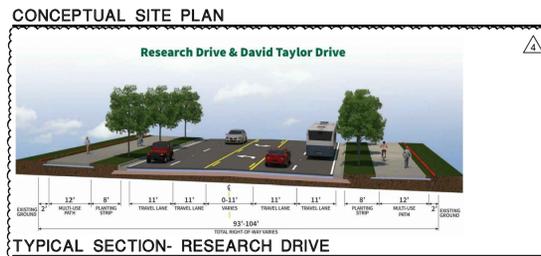
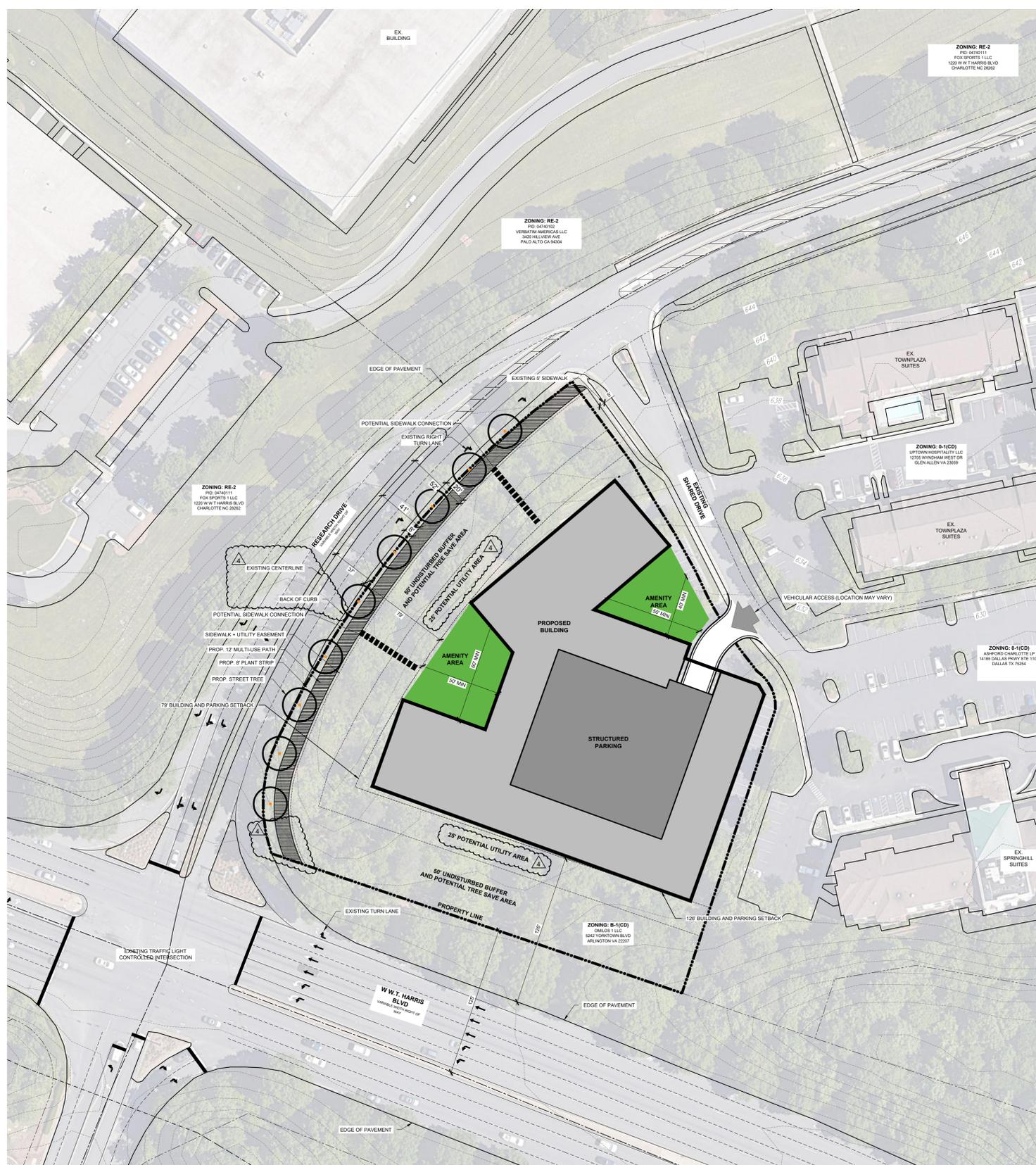


Plotfile: C:\DPR\Dropbox\Projects\Active\2021\21003_Research Drive Multi-Family-Lucern-Charlotte\CAD\SHEETS\SITE\REZONING PLAN\21017-REZONING PLAN.dwg 9/22/2021 4:34 PM



SITE DEVELOPMENT STANDARDS

Lucern Capital Partners Development Standards 8/16/2021 Rezoning Petition No. 2021-077

Site Development Data:

- Acreage: ± 3.07 acres
-Tax Parcel #: 047-141-18
-Existing Zoning: B-1(CD)
-Proposed Zoning: RE-3 (CD)
-Existing Uses: EDDE
-Proposed Uses: Residential dwellings units, as permitted by right, under prescribed conditions...

1. General Provisions:

- a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other sheets that form this rezoning plan...
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance...
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements...

2. Permitted Uses, Development Area Limitations:

- a. The principal buildings constructed on the Site may be developed with up to 152 multi-family residential dwellings units, as permitted by right, under prescribed conditions together with accessory uses, all as allowed in the RE-3 zoning district.

3. Pedestrian Network Commitments:

- a. Project Sidewalks/Streetscape. Petitioner will install the sidewalk and streetscape improvements along the project edge on-site, and subject to approval of CDOT within the right of way of Research Drive...
b. Pedestrian Connections. The petitioner shall provide a minimum of two (2) pedestrian connections from the building and/or open spaces to Research Drive...
c. Future Pedestrian Improvements. The petitioner shall contribute \$10,000 to the City of Charlotte for future pedestrian improvements in the area...

4. Access and Vehicular Circulation:

- a. Access to the Site will be from Research Drive as generally depicted on Sheet RZ-01, subject to adjustments as set forth below.
b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT...

5. Streetscape, Buffer, Landscaping, and Screening:

- a. A one hundred twenty-five (125) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along W. T. Harris Boulevard will be provided as generally depicted on the Rezoning Plan.
b. Facade Articulation: Building elevations shall be designed with articulated architectural features which shall include a combination of the following: (i) exterior wall offsets; (ii) columns; (iii) pilasters; (iv) change in materials or colors; (v) awnings; (vi) arcades; and (vii) other architectural elements.

6. Structured Parking Architectural Standards:

- i. On portions of a facade abutting any frontage, where active uses, ingress/egress points, and/or mechanical equipment are not present, pedestrian-scale interest and activity shall be created through the inclusion of at least three architectural elements, such as awnings, overhangs, decorative screens, grills, louvers, or other similar features.
ii. Facade openings that face any frontage shall be vertically and horizontally aligned, and all floors fronting on those facades shall be level, not inclined.
iii. Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building...

7. Environmental Features:

- a. The Site shall comply with the Tree Ordinance.
b. The Site will comply with the Post Construction Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations of the Development/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.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

e. Exclusions for Calculation of Maximum Development Levels. For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

2. Permitted Uses, Development Area Limitations:

- a. The principal buildings constructed on the Site may be developed with up to 152 multi-family residential dwellings units, as permitted by right, under prescribed conditions together with accessory uses, all as allowed in the RE-3 zoning district.
b. In the event the above multi-family uses are not developed on the Site, in the alternative, the existing building on the site may be used for EDDE uses as permitted by right, and under prescribed conditions together with all accessory uses as allowed in the RE-3 zoning district.

3. Pedestrian Network Commitments:

- a. A seventy-five (75) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along Research Drive will be provided as generally depicted on the Rezoning Plan.
b. The petitioner shall dedicate thirty-seven (37) feet of right of way from the existing centerline along Research Drive as generally depicted prior to the issuance of the site's first building certificate of occupancy.
c. A twelve (12) foot multi-use path and eight (8) foot planting strip shall be provided along Research Drive. The width of the multi-use path may be reduced in certain instances in an effort to protect and preserve existing large mature trees.
d. Cars parked in the proposed parking structure will be screened from the adjacent public streets and the adjoining properties. Detached lighting located on the upper level of the parking will be designed to fall cut-off type fixtures.
e. Meter banks will be screened where visible from public or adjacent property view at grade level.
f. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.
g. HVAC and related mechanical equipment located at grade or at the base of the building will be screened.
h. Rooftop cell antennas are not permitted.
i. Any roof top mechanical screening will not exceed 10' in height, and will be set back from the parapet a minimum of 5'.

6. Architectural Standards:

- a. Building Length and Proportion.
i. Maximum Building Face Length: No building shall exceed 300 feet in block face without a break in or variation of the facade. Covered driveway accesses to garages are not considered acceptable breaks.
ii. Vertical Proportions: Buildings shall be vertically proportioned so that the height of each ground floor store front by shall be taller than it is wide.
iii. Long Facades: When buildings are longer than 150 feet, the pedestrian level of the building base shall be architecturally divided into smaller architectural increments. The use of window arrangement and size variation, vertical pilasters or other architectural elements should help create this effect.
iv. Ground Floor Modulation: The ground floor of the building will be designed to have a building modulation of at least two (2) feet (a break in the vertical building plane) at least every sixty (60) feet on the ground floor.

b. Façade & Material Detailing:

- i. Wall Depth / Material Detailing:
c. The plan has been updated to reflect a minimum of 5,000 square feet of open space including but not limited to benches, seat walls, signature landscaping, gazebos, grilling areas, and other similar features to encourage gathering.
8. Lighting:
a. All new attached and detached lighting shall be fully shielded downwardly directed and fall out of fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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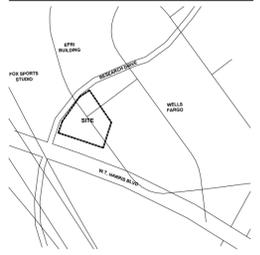
CLIENT / OWNER

LUCERN CAPITAL PARTNERS
218 BRAD ST
RED BANK, NEW JERSEY 07701
732.875.1190

ATTORNEY

MOORE & VAN ALLEN, PLLC
100 N TRYON ST #4700
CHARLOTTE, NORTH CAROLINA 28202
704.331.1000

KEY MAP



PROJECT

UNIVERSITY CITY APARTMENTS

8620 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT NUMBER

21017

DATE

03/17/2021

ISSUED FOR

REZONING PETITION 2021-077

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, BY. Contains revision history for the rezoning petition.

PROJ. MANAGER: C.M

DRAWN BY: T.W

CHECKED BY: C.M

SCALE

SCALE: 1" = 50'

AS INDICATED

DRAWING

TECHNICAL DATA SHEET

RZ2.00