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RZ-4.0	DEVELOPMENT NOTES			

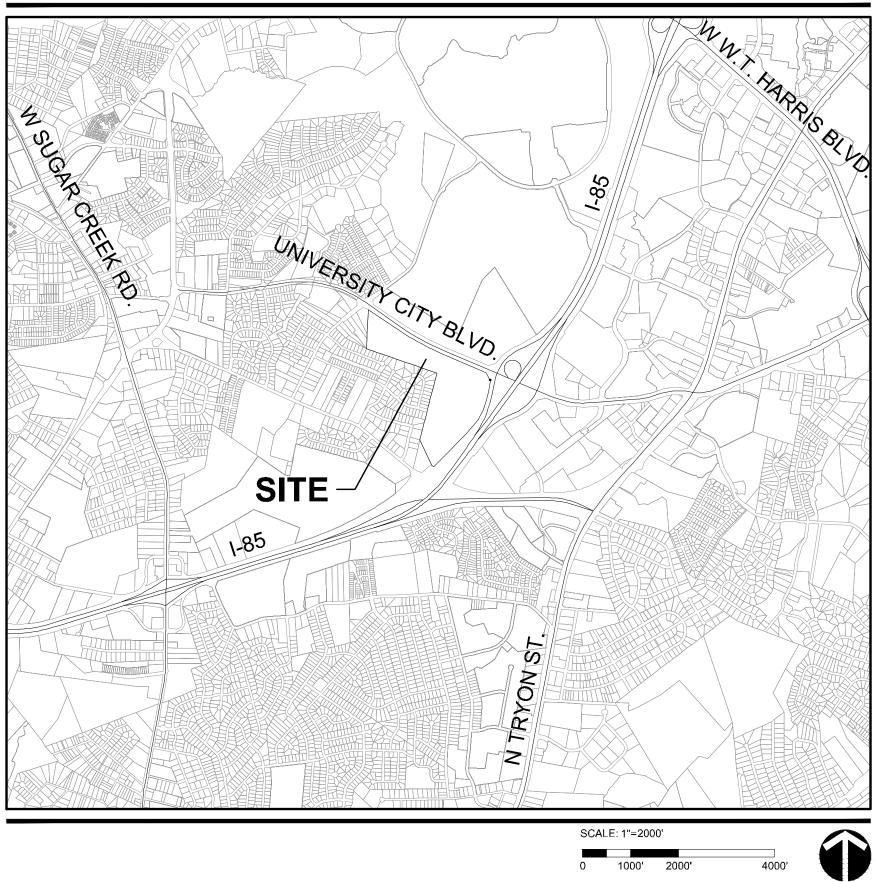
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REZONING PETITION 2020-086 ELAN UNIVERSITY CITY MULTI-FAMILY RESIDENTIAL

CHARLOTTE, NORTH CAROLINA

DATE: 11/16/2020

VICINITY MAP



PROJECT TEAM

LDSI, INC.

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

201 W 29TH ST CHARLOTTE, NC 28026 704.309.8216 CONTACT NAME: SETH MARTIN

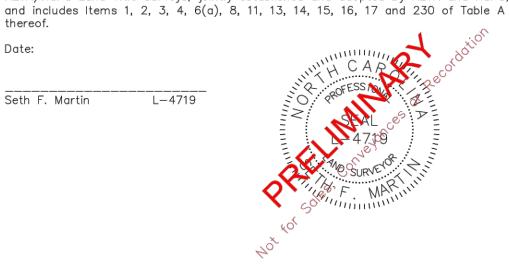


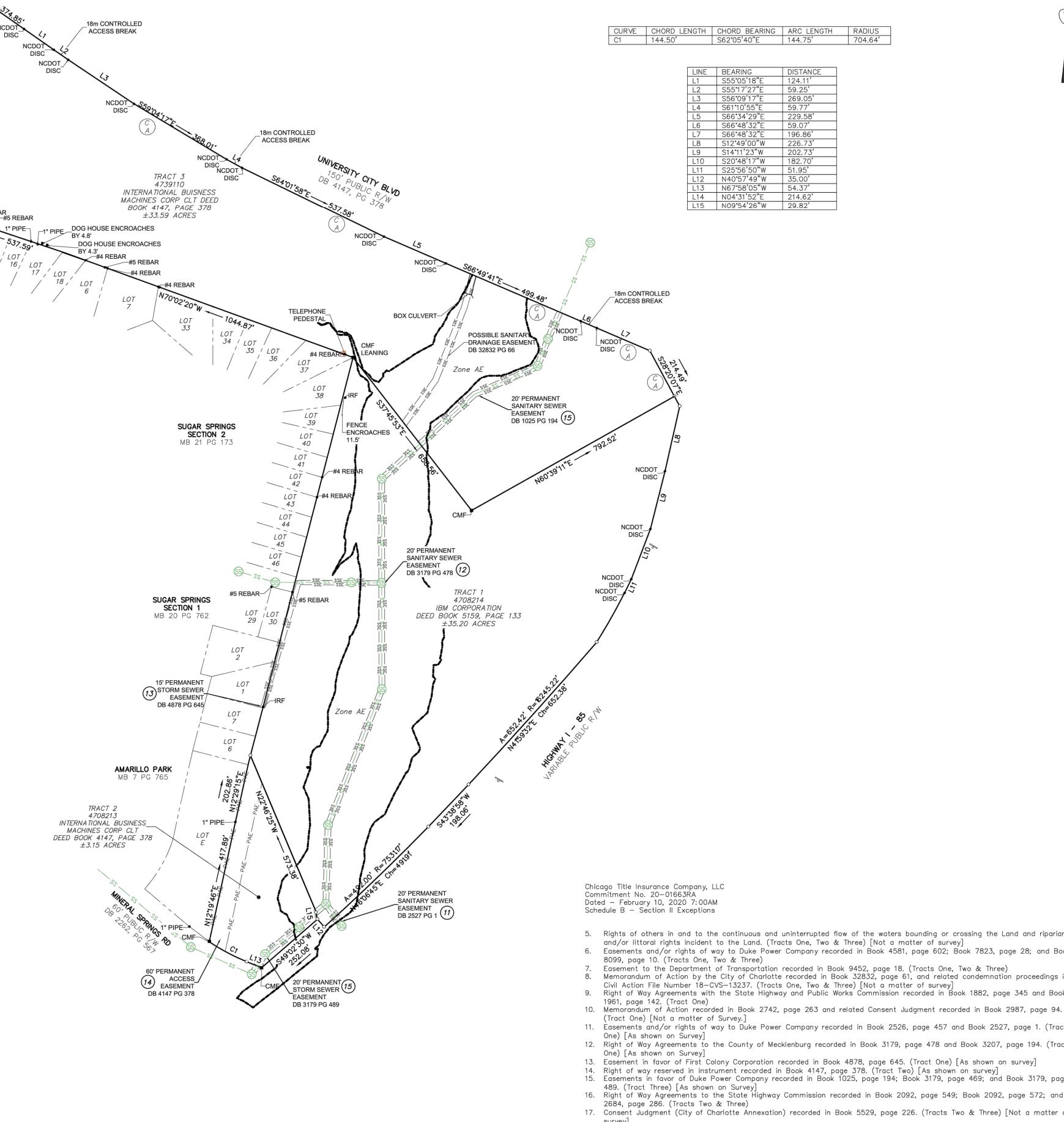
	Point Legend:	Line Legend:	
Symbol	Abbr Description -Monumentation- EIP Existing Iron Pin	Symbol Description x Fence Line ss Sanitary Sewer Line sse Storm Sewer Easement	n
0	IPS Iron Pin Set (#5 Rebar)		NCDOT_3
0	CM Concrete Monument PT Calculated Point		
~	-Utilities-		DISC
Д (53)	UP Utility Pole SSMH Sanitary Sewer Manhole		20T 107
	TPED Telephone Pedestal		LOT 22
	-Miscellaneous-		
-	Sign N/F Now or Formerly		
	CGF Combined Grid Factor		LOT 76 LOT 77 LOT 77 LOT 78 LOT 79 LOT 80 LOT 80
	BOC Back of Curb EOP Edge of Pavement		LOT 79 133 100
			LOT 81 82
			LOT 134 –2" PIPE
			LOT 135
			14
			A.H. ALEXANDER ESTATE MB 06 PG 168
			$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
Leaa	Il Description Tract One		
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Leç bla	<u>jal Description</u> <u>Tract Two</u> h blah blah		
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Date:

thereof.

L-4719 Seth F. Martin





survey]

RADIUS 704.64'

RING	DISTANCE
05'18"E	124.11'
17'27"E	59.25'
09'17"E	269.05'
10'55"E	59.77'
34'29"E	229.58'
48'32"E	59.07'
48'32"E	196.86'
49'00"W	226.73'
11'23"W	202.73'
48'17"W	182.70'
56'50"W	51.95'
57'49"W	35.00'
'58'05"W	54.37'
'31'52"E	214.62'
'54'26"W	29.82'

5. 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] 6. Easements and/or rights of way to Duke Power Company recorded in Book 4581, page 602; Book 7823, page 28; and Book 7. Easement to the Department of Transportation recorded in Book 9452, page 18. (Tracts One, Two & Three)

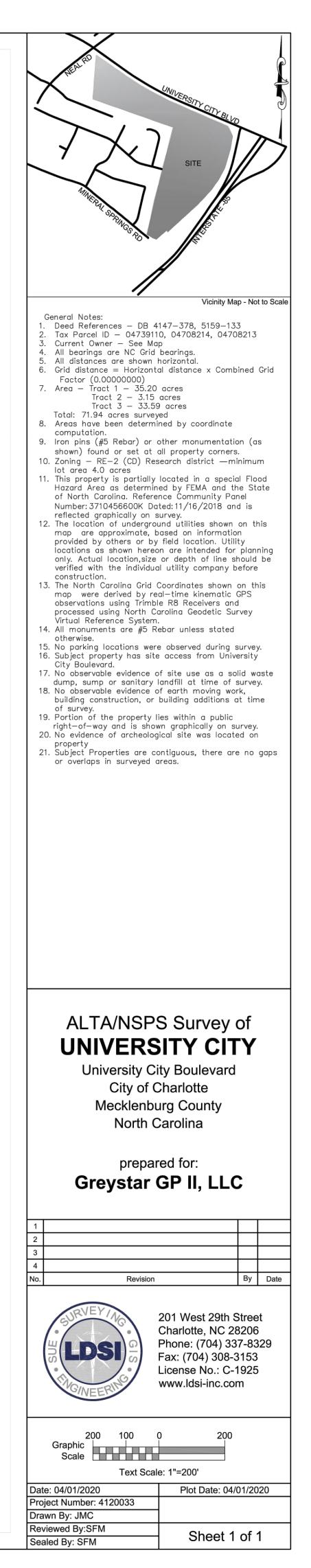
8. Memorandum of Action by the City of Charlotte recorded in Book 32832, page 61, and related condemnation proceedings in Civil Action File Number 18-CVS-13237. (Tracts One, Two & Three) [Not a matter of survey] 9. Right of Way Agreements with the State Highway and Public Works Commission recorded in Book 1882, page 345 and Book

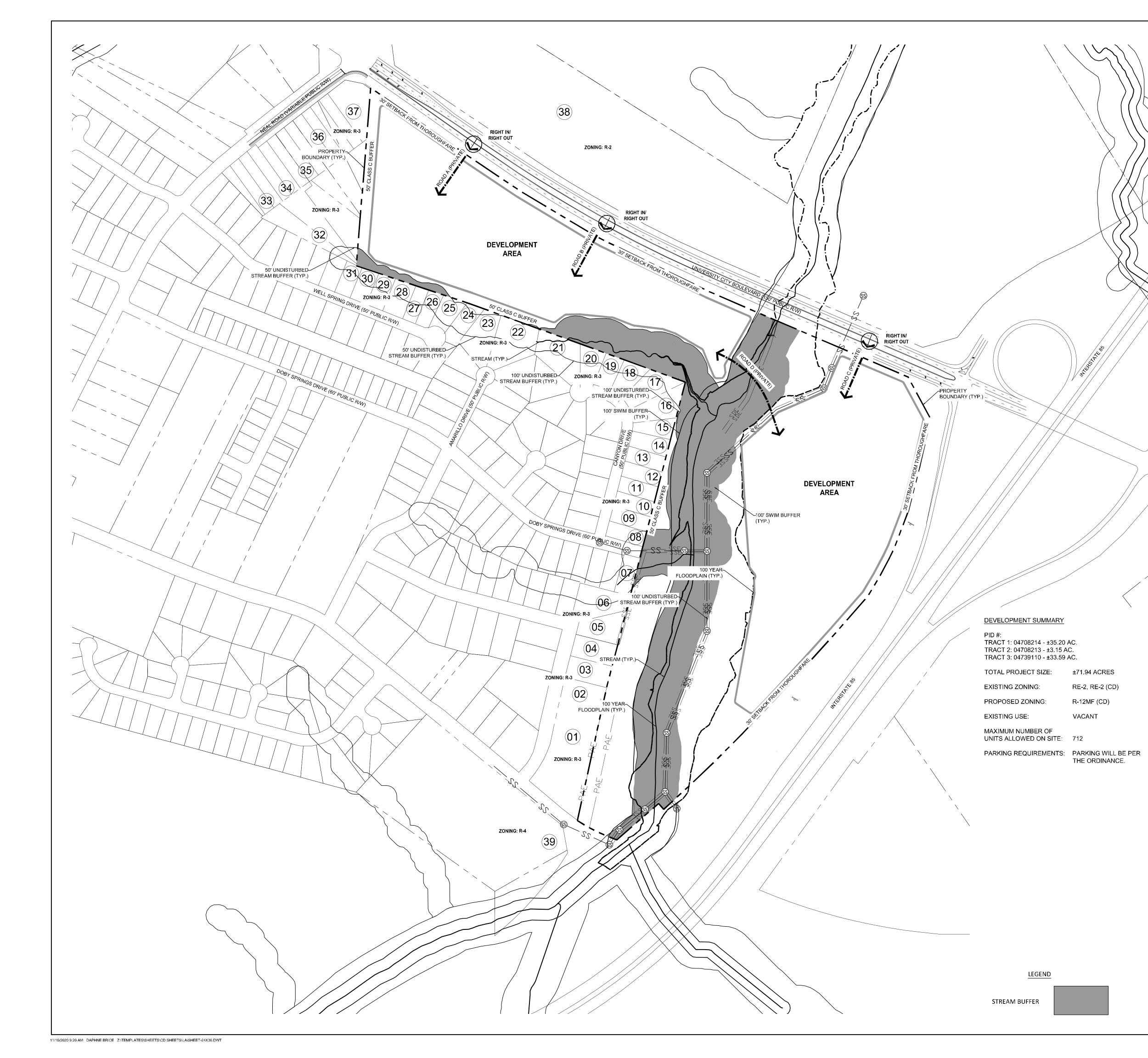
11. Easements and/or rights of way to Duke Power Company recorded in Book 2526, page 457 and Book 2527, page 1. (Tract

12. Right of Way Agreements to the County of Mecklenburg recorded in Book 3179, page 478 and Book 3207, page 194. (Tract 13. Easement in favor of First Colony Corporation recorded in Book 4878, page 645. (Tract One) [As shown on survey]

14. Right of way reserved in instrument recorded in Book 4147, page 378. (Tract Two) [As shown on survey] 15. Easements in favor of Duke Power Company recorded in Book 1025, page 194; Book 3179, page 469; and Book 3179, page 16. Right of Way Agreements to the State Highway Commission recorded in Book 2092, page 549; Book 2092, page 572; and Book 17. Consent Judgment (City of Charlotte Annexation) recorded in Book 5529, page 226. (Tracts Two & Three) [Not a matter of

18. 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]







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 STIKELEATHER LLC 4915 MONROE RD CHARLOTTE NC 28205 DB 28929 PG 132

10. PID: 04708275 MEEKS SHIRLEY S 7212 CANYON DR CHARLOTTE NC 28215 DB 06628 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 L 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 & MARIKA 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 CHAROTTE 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 900 MARIETTA GA 30067 DB 32387 PG 823

20. PID: 04708265 GONZALEZ OSCAR U 7332 CANYON DR CHARLOTTE NC 28269 DB 20947 PG 88

21. PID: 04708264 WHITESIDE BROADUS 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 BORDUS XAVIER & 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 SAM FURR RD UNIT 101 HUNTERSVILLE NC 28078 DB 11406 PG 946

29. PID: 04708519 Y-WOC HWING & NIE NGOUM 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 HDRIN 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 3511 PG 468

33. PID: 04739107 MARTIN HEATHER 7300 NEAL RD CHARLOTTE NC 28262 DB 29412 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

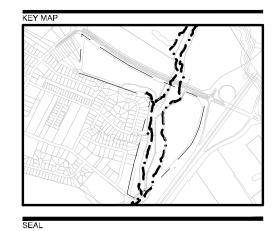
38. PID: 04739101 INTERNATIONAL BUSINESS MACHINES CORP CLT 703/002 ATTN: RONNIE THOMAS 10925 DAVID TAYLOR DR CHARLOTTE NC 28262 DB 04147 PG 378

39. PID: 04730163 SOUTHCRAFT DEVELOPMENT LLC 2116 CROWN CENTRE DR STE 200 CHARLOTTE NC 28227 DB 34508 PG 469

ORIGINAL SHEET SIZE: 24" X 36"



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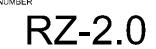
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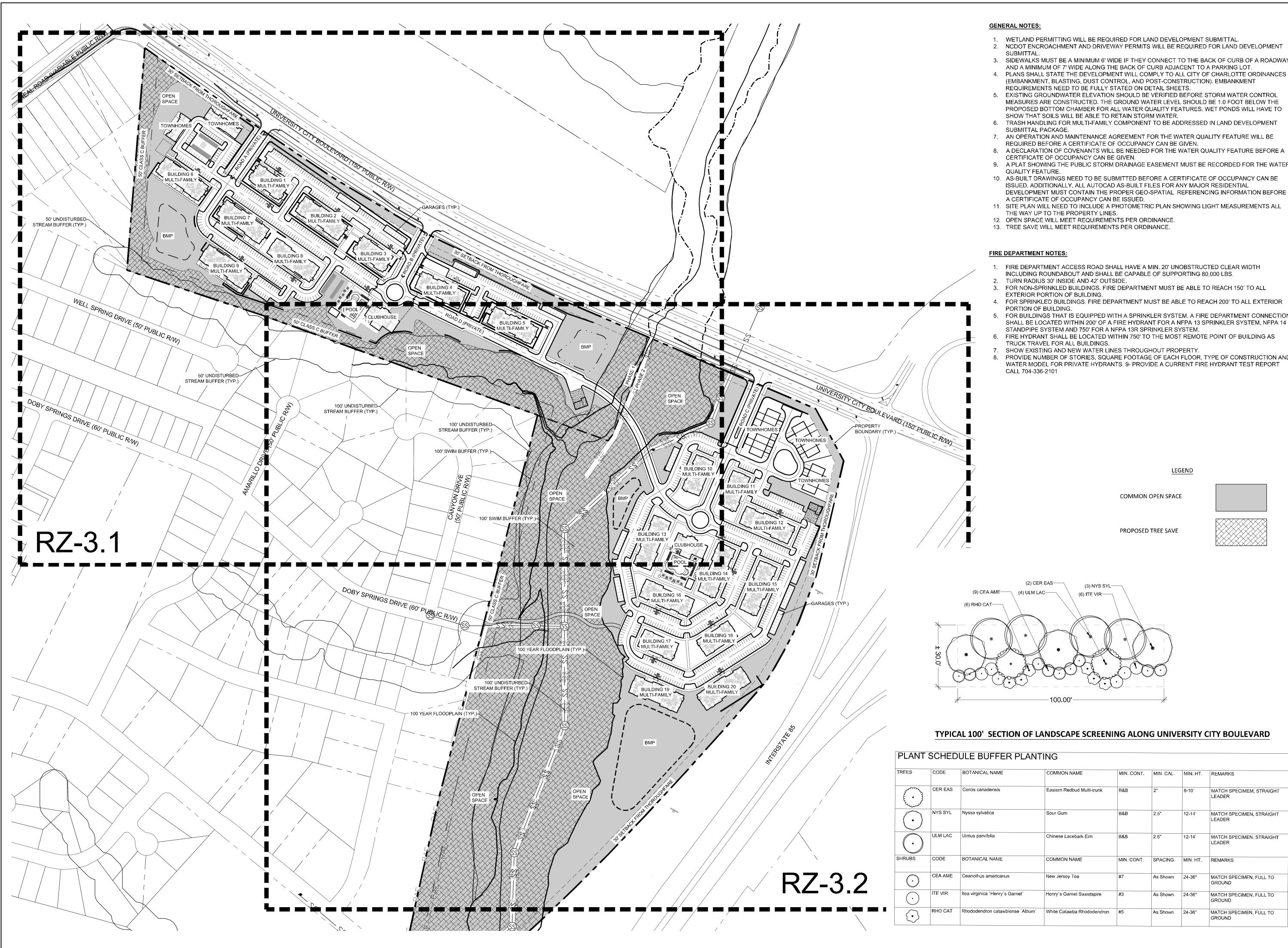
ELAN UNIVERSITY CITY

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

LANDDESIGN PROJ.# 1019525					
F	REVISION / ISSUANCE				
NO.	DESC	DATE			
1	REZONING	05/15/2020			
2	REZONING	10/12/2020			
3	REZONING SUBMITTAL		11/16/2020		
DESIGNED BY: MEK DRAWN BY: MEK CHECKED BY: LDI					
SCALE		NC	RTH		
VERT: N/A HORZ: 1"=150'					
0	75'	150'	300'		
SHEET TITLE					

TECHNICAL DATA SHEET



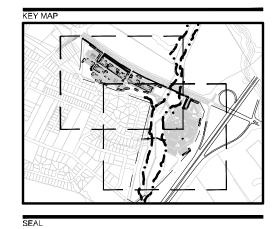


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- 1. WETLAND PERMITTING WILL BE REQUIRED FOR LAND DEVELOPMENT SUBMITTAL.
- 2. NCDOT ENCROACHMENT AND DRIVEWAY PERMITS WILL BE REQUIRED FOR LAND DEVELOPMENT
- 3. SIDEWALKS MUST BE A MINIMUM 6' WIDE IF THEY CONNECT TO THE BACK OF CURB OF A ROADWAY, AND 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
- 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
- 6. TRASH HANDLING FOR MULTI-FAMILY COMPONENT TO BE ADDRESSED IN LAND DEVELOPMENT
- 7. AN OPERATION AND MAINTENANCE AGREEMENT FOR THE WATER QUALITY FEATURE WILL BE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE GIVEN.
- 9. A PLAT SHOWING THE PUBLIC STORM DRAINAGE EASEMENT MUST BE RECORDED FOR THE WATER
- 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
- 11. SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL

- 1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH INCLUDING ROUNDABOUT AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
- 4. FOR SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR
- 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
- SHOW EXISTING AND NEW WATER LINES THROUGHOUT PROPERTY.
- 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

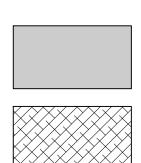




NOT FOR CONSTRUCTION

LEGEND

COMMON OPEN SPACE



TYPICAL 100' SECTION OF LANDSCAPE SCREENING ALONG UNIVERSITY CITY BOULEVARD

IICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
canadensis	Eastern Redbud Multi-trunk	B&B	2"	8-10`	MATCH SPECIMEM, STRAIGHT LEADER
sylvatica	Sour Gum	B&B	2.5"	12-14`	MATCH SPECIMEN, STRAIGHT LEADER
parvifolia	Chinese Lacebark Elm	B&B	2.5"	12-14`	MATCH SPECIMEN, STRAIGHT LEADER
ICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
hus americanus	New Jersey Tea	#7	As Shown	24-36"	MATCH SPECIMEN, FULL TO GROUND
inica `Henry`s Garnet`	Henry`s Garnet Sweetspire	#3	As Shown	24-36"	MATCH SPECIMEN, FULL TO GROUND
endron catawbiense `Album`	White Catawba Rhododendron	#5	As Shown	24-36"	MATCH SPECIMEN, FULL TO GROUND

ELAN UNIVERSITY CITY

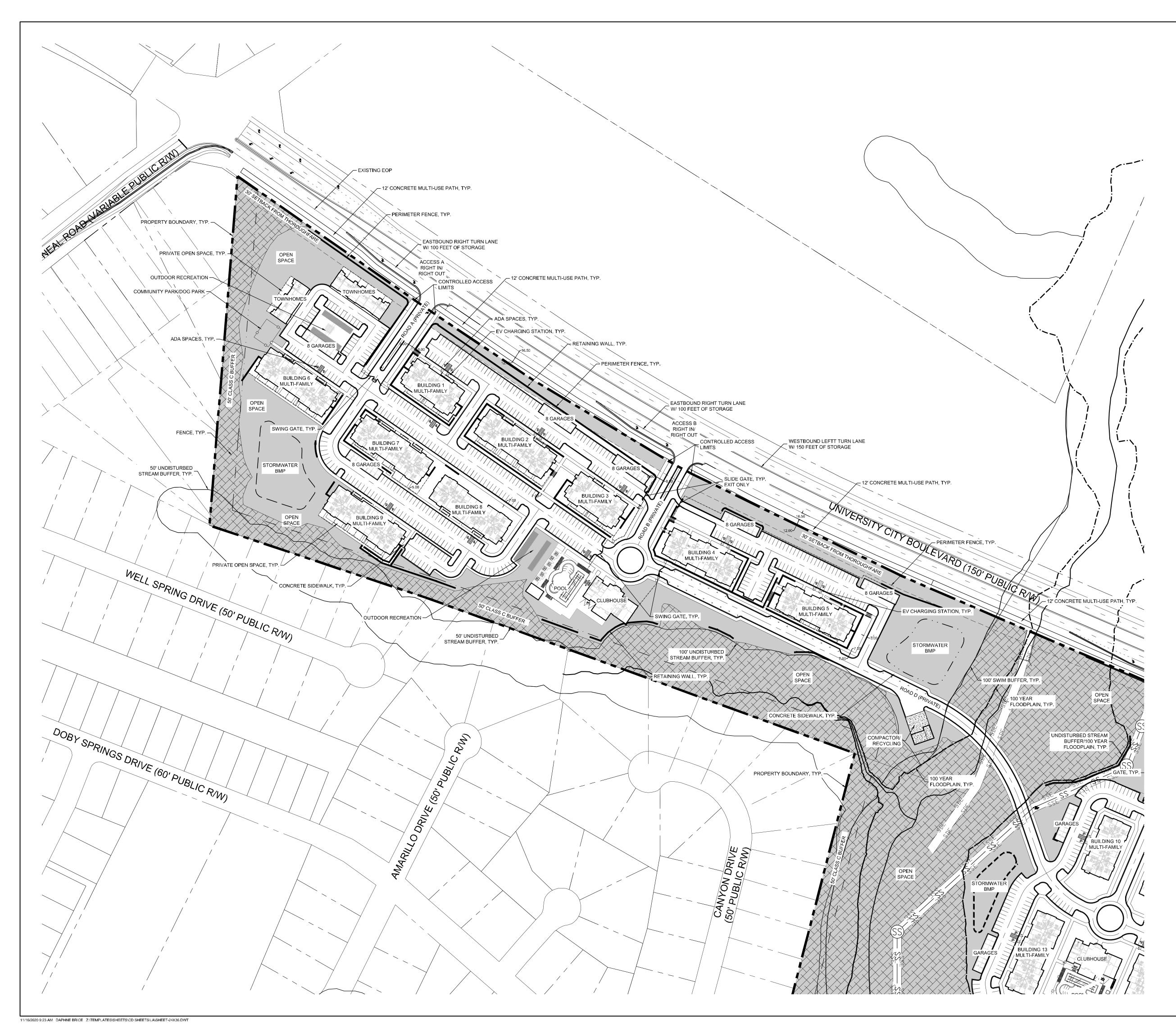
GREYSTAR GP II, LLC UNIVERSITY CITY BOULEVARD CHARLOTTE, NC 28262

LANDDES	LANDDESIGN PROJ.# 1019525						
F	REVISION / ISSUANCE						
NO.	DESCRIPTION	DATE					
1	REZONING SUBMITTAL	05/15/2020					
2	REZONING SUBMITTAL	10/12/2020					
3	REZONING SUBMITTAL	11/16/2020					
DR	DESIGNED BY: DRAWN BY: CHECKED BY:						
SCALE	SCALE NORTH						
	VERT: N/A HORZ: 1"=150'						
0	75' 150'	300'					
SHEET T	SHEET TITLE						

OVERALL SITE PLAN

RZ-3.0

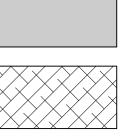
ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

COMMON OPEN SPACE





ORIGINAL SHEET SIZE: 24" X 36"

LandD

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

sion

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 DESIGNED BY: DRAWN BY: CHECKED BY: SCALE VERT: N/A HORZ: NTS (NOT TO SCALE) SHEET TITLE DETAILED SITE PLAN

RZ-3.1



11/16/2020 9:25 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

ORIGINAL SHEET SIZE: 24" X 36"

		<u>Development Data</u> x Parcels:	<u>.</u> 0 4708214, 04708213, 04739110	A	\sim	Phase 2 Improvements (Scenario A and Scenario B)
		reage: isting Zoning:	±71.94 acres RE-2, RE-2 (CD) (Research)	~	(1)	
-	Pro	oposed Zoning: isting Uses:	R-12MF (CD) (Multi-Family Residential) Vacant	Ś		No changes to the intersection configuration.
-	Pro	oposed Uses: oposed Setbacks:	Multi-Family 30 feet	}	(e)	University City Boulevard & Access "B" (Unsignalized)
-	Ma	ximum Bldg Ht: rking:	60' Per the Ordinance	~		Phase 1 Improvements (Scenario A)
-	Bił	ke Parking:	Per the Ordinance			The following intersection configuration shall be installed.
				4	(1)	One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "B").
			DEVELOPMENT STANDARDS		(2)	Construct an eastbound right turn lane on University City Boulevard with 100 feet of storage.
			November 16, 2020		(3)	100-foot internal protected stem.
		Constant		L	<u>&</u> (Phase 1 Improvements (Scenario B)
1	A. 1.	General Provision	standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by		}	·)
		site located on the se	C to accommodate the development of a residential community on that approximately 71.94 acre buthwest quadrant of the University City Boulevard - Interstate 85 interchange, which site is more d on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 047-391-10,		സ	The following intersection configuration shall be installed. One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "B").
		047-082-14 and 047-				
	2.		y of Charlotte Zoning Ordinance (the "Ordinance").		(3)	Construct a westbound left turn lane on University City Boulevard with 150 feet of storage.
-	3.		ng Plan or these Development Standards establish more stringent standards, the regulations ordinance for the R-12 MF zoning district shall govern the development and use of the Site.			
4	4.		picted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement ments on the Site. Accordingly, the configurations, placements and sizes of the building footprints	A	\sim	100-foot internal protected stem.
		as well as the international	al private streets and drives depicted on the Rezoning Plan are schematic in nature and, subject to evelopment Standards and the Ordinance, are subject to minor alterations or modifications during	>		Phase 2 Improvements (Scenario A)
			ent and construction document phases.	5	(1)	No changes to the intersection configuration.
		1 ,	the Site will be developed in two phases.	<u> </u>		Phase 2 Improvements (Scenario B)
(6.	Rezoning Plan, if ap	1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the proved, shall be vested for a period of 5 years due to the size and phasing of the development, the according cycles and market conditions		(1)	No changes to the intersection configuration.
	7.	,	economic cycles and market conditions. to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or	5	(f)	University City Boulevard & Access "C" (Unsignalized)
			accordance with the provisions of Section 6.207 of the Ordinance.	<pre>{</pre>		Phase 1 Improvements (Scenario A and Scenario B)
]	B.	Permitted Uses/D	evelopment Limitations	}	(1)	No improvements.
1	1.		voted only to a residential community containing a maximum of 712 dwelling units and to any sory uses relating thereto that are allowed in the R-12 MF zoning district. Incidental and accessory	Ì		Phase 2 Improvements (Scenario A and Scenario B)
		uses may include,	without limitation, a leasing and management office and amenities such as a fitness center, g pool and outdoor grilling and gathering areas.	{		
	2.	The Site shall be dev	veloped in two phases, with the phases designated as Phase 1 and Phase 2. The Phase 1 area and depicted on the Rezoning Plan.		4	The following intersection configuration shall be installed. One ingress and one egress lane (a terminating northbound right turn lane on proposed Access "C").
		Phase 1 may contain	n up to 348 dwelling units, and a minimum of 10 of such dwelling units must be single family ng units that may be for sale or for rent dwelling units. The remaining dwelling units in Phase 1,			Construct an eastbound right turn lane on University City Boulevard with 150 feet of storage.
4	4.	or a maximum of 33 A certificate of occu	8 dwelling units, may be multi-family style dwelling units. pancy must be issued for each of the 10 single family attached style dwelling units in Phase 1 prior	∄	(3)	100-foot internal protected stem.
		to the issuance of a c	vertificate of occupancy for the 150 th multi-family style dwelling unit constructed in Phase 1.	(8.	Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the i
		attached style dwelli	n up to 364 dwelling units, and a minimum of 16 of such dwelling units must be single family ng units that may be for sale or for rent dwelling units. The remaining dwelling units in Phase 2, 8 dwelling units, may be multi-family style dwelling units.			certificate of occupancy for a new building constructed on the Site. The right of way shall be setbac back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be low utility easement.
Ċ	6.	A certificate of occu	pancy must be issued for each of the 16 single family attached style dwelling units in Phase 2 prior			
,	7.		ertificate of occupancy for the 200th multi-family style dwelling unit constructed in Phase 2.		D. 1	<u>Architectural Standards</u> Multi-Family Style Buildings
	~					The maximum height in feet of the multi-family style buildings constructed on the Site shall be 6.
1	C. 1.	Transportation Vehicular access to	the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of		(b)	under the Ordinance. The architectural and design standards set out below shall apply to the multi-family style buildings
		the vehicular access	points are subject to any minor modifications required to accommodate final site and construction and to any adjustments required for approval by the Charlotte Department of Transportation			Site. Prohibited Exterior Building Materials:
		("CDOT") and/or the	e North Carolina Department of Transportation ("NCDOT").		(aa)	Vinyl siding (but not vinyl hand rails, windows, doors, garage doors or door trim). Concrete Masonry Units not architecturally finished.
	2.	The Site will be serv streets and drives sha	ted by internal private streets and drives. Minor adjustments to the locations of the internal private all be allowed during the construction permitting process.		(2)	Building Placement and Site Design shall focus on and enhance the pedestrian environment through t
3	3.		nd pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. ks may meander to save existing trees.			Buildings shall be placed so as to present a front or side facade to all network required streets (public) Parking lots shall not be located between any building and any network required public or pr
	4					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.
2	4.	dedicate and convey	e of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall v to the City or to NCDOT (subject to a reservation for any necessary utility easements) those located immediately adjacent to University City Boulevard as required to provide right of way			Building Massing and Height shall be designed to break up long monolithic building forms as follow Buildings exceeding 120 feet in length shall include one or more modulations of the building ma
			om the existing centerline of University City Boulevard, to the extent that such right of way does			(such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 f project or recess a minimum of the extending through the building.
4			e term "substantially complete" in this Section C of the Development Standards shall mean a		(4)	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 v
		determination by C complete" for the pr	DOT and/or NCDOT that the applicable roadway improvements are deemed "substantially arpose of the issuance of certificates of occupancy for building(s) on the Site. However, in the			but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, band materials or colors.
		time that Petitioner	n-essential roadway improvements (as reasonably determined by CDOT) are not completed at the seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct			Buildings shall be designed with a recognizable architectural base on all facades facing network private streets. Such base may be executed through the use of masonry or stone veneer, chan
		Petitioner may be re	s to allow the issuance of certificates of occupancy for the applicable buildings, and in such event equired to post a letter of credit or a bond for any improvements not in place at the time such			articulated architectural facade features and color changes. Building elevations facing network required public or private streets shall not have expanses of b
	6.		ancy are issued to secure the completion of the relevant improvements. either be a right-in, right-out vehicular access point (defined as Scenario A in the Traffic Impact			than 20 feet in all directions and architectural features such as but to limited to banding, medallions or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
(right-out vehicular access point (defined as Scenario A in the Traine Impact right-out vehicular access point with a left crossover into the Site (defined as Scenario B in the dy). As set out below in paragraph 7) in some instances the required transportation improvements			Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a lan
	∕₃	are different under ea	ach scenario.		(aa)	structure as follows: Long pitched or flat roof lines shall avoid continuous expanses without variation by including chang
,	7	Those transportation substantially comple	n improvements set out below designated as Phase 1 Transportation Improvements shall be te prior to the issuance of the first certificate of occupancy for a new brilding constructed in Phase tion improvements set out below designated as Phase 2 Transportation Improvements shall be		· · ·	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
2	A,	1. Those transporta substantially comple	tion improvements set out below designated as Phase 2 Transportation Improvements shall be te prior to the issuance of the first certificate of occupancy for a new building constructed in Phase	2	(6)	Roof top HVAC and related mechanical equipment will be screened from public view at grade from a Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall
Ą	\sim					view with materials and design to be compatible with principal structures. Such design shall inclu percent masonry veneer or a Class B buffer not less than 10' in depth at all above grade perime
5	(a)	University City Bou	ilevard & I-85 Northbound Ramps (Signalized)	2		access.
5		Phase 1 Improvemen	nts (Scenario A and Scenario B)	{	2.	Single Family Attached Style Dwelling Units
5	(1)	No improvements.		5		The maximum height in feet of the single family attached style dwelling units constructed on the Site
>		Phase 2 Improvement	ts (Scenario A and Scenario B)	2		
ζ.	(1)		mal northbound right turn lane (signalized) on the I-85 Northbound Off-Ramp with 330 feet of	5		constructed on the Site. The primary exterior building materials will be a combination of portions of the following: brick
5	(1)	storage.	and northoothing right than the (signatized) on the 1-05 protundomin Off-rallip with 550 feel of	5		masonry products, stone, manufactured stone, stucco and cementitious siding. Vinyl, EIFS or masonite may not be used as an exterior building material. Notwithstanding the for
7	(b)	University City B	oulevard & I-85 Southbound Ramps (Signalized)	2		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 va
ζ		Phase 1 Improvemer	nts (Scenario A and Scenario B)	5		depicted on the Rezoning Plan. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for po
5	(1)	No improvements.		$\mathbf{\lambda}$		sheds may be no less than 2:12, unless a flat roof architectural style is employed.
}	(•)			2		Each single family attached style dwelling unit shall have a covered front stoop. The front stoop may awning, canopy, roof extension or other architectural feature chosen by Petitioner.

Phase 2 Improvements (Scenario A and Scenario B)

(1) No improvements.

(c) <u>University City Boulevard & Neal Road (Signalized)</u>

Phase 1 Improvements (Scenario A and Scenario B)

- 1) Construct a northbound right turn lane with 200 feet of storage on Neal Road.
- Phase 2 Improvements (Scenario A)
- 1) Extend the westbound left turn lane from 175 feet to 350 feet of storage on University City Boulevard. Phase 2 Improvements (Scenario B) 1) Extend the westbound left turn lane from 175 feet to 250 feet of storage on University City Boulevard.
- (d) <u>University City Boulevard & Access A (Unsignalized)</u>
- Phase 1 Improvements (Scenario A and Scenario B)
- The following intersection configuration shall be installed.

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

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

(3) 100-foot internal protected stem.

G. <u>Environmental</u>

public streets, shall be 21 feet.

blank wall expanse to 10 feet on all building levels.

(9) Garage doors shall contain carriage style hardware.

Site's frontage on University City Boulevard.

areas set out on the Rezoning Plan accordingly.

E. <u>Streetscape and Buffers</u>

F. <u>Lighting</u>

(8) Each single family attached style dwelling unit shall have a garage.

- 2. Development of the Site shall comply with the Tree Ordinance.

- 3. 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.
- 4. 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.
- 5. 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

1. 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.

I. <u>Greenway</u>

- 1. Prior to the issuance of a certificate of occupancy for the one hundred and seventy-fifth (175th) 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.
- 2. Except as provided below in paragraph 3, the greenway trail and any other improvements to or relating to the Greenway Area shall be constructed by Mecklenburg County and not Petitioner.
- 3. Petitioner shall construct a minimum 12 foot wide multi-use path that will connect the Greenway Area to the western boundary line of the Site at the terminus of the 60 foot public right of way for Doby Springs Drive. This multi-use path shall be constructed prior to the issuance of a certificate of occupancy for the one hundred and seventy-fifth (175th) multi-family dwelling unit constructed in Phase 2 of the development.
- 4. The area of the Site located within the Greenway Area shall be considered when calculating the allowed residential density on the Site.
- 5. The trees located within the Greenway Area shall count towards the Site's minimum tree save requirements.

J. Binding Effect of the Rezoning Documents and Definitions

6. The Greenway Area shall count towards the Site's required open space.

- 1. 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.
- 2. 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.
- 3. 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.

arlotte prior to the issuance of the first f way shall be setback 2 feet behind the thereof, may be located in a sidewalk



amily style buildings constructed on the

vironment through the following: uired streets (public or private). quired public or private street. This

red streets. lding forms as follows: s of the building massing/facade plane minimum of 10 feet wide and shall

rest as follows: ural facade features which may include

esses, pilasters, banding and change in ades facing network required public or

stone veneer, changes in material or have expanses of blank walls greater

oanding, medallions or design features such walls.

e appearance of a large monolithic roof n by including changes in height and/or

oof and parapet walls.

view at grade from the nearest street. ing and storage shall be screened from n design shall include a minimum 20 above grade perimeters not paved for

nstructed on the Site shall be 48 feet as

e-family attached style dwelling units the following: brick veneer or similar

twithstanding the foregoing, vinyl may

d on the Site may vary from the widths

cept that roofs for porches and attached

. The front stoop may be covered by an

(6) 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

(7) Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

1. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path along the

2. 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.

3. 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

1. 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. 2. The maximum height of any freestanding lighting fixtures installed on the Site, excluding street lights located along

1. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

