

DEVELOPMENT STANDARDS

- General Provisions**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose**
- The purpose of this Rezoning application is to provide for the development multi-family apartment units. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.
- Permitted Uses**
- Uses allowed on the property included in this Petition will be residential multi-family dwelling units and related accessory uses as are permitted in the UR-2 district.
- Transportation**
- The site will have access via a driveway connection to Silver Crest Drive at a location reviewed by CDOT as generally identified on the concept plan for the site.
 - Parking areas, including parking spaces in lots, garages, and on street parking, are generally indicated on the concept plan for the site.
 - The Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy. This includes 35' from the centerline of Reames Road and 71' of right-of-way for Silver Crest Drive.
 - The Petitioner shall construct an 8' planting strip and 8' sidewalk along the Site's Reames Road frontage.
 - The Petitioner will coordinate with CATS during the site design process for possible bus stop improvements.
- Architectural Standards**
- All roof mounted mechanical equipment will be screened from view from adjoining public rights of way and adjoining properties as viewed from grade.
 - Exterior walls of the apartment buildings exclusive of windows and doors and other openings shall be constructed with a minimum of 30% masonry materials including brick, stone, brick veneer and/or simulated stone. Vinyl shall not be used as an exterior wall material.
 - Sheet RZ-3 represents a typical building elevation for the apartment buildings.
 - Illustration of the buildings are intended to demonstrate the general character and scale of the proposed buildings, but the exact design and design details are subject to modification, however the prior minimum masonry commitment remains.
 - Blank Walls - Building elevations facing public or private streets shall not have expanses of blank walls greater than 20 feet.
 - Architectural features such as, but not limited to, banding, medallions, building articulation, a change in materials will be provided to avoid unarticulated blank walls.
 - Maximum building height limited to 3 stories and 47 feet.
- Streetscape and Landscaping**
- Reserved
- Environmental Features**
- 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 submitted 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.
 - Areas shown on the site plan as "tree save" areas are general in nature and the exact location and delineation of required tree save areas will be finalized as part of the design review process.
- Landscaping**
- Buffers indicated on the rezoning plan may be eliminated or reduced if the adjoining uses or zoning changes to no longer require a buffer.
 - Tree save will be provided in accordance with Ordinance requirements. Final location of tree save areas will be determined during construction document submittal and permitting.
- Parks, Greenways, and Open Space**
- Outdoor site amenities will include, but not be limited to: amenitized tree save including passive recreation pathways and seating areas, as well as ornamental landscaping.
- Fire Protection**
- Reserved
- Signage**
- Reserved
- Lighting**
- Freestanding lighting on the site will utilize full cut-off luminaires, with a maximum height of 21 feet
- Phasing**
- Reserved



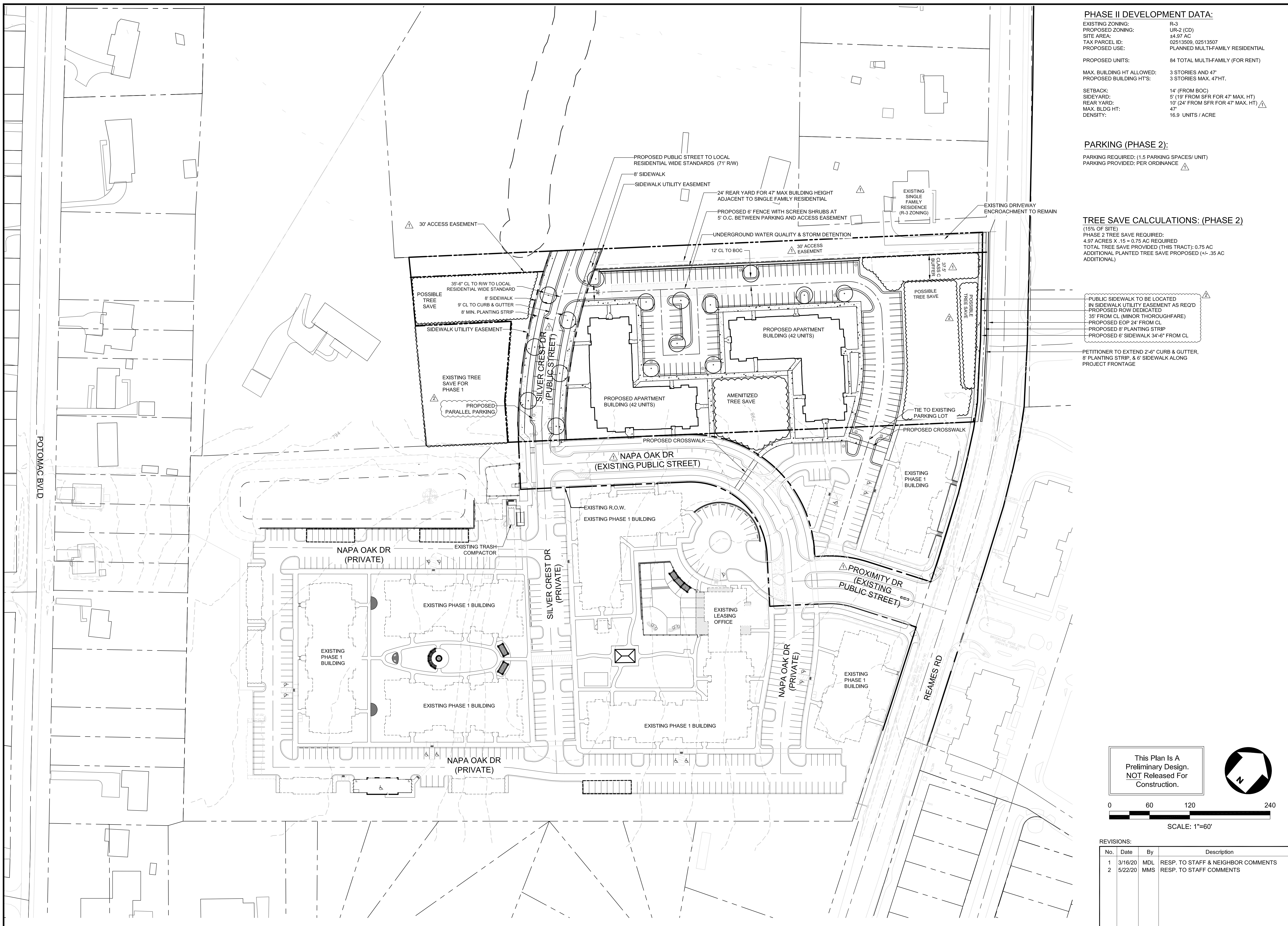
REVISIONS:

No.	Date	By	Description
1	3/16/20	MDL	RESP. TO STAFF & NEIGHBOR COMMENTS
2	5/22/20	MMS	RESP. TO STAFF COMMENTS

POTOMAC BOULEVARD

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PHASE II DEVELOPMENT DATA:
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2 (CD)
 SITE AREA: 24.97 AC
 TAX PARCEL ID: 02513509, 02513507
 PROPOSED USE: PLANNED MULTI-FAMILY RESIDENTIAL
 PROPOSED UNITS: 84 TOTAL MULTI-FAMILY (FOR RENT)
 MAX. BUILDING HT ALLOWED: 3 STORIES AND 47'
 PROPOSED BUILDING HTS: 3 STORIES MAX. 47HT.
 SETBACK: 14' (FROM BOC)
 SIDEYARD: 5' (19' FROM SFR FOR 47' MAX. HT)
 REAR YARD: 10' (24' FROM SFR FOR 47' MAX. HT) ▲
 MAX. BLDG HT: 47'
 DENSITY: 16.9 UNITS / ACRE

PARKING (PHASE 2):
 PARKING REQUIRED: (1.5 PARKING SPACES/UNIT)
 PARKING PROVIDED: PER ORDINANCE ▲

TREE SAVE CALCULATIONS: (PHASE 2)
 (15% OF SITE)
 PHASE 2 TREE SAVE REQUIRED:
 4.97 ACRES X .15 = 0.75 AC REQUIRED
 TOTAL TREE SAVE PROVIDED (THIS TRACT): 0.75 AC
 ADDITIONAL PLANTED TREE SAVE PROPOSED (+/- .35 AC ADDITIONAL)

PUBLIC SIDEWALK TO BE LOCATED IN SIDEWALK UTILITY EASEMENT AS RECD PROPOSED ROW DEDICATED 35' FROM CL (MINOR THOROUGHFARE) PROPOSED EOP 24' FROM CL PROPOSED 8' PLANTING STRIP PROPOSED 6' SIDEWALK 34'-6" FROM CL
 PETITIONER TO EXTEND 2'-6" CURB & GUTTER, 8' PLANTING STRIP, & 6' SIDEWALK ALONG PROJECT FRONTAGE

This Plan Is A Preliminary Design. NOT Released For Construction.

SCALE: 1"=60'

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1	3/16/20	MDL	RESP. TO STAFF & NEIGHBOR COMMENTS
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SMOOTH CEMENTITIOUS LAP SIDING
 SMOOTH CEMENTITIOUS PANEL
 VINYL HANDRAIL

BOARD & BATTEN SIDING
 CEMENTITIOUS TRIM
 SMOOTH CEMENTITIOUS LAP SIDING
 SMOOTH CEMENTITIOUS PANEL
 BRICK VENEER

PROXIMITY APARTMENTS : BUILDING 2
 Charlotte, North Carolina
 4.18.17



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Project Manager: MDL
 Drawn By: MMS
 Checked By: MDL
 Date: 12/12/2019
 Project Number: 19059

Sheet Number:

No.	Date	By	Description
1	3/16/20	MDL	RESP. TO STAFF & NEIGHBOR COMMENTS
2	5/22/20	MMS	RESP. TO STAFF COMMENTS

RZ-3