1850 PARKWAY PLACE SUITE 500
MARIETTA GA 30067
DB 32387 PG 823
- 20. PID: 04708265
GONZALEZ OSCAR U
7332 CANYON DR
CHARLOTTE NC 28269
DB 20047 PG 88
- 21. PID: 04708264
WHITESIDE BRADDOUS J
7334 CANYON DR
CHARLOTTE NC 28262
DB 05218 PG 178
- 22. PID: 04708238
SFR JV-1 2019-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705
DB 33886 PG 651
- 23. PID: 04708237
GILCHRIST ANTHONY &
VERGIE G
7225 AMARILLO DR
CHARLOTTE NC 28262
DB 05228 PG 692
- 24. PID: 04708524
MCLENDON JR TERRY
1100 WELL SPRING DR
CHARLOTTE NC 28262
DB 32070 PG 821
- 25. PID: 04708523
BORRUS NAVEA & VICKIE
1106 WELL SPRING DR
CHARLOTTE NC 28262
DB 32073 PG 919
- 26. PID: 04708522
MERA YBELISE
1112 WELL SPRING DR
CHARLOTTE NC 28262
DB 26238 PG 134
- 27. PID: 04708521
LOWE ELMER L JR & TERESA
1118 WELL SPRING DR
CHARLOTTE NC 28216
DB 10402 PG 215
- 28. PID: 04708520
DAUGHERTY DONALD A
& ANGELA M
11235 SAN FURR RD UNIT 101
HUNTERSVILLE NC 28078
DB 11406 PG 946
- 29. PID: 04708519
YAVOK HAYING & NIE NGUOM H
1130 WELL SPRING DR
CHARLOTTE NC 28262
DB 25598 PG 89
- 30. PID: 04708518
JOHNSON ERIC L
1136 WELL SPRING DR
CHARLOTTE NC 28262
DB 32114 PG 569
- 31. PID: 04708517
BDAP HDIRIN
1142 WELL SPRING DR
CHARLOTTE NC 28262
DB 31652 PG 748
- 32. PID: 04739137
MARTIN SARAH H
C/O MARTIN JR JAMES A
7316 NEAL RD
CHARLOTTE NC 28262
DB 35111 PG 468
- 33. PID: 04739107
MARTIN HEATHER
7300 NEAL RD
CHARLOTTE NC 28262
DB 05242 PG 236
- 34. PID: 04739106
BUI TAC THI
7308 NEAL RD
CHARLOTTE NC 28262
DB 07905 PG 065
- 35. PID: 04739104
CARTER BENJAMIN YANCEY
7316 NEAL RD
CHARLOTTE NC 28262
DB 33833 PG 876
- 36. PID: 04739103
MOREIRA JOSE & SANTOS ELLENNI
7318 NEAL RD
CHARLOTTE NC 28262
DB 10059 PG 641
- 37. PID: 04739102
BALL KRISHAN GRUPTA
10613 TAVERNAY PY
CHARLOTTE NC 28262
DB 20242 PG 728
- 38. PID: 04739101
INTERNATIONAL BUSINESS
MACHINES CORP CLT 703/002
ATTN: RONNIE THOMAS
10925 DAVID TAYLOR DR
CHARLOTTE NC 28262
DB 04147 PG 378
- 39. PID: 04730163
SOUTHCREST DEVELOPMENT LLC
2116 CROWN CENTRE DR STE 200
CHARLOTTE NC 28227
DB 34508 PG 469



NOT FOR CONSTRUCTION

ELAN UNIVERSITY CITY

GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

LANDDESIGN PROJ # 1019525

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020
2	REZONING SUBMITTAL	10/12/2020
3	REZONING SUBMITTAL	11/16/2020
4	REZONING SUBMITTAL	12/28/2020

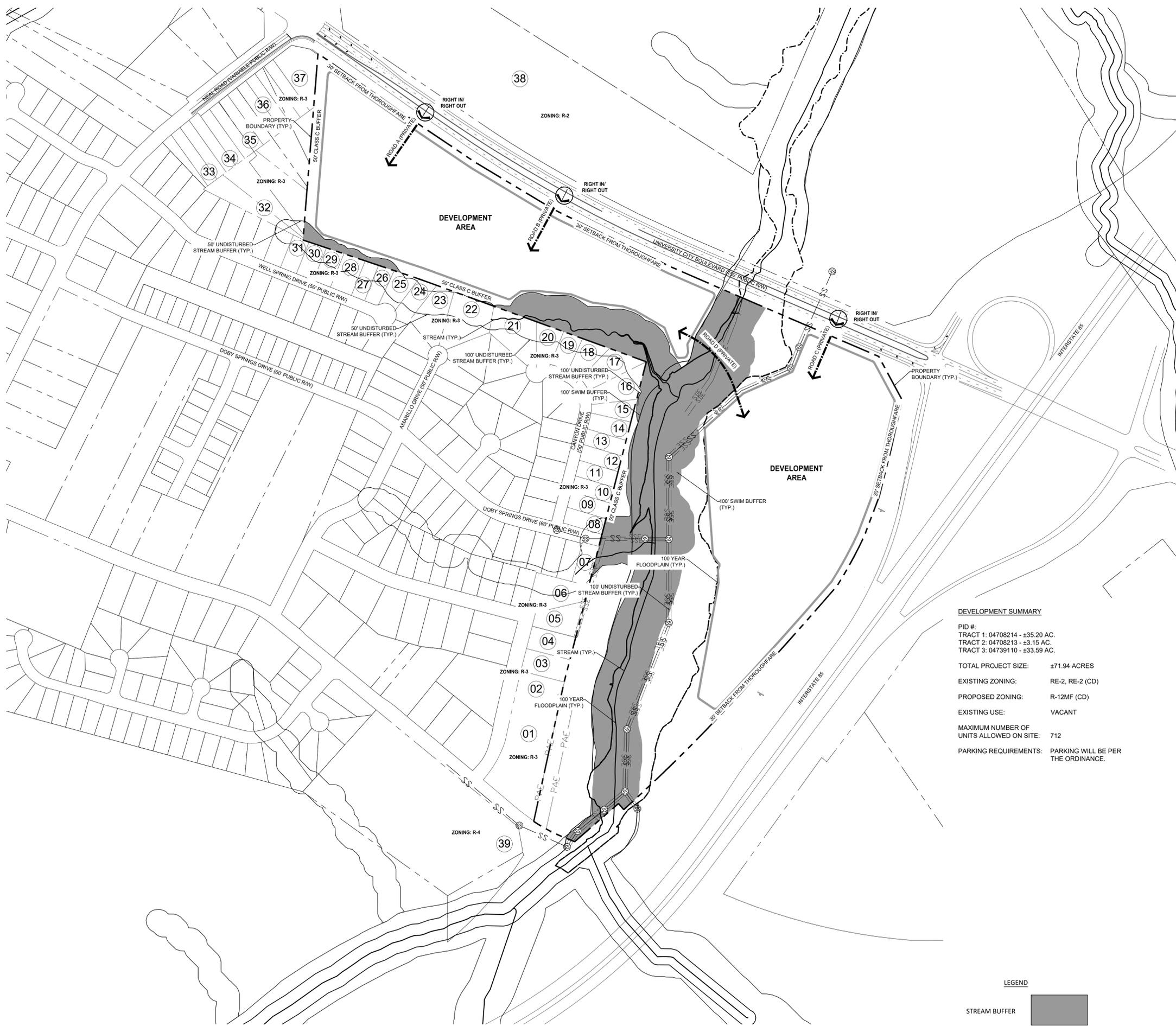
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI

SCALE: NORTH
VERT: N/A
HORZ: 1"=150'
0 75' 150' 300'
SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2.0



DEVELOPMENT SUMMARY

PID #:
TRACT 1: 04708214 - ±35.20 AC.
TRACT 2: 04708213 - ±3.15 AC.
TRACT 3: 04739110 - ±33.59 AC.

TOTAL PROJECT SIZE: ±71.94 ACRES

EXISTING ZONING: RE-2, RE-2 (CD)

PROPOSED ZONING: R-12MF (CD)

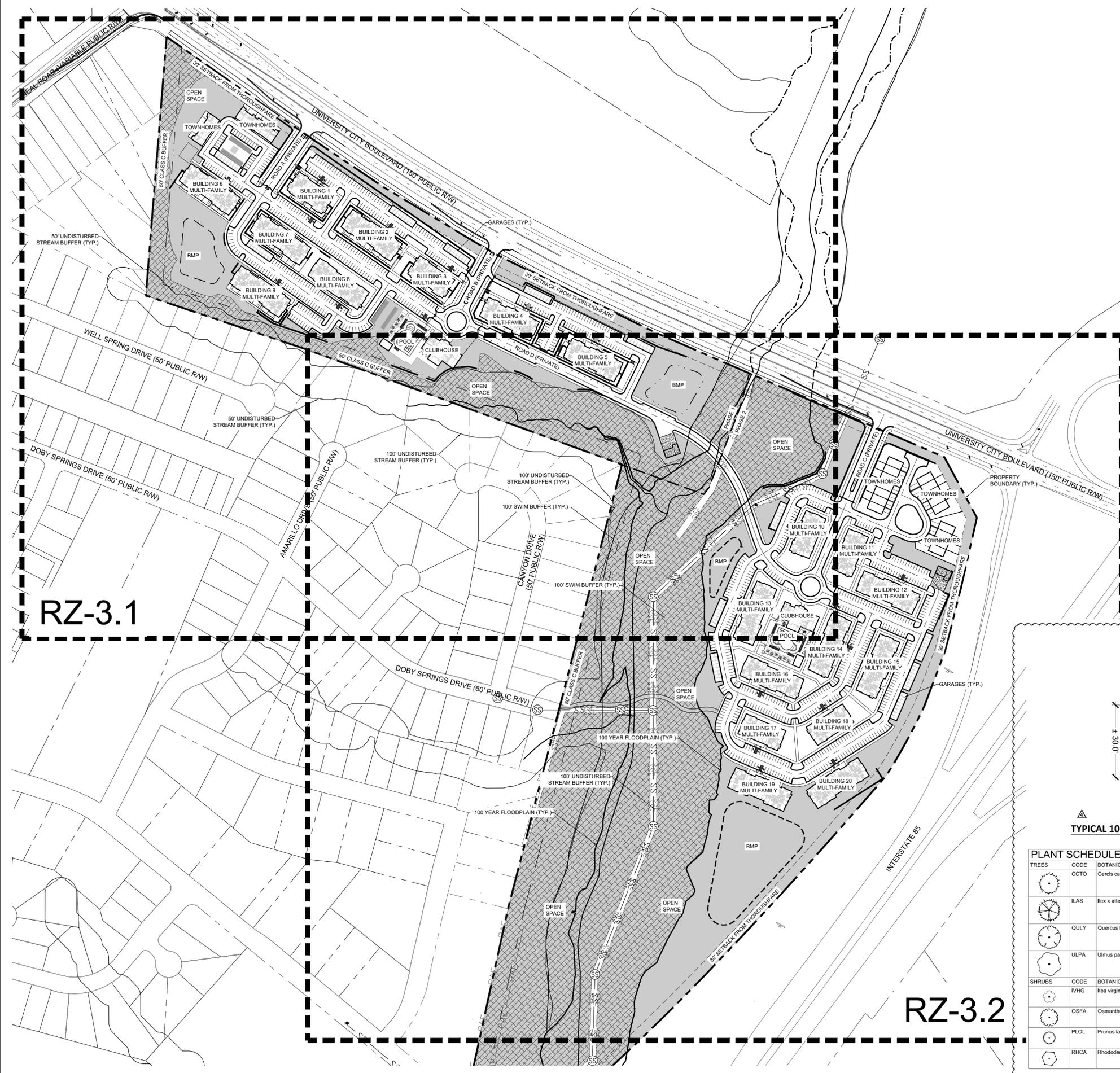
EXISTING USE: VACANT

MAXIMUM NUMBER OF UNITS ALLOWED ON SITE: 712

PARKING REQUIREMENTS: PARKING WILL BE PER THE ORDINANCE.

LEGEND





GENERAL NOTES:

1. WETLAND PERMITTING WILL BE REQUIRED FOR LAND DEVELOPMENT SUBMITTAL.
2. NCDOT ENCROACHMENT AND DRIVEWAY PERMITS WILL BE REQUIRED FOR LAND DEVELOPMENT SUBMITTAL.
3. SIDEWALKS MUST BE A MINIMUM 6' WIDE IF THEY CONNECT TO THE BACK OF CURB OF A ROADWAY, AND A MINIMUM OF 7' WIDE ALONG THE BACK OF CURB ADJACENT TO A PARKING LOT.
4. PLANS SHALL STATE THE DEVELOPMENT WILL COMPLY TO ALL CITY OF CHARLOTTE ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION), EMBANKMENT REQUIREMENTS NEED TO BE FULLY STATED ON DETAIL SHEETS.
5. EXISTING GROUNDWATER ELEVATION SHOULD BE VERIFIED BEFORE STORM WATER CONTROL MEASURES ARE CONSTRUCTED. THE GROUND WATER LEVEL SHOULD BE 1.0 FOOT BELOW THE PROPOSED BOTTOM CHAMBER FOR ALL WATER QUALITY FEATURES. WET PONDS WILL HAVE TO SHOW THAT SOILS WILL BE ABLE TO RETAIN STORM WATER.
6. TRASH HANDLING FOR MULTI-FAMILY COMPONENT TO BE ADDRESSED IN LAND DEVELOPMENT SUBMITTAL PACKAGE.
7. AN OPERATION AND MAINTENANCE AGREEMENT FOR THE WATER QUALITY FEATURE WILL BE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE GIVEN.
8. A DECLARATION OF COVENANTS WILL BE NEEDED FOR THE WATER QUALITY FEATURE BEFORE A CERTIFICATE OF OCCUPANCY CAN BE GIVEN.
9. A PLAT SHOWING THE PUBLIC STORM DRAINAGE EASEMENT MUST BE RECORDED FOR THE WATER QUALITY FEATURE.
10. AS-BUILT DRAWINGS NEED TO BE SUBMITTED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY MAJOR RESIDENTIAL DEVELOPMENT MUST CONTAIN THE PROPER GEO-SPATIAL REFERENCING INFORMATION BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
11. SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL THE WAY UP TO THE PROPERTY LINES.
12. OPEN SPACE WILL MEET REQUIREMENTS PER ORDINANCE.
13. TREE SAVE WILL MEET REQUIREMENTS PER ORDINANCE.

FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH INCLUDING ROUNDABOUT AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
2. TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
3. FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.
4. FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
5. FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM, NFPA 14 STANDPIPE SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
6. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
7. SHOW EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
8. PROVIDE NUMBER OF STORIES, SQUARE FOOTAGE OF EACH FLOOR, TYPE OF CONSTRUCTION AND WATER MODEL FOR PRIVATE HYDRANTS.
9. PROVIDE A CURRENT FIRE HYDRANT TEST REPORT CALL 704-336-2101



REAL

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ELAN UNIVERSITY CITY

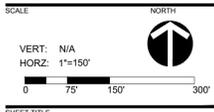
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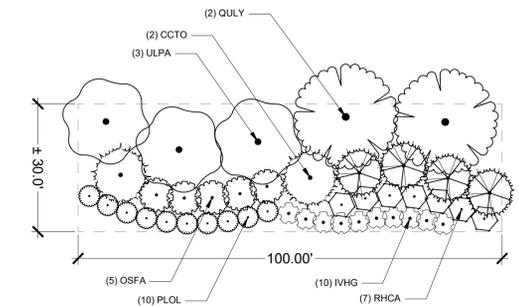
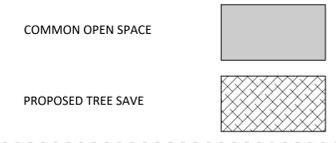
DESIGNED BY:
DRAWN BY:
CHECKED BY:



OVERALL SITE PLAN

SHEET NUMBER **RZ-3.0**

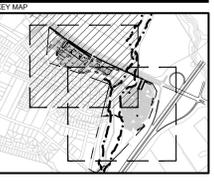
LEGEND



TYPICAL 100' SECTION OF LANDSCAPE SCREENING ALONG UNIVERSITY CITY BOULEVARD

PLANT SCHEDULE BUFFER PLANTING

TREES	CODE	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	CCTO	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	B & B	AS SHOWN	8'-10' HL	Match Specimen
	ILAS	Ilex x attenuata 'Savannah'	Savannah Holly	B&B		6'-8' ht.	
	QULY	Quercus lyrata	Overcup Oak	B & B	3" Cal.	14'-16' ht.	MATCH SPECIMEN, STRAIGHT LEADER
	ULPA	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3" Cal.	14'-16' ht.	MATCH SPECIMEN, STRAIGHT LEADER
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	IVHG	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal	5' o.c.	24"-30" ht.	Match Specimen, Full to Ground
	OSFA	Osmannthus fragrans	Sweet Olive	5 gal	As Shown	36-48"	Match Specimen, Full to Ground
	PLOL	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	#3	5' o.c.	30"-36" ht.	MATCH SPECIMEN, FULL TO GROUND
	RHCA	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	5 gal	6' o.c.	24"-36" ht.	Match Specimen, Full to Ground



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**ELAN UNIVERSITY
CITY**

GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

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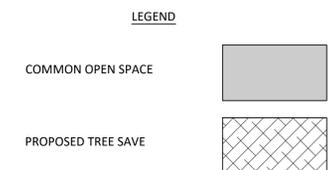
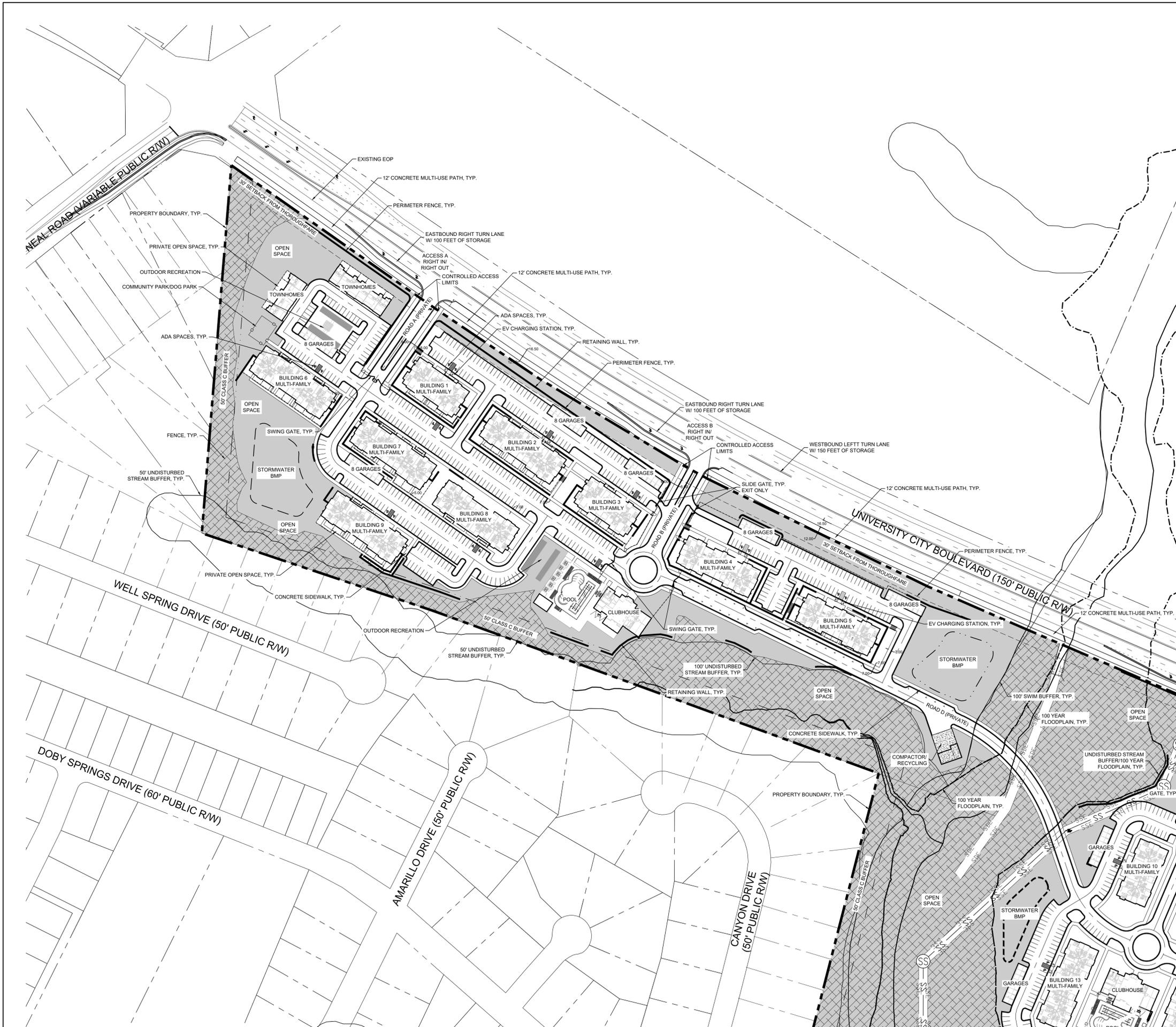
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4	REZONING SUBMITTAL	12/28/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

DETAILED SITE PLAN

SHEET NUMBER
RZ-3.1





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GREYSTAR GP II, LLC
 UNIVERSITY CITY BOULEVARD
 CHARLOTTE, NC 28262

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4	REZONING SUBMITTAL	12/28/2020

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

SCALE: NORTH
 VERT: N/A
 HORZ: NTS
 (NOT TO SCALE)

DETAILED SITE PLAN

SHEET NUMBER:
RZ-3.2

LEGEND

- COMMON OPEN SPACE
- PROPOSED TREE SAVE

Site Development Data:
--Tax Parcels: 04708214, 04708213, 04739110
--Acreage: ±71.94 acres
--Existing Zoning: RE-2, RE-2 (CD) (Research)
--Proposed Zoning: R-12MF (CD) (Multi-Family Residential)
--Existing Uses: Vacant
--Proposed Uses: Multi-Family
--Proposed Setbacks: 30 feet
--Maximum Bldg Ht: 60'
--Parking: Per the Ordinance
--Bike Parking: Per the Ordinance

DEVELOPMENT STANDARDS

December 28, 2020

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Greystar GP II, LLC to accommodate the development of a residential community on that approximately 71.94 acre site located on the southwest quadrant of the University City Boulevard - Interstate 85 interchange, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 047-391-10, 047-082-14 and 047-082-13.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 MF zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private streets and drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- As provided below, the Site will be developed in two phases.
- Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- 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 Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

- The Site may be devoted only to a residential community containing a maximum of 712 dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-12 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, swimming pool and outdoor grilling and gathering areas.
- The Site shall be developed in two phases, with the phases designated as Phase 1 and Phase 2. The Phase 1 area and the Phase 2 area are depicted on the Rezoning Plan.
- Phase 1 may contain up to 348 dwelling units, and a minimum of 10 of such dwelling units must be single family attached style dwelling units that may be for sale or for rent dwelling units. The remaining dwelling units in Phase 1, or a maximum of 338 dwelling units, may be multi-family style dwelling units.
A A certificate of occupancy must be issued for each of the 10 single family attached style dwelling units in Phase 1 prior to the issuance of a certificate of occupancy for the 338 multi-family style dwelling unit constructed in Phase 1.
- Phase 2 may contain up to 364 dwelling units, and a minimum of 10 of such dwelling units must be single family attached style dwelling units that may be for sale or for rent dwelling units. The remaining dwelling units in Phase 2, or a maximum of 354 dwelling units, may be multi-family style dwelling units.
A A certificate of occupancy must be issued for each of the 16 single family attached style dwelling units in Phase 2 prior to the issuance of a certificate of occupancy for the 348 multi-family style dwelling unit constructed in Phase 2.
- Accessory structures, such as garages, may be developed on the Site.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- The Site will be served by internal private streets and drives. Minor adjustments to the locations of the internal private streets and drives shall be allowed during the construction permitting process.
- 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.
- Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to University City Boulevard as required to provide right of way measuring 50 feet from the existing centerline of University City Boulevard, to the extent that such right of way does not already exist.
- Any reference to the term "substantially complete" in this Section C of the Development Standards shall mean a determination by CDOT and/or NCDOT that the applicable roadway improvements are deemed "substantially complete" for the purpose of the issuance of certificates of occupancy for buildings) on the Site. However, in the event that certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that Petitioner seeks to obtain a certificate of occupancy for buildings) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event Petitioner may be required to post a letter of credit or a bond for any improvements not in place at the time such certificates of occupancy are issued to secure the completion of the relevant improvements.
- Site Access B shall either be a right-in, right-out vehicular access point (defined as Scenario A in the Traffic Impact Study) or a right-in, right-out vehicular access point with a left crossover into the Site (defined as Scenario B in the Traffic Impact Study). As set out below in paragraph 7, in some instances the required transportation improvements are different under each scenario.
- Those transportation improvements set out below designated as Phase 1 Transportation Improvements shall be substantially complete prior to the issuance of the first certificate of occupancy for a new building constructed in Phase 1. Those transportation improvements set out below designated as Phase 2 Transportation Improvements shall be substantially complete prior to the issuance of the first certificate of occupancy for a new building constructed in Phase 2.

(a) University City Boulevard & I-85 Northbound Ramps (Signalized)

Phase 1 Improvements (Scenario A and Scenario B)

- No improvements.

Phase 2 Improvements (Scenario A and Scenario B)

- Construct an additional northbound right turn lane (signalized) on the I-85 Northbound Off-Ramp with 330 feet of storage.

(b) University City Boulevard & I-85 Southbound Ramps (Signalized)

Phase 1 Improvements (Scenario A and Scenario B)

- No improvements.

Phase 2 Improvements (Scenario A and Scenario B)

- No improvements.

(c) University City Boulevard & Neal Road (Signalized)

Phase 1 Improvements (Scenario A and Scenario B)

- Construct a northbound right turn lane with 200 feet of storage on Neal Road.

Phase 2 Improvements (Scenario A)

- Extend the westbound left turn lane from 175 feet to 350 feet of storage on University City Boulevard.

Phase 2 Improvements (Scenario B)

- Extend the westbound left turn lane from 175 feet to 250 feet of storage on University City Boulevard.

(d) University City Boulevard & Access A (Unsignalized)

Phase 1 Improvements (Scenario A and Scenario B)

The following intersection configuration shall be installed.

- One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "A").

- Construct an eastbound right turn lane on University City Boulevard with 100 feet of storage.

- 100-foot internal protected stem.

Phase 2 Improvements (Scenario A and Scenario B)

- No changes to the intersection configuration.

(e) University City Boulevard & Access "B" (Unsignalized)

Phase 1 Improvements (Scenario A)

The following intersection configuration shall be installed.

- One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "B").

- Construct an eastbound right turn lane on University City Boulevard with 100 feet of storage.

- 100-foot internal protected stem.

Phase 1 Improvements (Scenario B)

The following intersection configuration shall be installed.

- One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "B").

- Construct an eastbound right turn lane on University City Boulevard with 100 feet of storage.

- Construct a westbound left turn lane on University City Boulevard with 150 feet of storage.

- 100-foot internal protected stem.

Phase 2 Improvements (Scenario A)

- No changes to the intersection configuration.

Phase 2 Improvements (Scenario B)

- No changes to the intersection configuration.

(f) University City Boulevard & Access "C" (Unsignalized)

Phase 1 Improvements (Scenario A and Scenario B)

- No improvements.

Phase 2 Improvements (Scenario A and Scenario B)

The following intersection configuration shall be installed.

- One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "C").

- Construct an eastbound right turn lane on University City Boulevard with 150 feet of storage.

- 100-foot internal protected stem.

- Petitioner shall reserve for future right of way for a new public street to potentially be constructed by others (and not Petitioner) that portion of the Site that is located within the southern end of the Site that is generally depicted on the Rezoning Plan (the "Future Right of Way"). The Future Right of Way shall accommodate a local residential medium street. 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 new public street is to be constructed by others.

- Excluding the Future Right of Way, Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.

D. Architectural Standards

1. Multi-Family Style Buildings

- The maximum height in feet of the multi-family style buildings constructed on the Site shall be 65 feet as measured under the Ordinance.
- The architectural and design standards set out below shall apply to the multi-family style buildings constructed on the Site.
 - Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows, doors, garage doors or door trim).
 - Concrete Masonry Units not architecturally finished.
 - Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
 - Parking lots shall not be located between any building and any network required public or private street. This requirement shall not apply to the Site's frontage on University City Boulevard.
 - Driveways intended to serve single units shall be prohibited on all network required streets.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 120 feet in length shall include one or more 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 4 feet extending through the building.
 - Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - 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.
 - 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 the use of masonry or stone veneer, changes in material or articulated architectural facade features and color changes.
 - 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.
 - Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 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.
 - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - Service Area Screening - service 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 masonry veneer or a Class B buffer not less than 10' in depth at all above grade perimeters not paved for access.

2. Single Family Attached Style Dwelling Units

- The maximum height in feet of the single family attached style dwelling units constructed on the Site shall be 48 feet as measured under the Ordinance.
 - The architectural and design standards set out below shall apply to the single-family attached style dwelling units constructed on the Site.
 - The primary exterior building materials will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
 - Vinyl, EIFS or masonry may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
 - The actual widths of the single family attached style dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Each single family attached style dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
 - All corner or end single family attached style dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
 - Each single family attached style dwelling unit shall have a garage.
 - Garage doors shall contain carriage style hardware.
- Petitioner shall install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path along the Site's frontage on University City Boulevard.
 - Buffers shall be established on the Site as required by the Ordinance, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of the buffers up to 25% by installing a fence or a berm that meets the standards of Section 12.302(8) of the Ordinance.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.

F. Lighting

- All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, parking areas and sidewalks and 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.
- The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along public streets, shall be 21 feet.

G. Environmental

- Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- Development of the Site shall comply with the Tree Ordinance.
- 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.
- For adjoining parcels receiving storm water discharge, specifically the residential communities identified for the development portion on sheet RZ-3.1, the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the FEMA confluence. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

H. Open Space/Amenities

- As generally depicted on the Rezoning Plan, an amenity area shall be provided within each phase of this residential community. Each amenity area shall contain, at a minimum, a clubhouse, swimming pool and fitness center.

1. Greenway

- Prior to the issuance of a certificate of occupancy for the 350th multi-family dwelling unit constructed on the Site, Petitioner shall dedicate and convey to Mecklenburg County for future greenway purposes the entire 100 year floodplain of Doby Creek (less any areas containing BMP infrastructure) (the "Greenway Area"). Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County, Petitioner shall have the right to install and locate utility lines through such Greenway Area and to reserve such easements over such Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site as long as these easements and utility lines do not interfere with the construction and maintenance of the greenway. Any easements must be reviewed prior by Mecklenburg County prior to the dedication of the Greenway Area to Mecklenburg County.
- Subject to the approval of Mecklenburg County and any other applicable governmental agencies, Petitioner shall construct and install within and through the Greenway Area a greenway trail from Mineral Springs Road to University City Boulevard as generally depicted on the Rezoning Plan (the "Greenway Trail"). Notwithstanding the foregoing, the actual and ultimate location of the Greenway Trail shall be determined in conjunction with Mecklenburg County during the permitting process. The Greenway Trail Connection shall be constructed in accordance with Mecklenburg County's greenway trail standards, and the Greenway Trail shall be constructed in accordance with Mecklenburg County's greenway trail standards, and the Greenway Trail Connection shall be constructed and installed prior to the issuance of a certificate of occupancy for the 350th multi-family dwelling unit constructed on the Site. In the event that Petitioner cannot obtain all approvals and permits required to construct and install the Greenway Trail Connection, then Petitioner shall have no obligation to construct and install the Greenway Trail.
- Subject to the approval of Mecklenburg County and any other applicable governmental agencies, Petitioner shall construct and install within the Greenway Area a greenway trail connection that will connect the Greenway Trail to the western boundary line of the Site at the terminus of the 60 foot right of way for Doby Springs Drive as generally depicted on the Rezoning Plan (the "Greenway Trail Connection"). Notwithstanding the foregoing, the actual and ultimate location of the Greenway Trail Connection shall be determined in conjunction with Mecklenburg County during the permitting process. The Greenway Trail Connection shall be constructed in accordance with Mecklenburg County's greenway trail standards, and the Greenway Trail Connection shall be constructed and installed prior to the issuance of a certificate of occupancy for the 350th multi-family dwelling unit constructed on the Site. In the event that Petitioner cannot obtain all approvals and permits required to construct and install the Greenway Trail Connection, then Petitioner shall have no obligation to construct and install the Greenway Trail Connection.

- The area of the Site located within the Greenway Area shall be considered when calculating the allowed residential density on the Site.
- The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.
- The Greenway Area shall count towards the Site's required open space.
- Binding Effect of the Rezoning Documents and Definitions**
 - 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.
 - 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.
 - 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.

KEY MAP

REAL

PROJECT

ELAN UNIVERSITY CITY

GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

LANDDESIGN PROJ.# 1019525

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020
2	REZONING SUBMITTAL	10/12/2020
3	REZONING SUBMITTAL	11/16/2020
4	REZONING SUBMITTAL	12/28/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ-4.0