

REZONING PETITION

UNIVERSITY CITY BLVD SITE

MULTI-FAMILY RESIDENTIAL

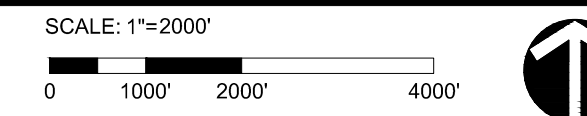
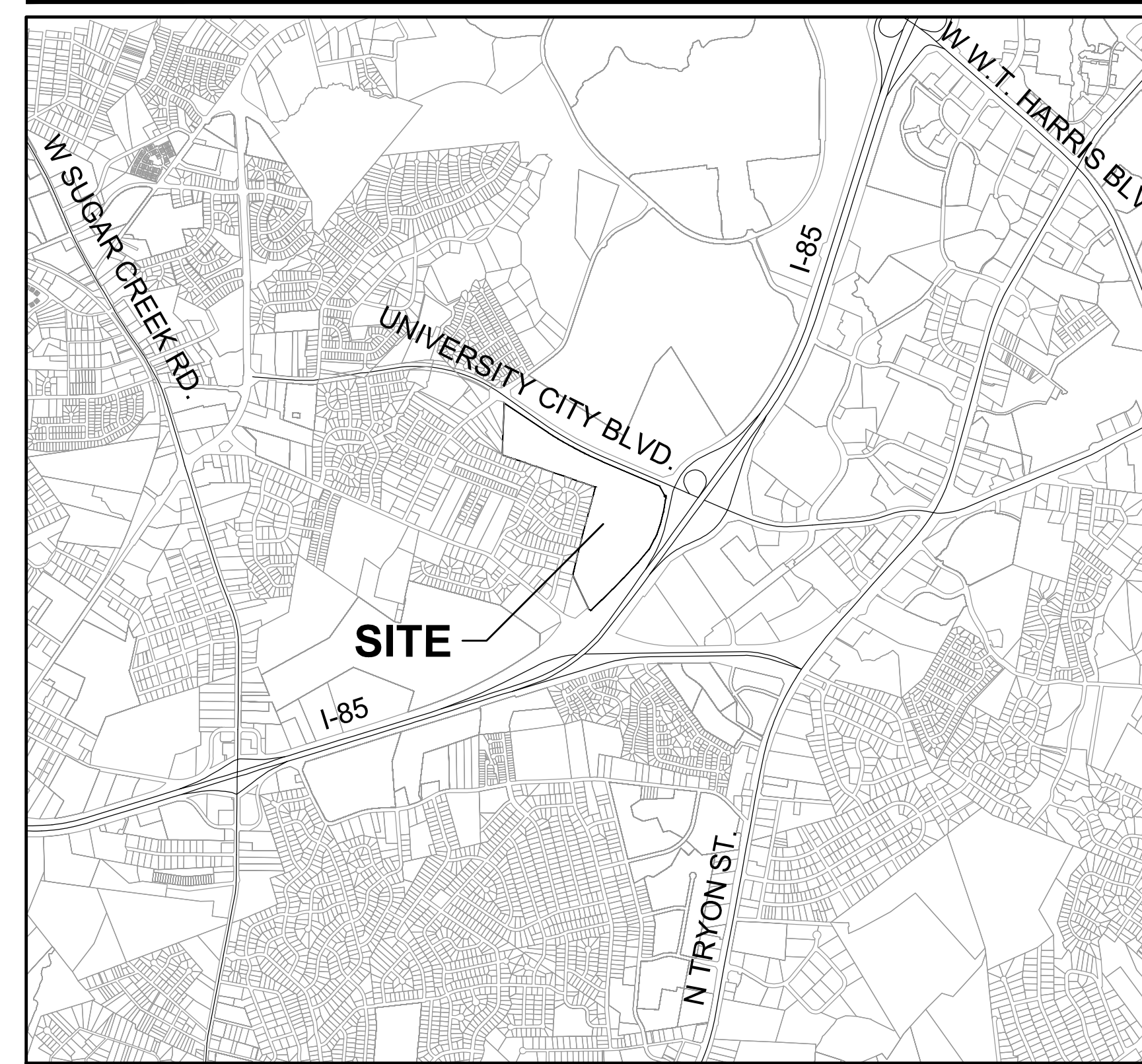
CHARLOTTE, NORTH CAROLINA

DATE: 05/15/2020

SHEET INDEX

Sheet Number	Sheet Title
RZ-1.0	COVER SHEET
RZ-1.1	SURVEY
RZ-2.0	TECHNICAL DATA SHEET
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RZ-3.1	DETAILED SITE PLAN
RZ-3.2	DETAILED SITE PLAN
RZ-4.0	DEVELOPMENT NOTES

VICINITY MAP



PROJECT TEAM

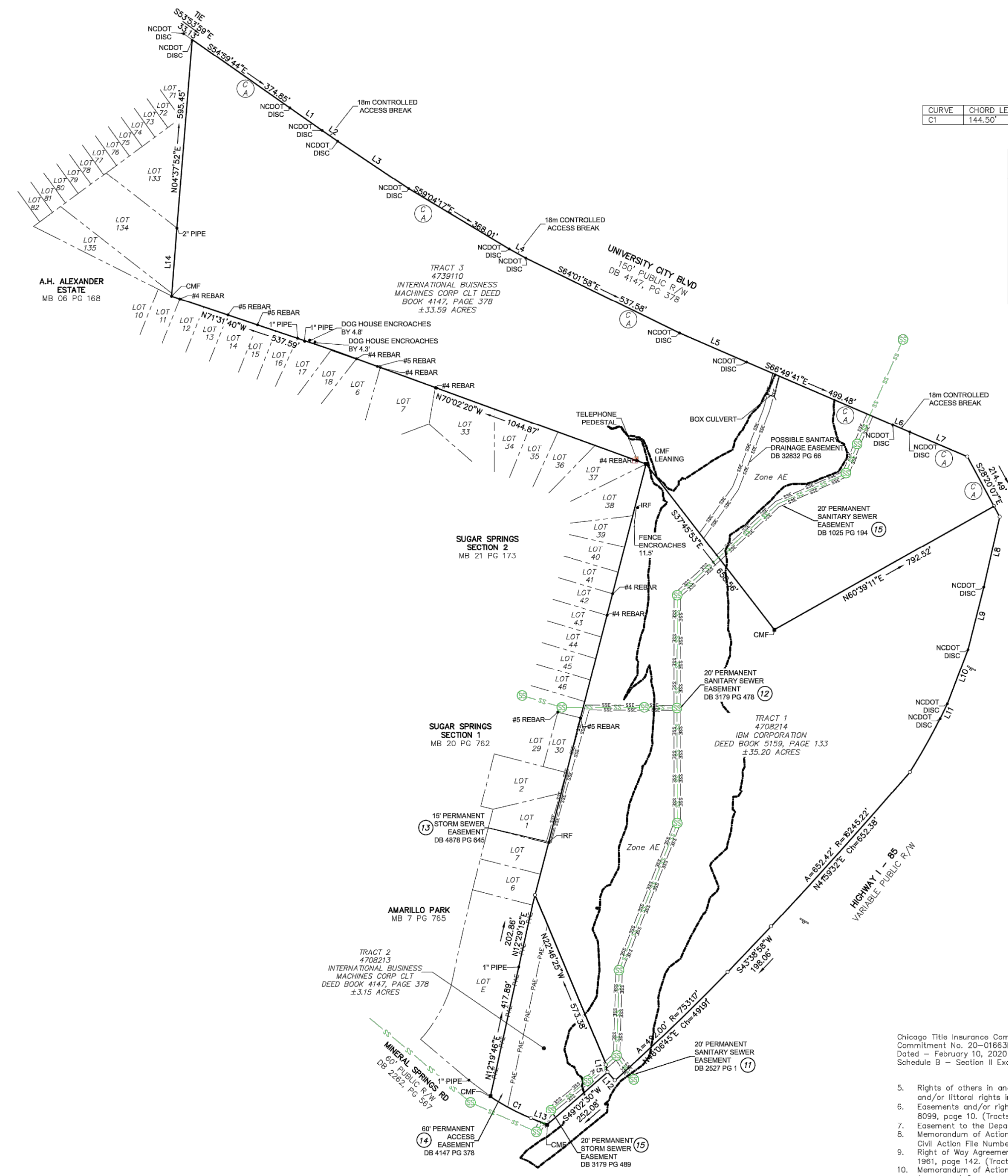
OWNER/DEVELOPER
 GREYSTAR GP II, LLC
 521 E MOREHEAD ST, SUITE 400
 CHARLOTTE, NC, 28202
 704.379.1868
 CONTACT NAME: JOSH GLOVER

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: JEREMY ICARD, 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

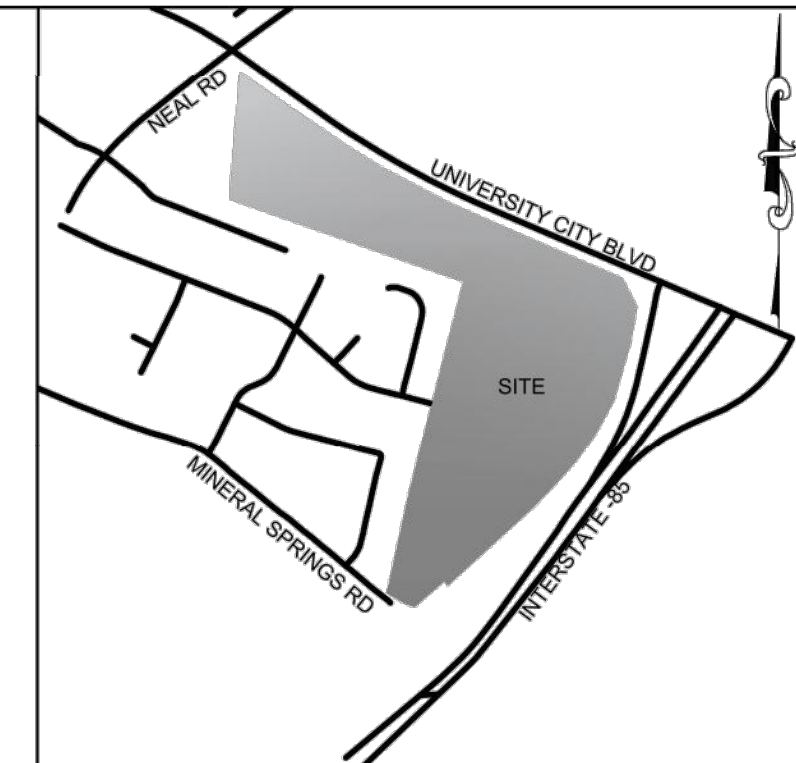
Legal Description Tract Three
blah blah blah

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



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]



- 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.

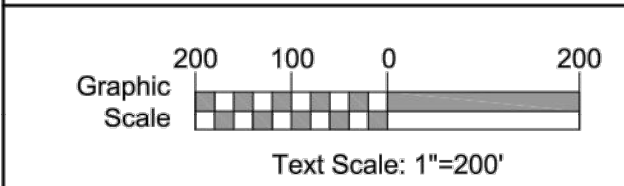
ALTA/NSPS Survey of UNIVERSITY CITY
 University City Boulevard
 City of Charlotte
 Mecklenburg County
 North Carolina

prepared for:
Greystar GP II, LLC

No.	Revision	By	Date
1			
2			
3			
4			



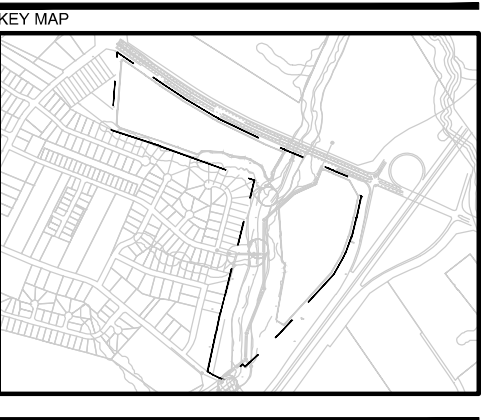
201 West 29th Street
 Charlotte, NC 28206
 Phone: (704) 337-8329
 Fax: (704) 308-3153
 License No.: C-1925
 www.ldsi-inc.com



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

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 7036 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 C/PJ/AHHERST SFR PROGRAM OWNER LLC 5001 PLAZA ON THE LAKE STE 200 AUSTIN TX 78746 DB 34417 PG 56
8. PID: 04708277 C/PJ/AHHERST 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 DR CHARLOTTE NC 28205 DB 28929 PG 132
10. PID: 04708275 MEERS SHIRLEY S 7232 CANYON DR CHARLOTTE NC 28215 DB 05628 PG 259
11. PID: 04708274 CROWDER WILLIAM S & SARAH C 7238 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 & 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 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 BRIGADOUS 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 SUN FARR RD UNIT 101 HUNTERSVILLE NC 28078 DB 11406 PG 946
29. PID: 04708519 YAVOK HWYING & 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 HIRIN 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



NOT FOR CONSTRUCTION

UNIVERSITY CITY BLVD SITE

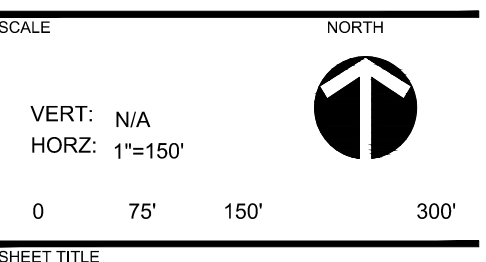
GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

1019525

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1 REZONING SUBMITTAL 05/15/2020

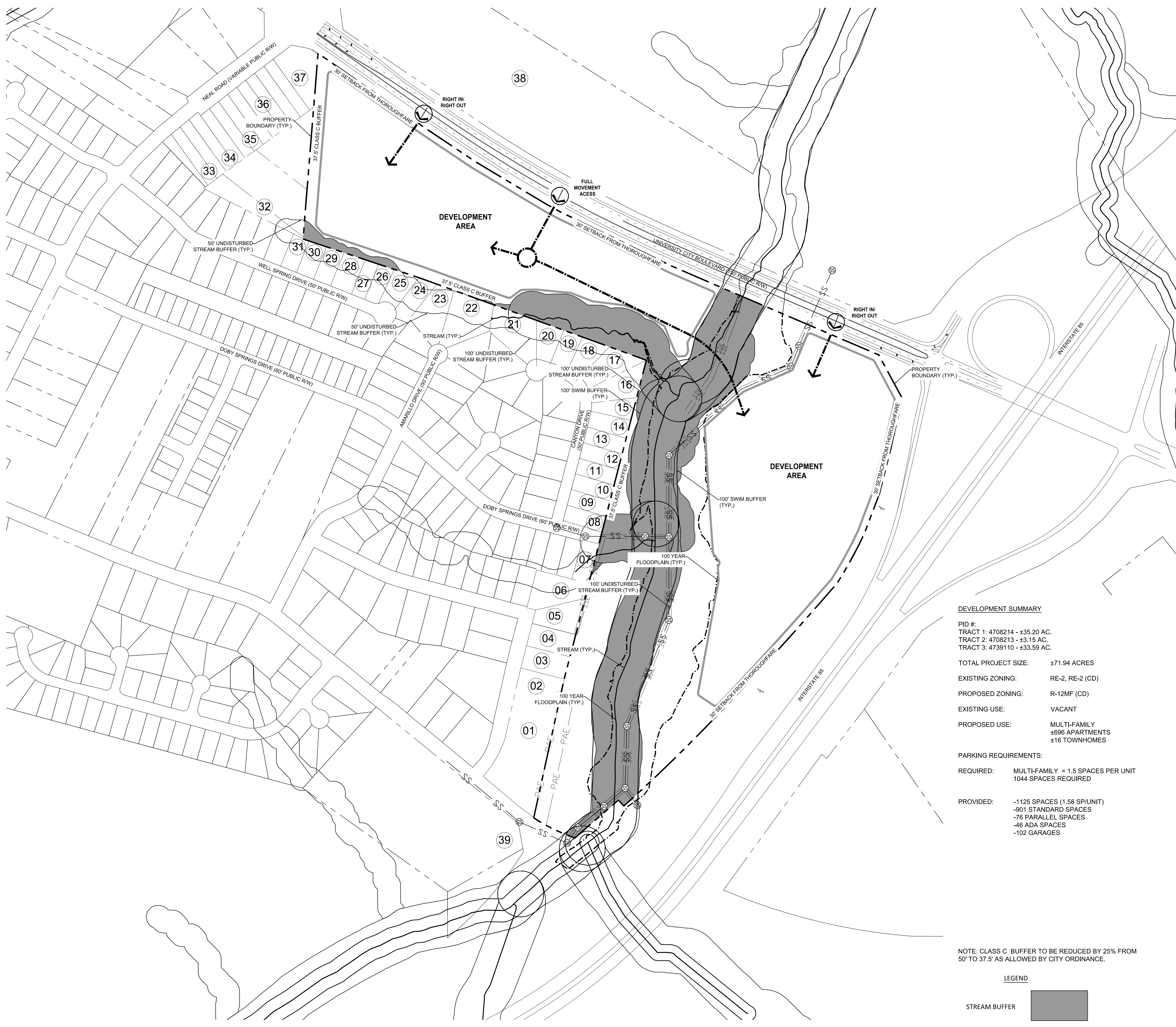
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2.0



DEVELOPMENT SUMMARY

PID #: TRACT 1: 4708214 - ±35.20 AC. TRACT 2: 4708213 - ±3.15 AC. TRACT 3: 4739110 - ±33.59 AC.

TOTAL PROJECT SIZE: ±71.94 ACRES

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

PROPOSED ZONING: R-12MF (CD)

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY ±696 APARTMENTS ±16 TOWNHOMES

PARKING REQUIREMENTS:

REQUIRED: MULTI-FAMILY = 1.5 SPACES PER UNIT 1044 SPACES REQUIRED

PROVIDED: -1125 SPACES (1.58 SP/UNIT) -901 STANDARD SPACES -76 PARALLEL SPACES -46 ADA SPACES -102 GARAGES

NOTE: CLASS C BUFFER TO BE REDUCED BY 25% FROM 50' TO 37.5' AS ALLOWED BY CITY ORDINANCE.

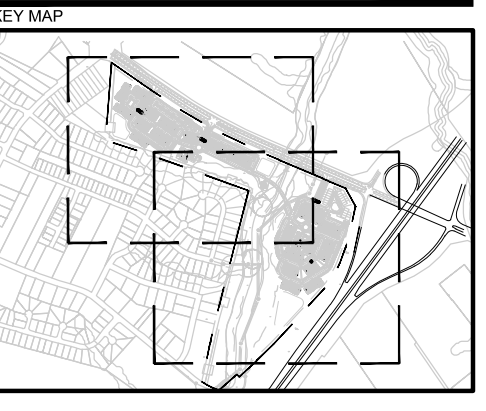
LEGEND

STREAM BUFFER



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..



SCALE

NOT FOR CONSTRUCTION

UNIVERSITY CITY BLVD SITE

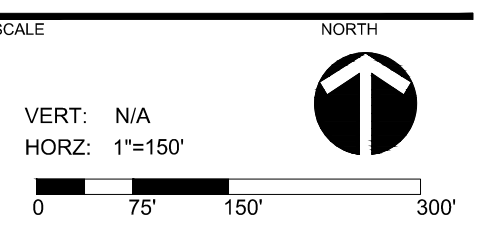
GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

PROJECT 1019525

REVISION / ISSUANCE

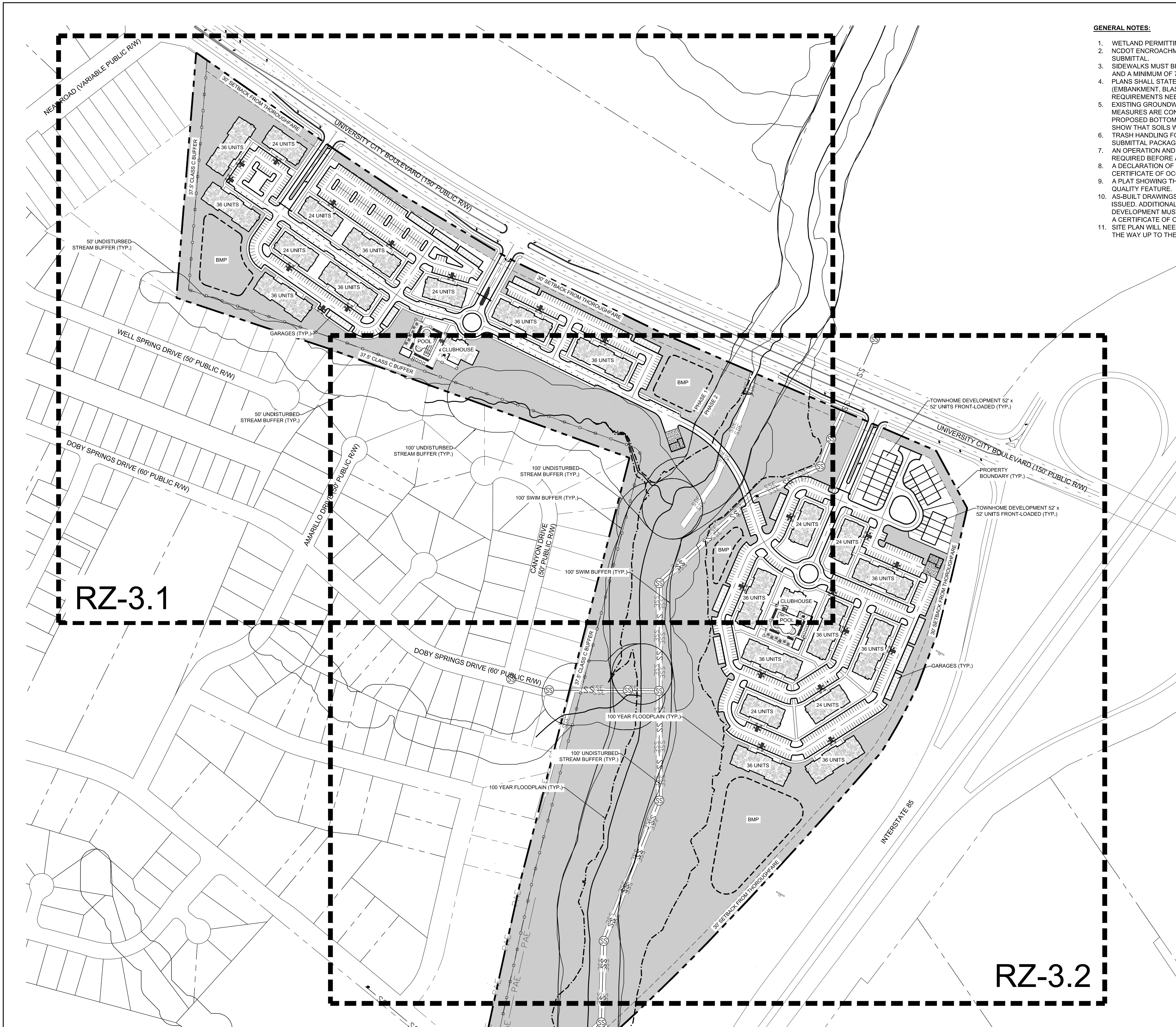
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



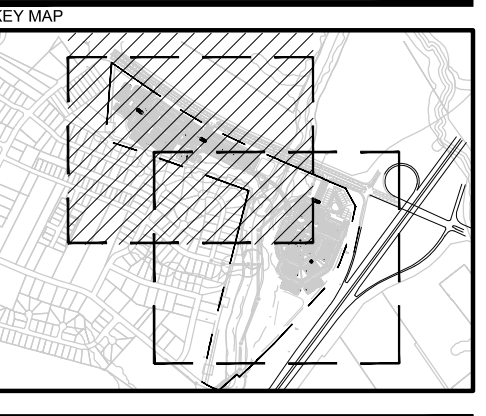
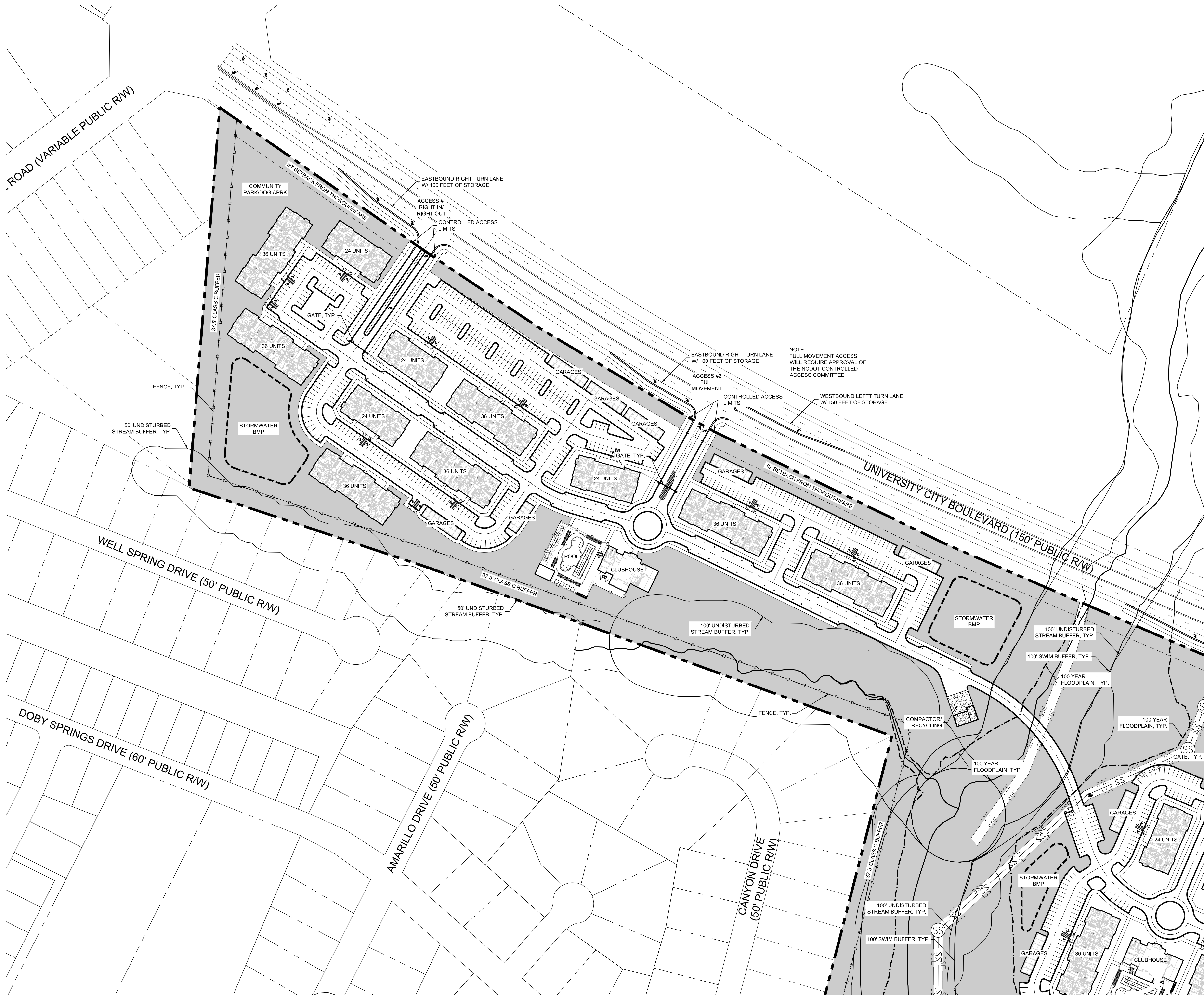
OVERALL SITE PLAN

SHEET NUMBER **RZ-3.0**



LEGEND

COMMON OPEN SPACE	REQUIRED 35.97 ACRES (50%)	PROVIDED 40.34 ACRES (56%)
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NOT FOR CONSTRUCTION

UNIVERSITY CITY BLVD SITE

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

LANDDESIGN PROJ.# 1019525

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

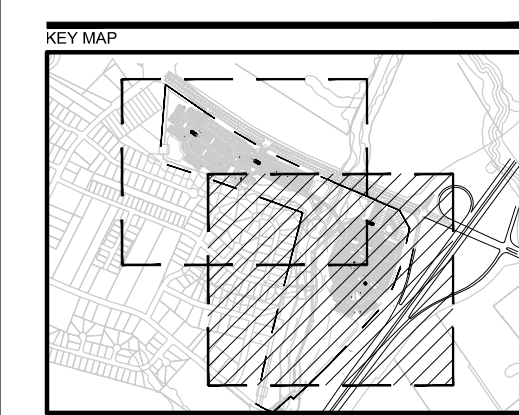
SCALE: _____ NORTH

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

DETAILED SITE PLAN

SHEET NUMBER
RZ-3.1



NOT FOR CONSTRUCTION

UNIVERSITY CITY BLVD SITE

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

LANDDESIGN PROJ.# 1019525

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

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

SHEET TITLE

DETAILED SITE PLAN

SHEET NUMBER

RZ-3.2

Site Development Data:
--Tax Parcels: 4708214, 4708213, 4739110
--Acreage: ±71.94 acres
--Existing Zoning: RE-2, RE-2 (CD) (Research)
--Proposed Zoning: R-12MF (GD) (Multi-Family Residential)
--Existing Uses: Vacant
--Proposed Uses: Multi-Family
--Proposed Setbacks: 30 feet
--Maximum Bldg Ht: 54'
--Parking: Multi-Family - 1.50 spaces per unit, minimum
--Bike Parking: Multi-Family - 1 bike parking space per 20 units

DEVELOPMENT STANDARDS
May 15, 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.
- 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 863 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.
- A maximum of 847 of the allowed dwelling units may be multi-family style dwelling units. The remaining 16 dwelling units shall be single family attached style dwelling units that may be for sale or for rent dwelling units.
- Certificates of occupancy must be issued for each of the 16 single family attached style dwelling units prior to the issuance of a certificate of occupancy for the 400th multi-family style dwelling unit constructed on the Site.
- 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 and/or the North Carolina Department of Transportation.
- 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.

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 54 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 6 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 expanse 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.

E. Streetscape and Buffers

- Petitioner shall install planting strips and sidewalks along the Site's street frontages as depicted on the Rezoning Plan.
- A minimum 37.5 foot wide Class C buffer shall be established along portions of the Site's southern and western boundary lines as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this Class C buffer has been reduced to 37.5 feet through the installation of a fence that meets the requirements 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.

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.

I. 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.

THIS PLAN AND THESE DEVELOPMENT STANDARDS
KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**UNIVERSITY CITY
BLVD SITE**

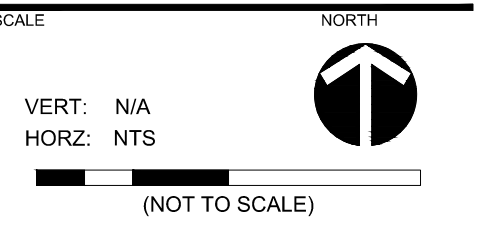
GREYSTAR GP II, LLC
UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

LANDDESIGN PROJ.# 1019525

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	05/15/2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ-4.0