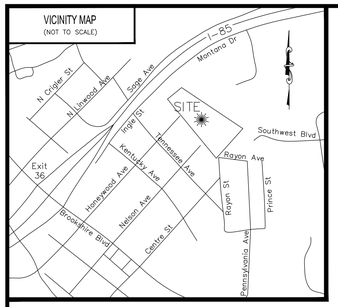

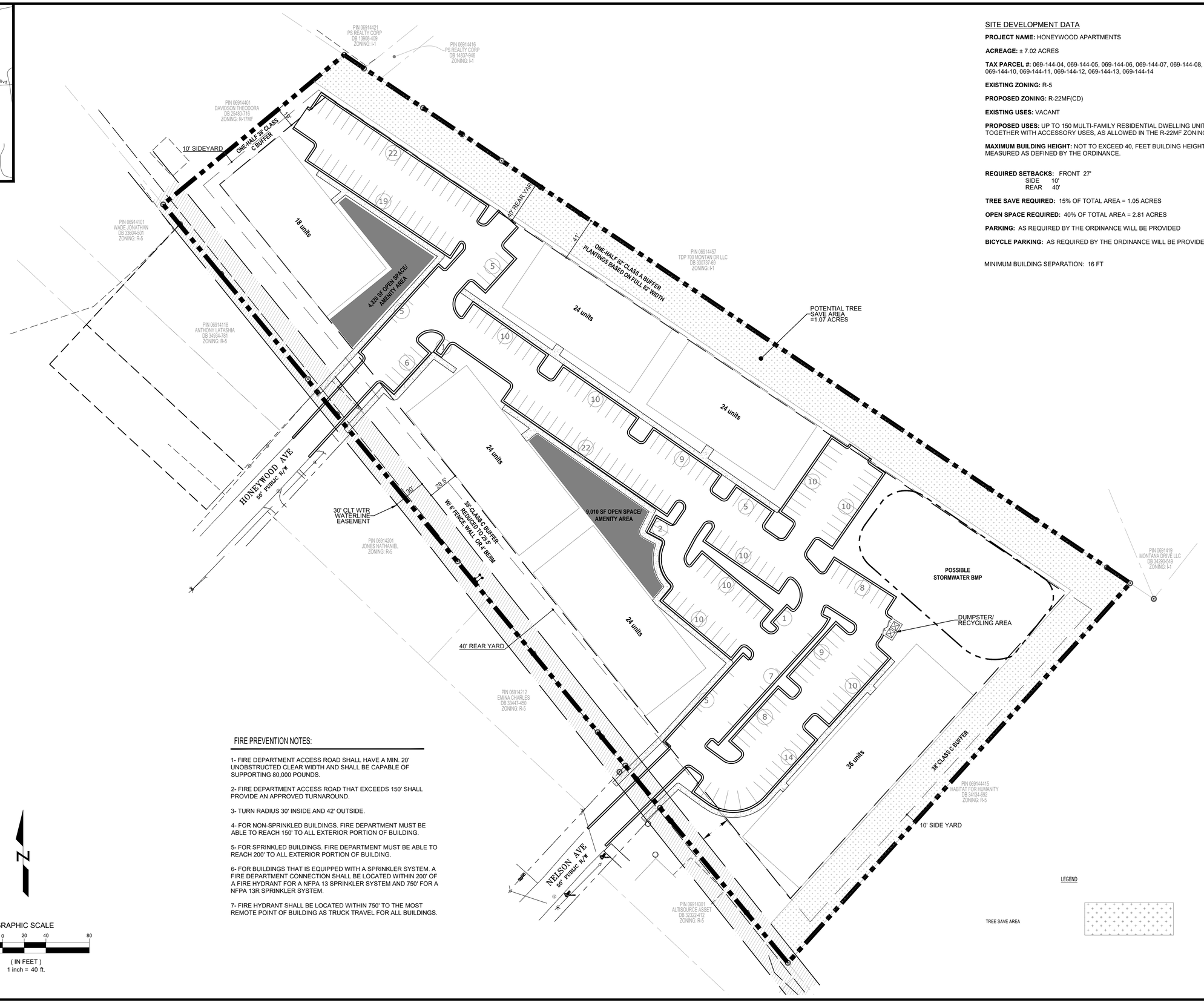

SITE DEVELOPMENT DATA

PROJECT NAME: HONEYWOOD APARTMENTS

ACREAGE: ± 7.02 ACRES

TAX PARCEL #: 069-144-04, 069-144-05, 069-144-06, 069-144-07, 069-144-08, 069-144-09, 069-144-10, 069-144-11, 069-144-12, 069-144-13, 069-144-14

EXISTING ZONING: R-5

PROPOSED ZONING: R-22MF(CD)

EXISTING USES: VACANT

PROPOSED USES: UP TO 150 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-22MF ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 40, FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

REQUIRED SETBACKS: FRONT 27'
SIDE 10'
REAR 40'

TREE SAVE REQUIRED: 15% OF TOTAL AREA = 1.05 ACRES

OPEN SPACE REQUIRED: 40% OF TOTAL AREA = 2.81 ACRES

PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

BICYCLE PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

MINIMUM BUILDING SEPARATION: 16 FT

FIRE PREVENTION NOTES:

1- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.

2- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.

3- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.

4- FOR NON-SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.

5- FOR SPRINKLED BUILDINGS. FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.

6- 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 AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.

7- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

SEEDWATER ENGINEERING
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Fort Mill, SC 29715
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NC Firm License No. C-1622

Revisions			
No.	Name		Date
1.	REVISED PER CITY STAFF COMMENTS		3-15-21

Drawing Information	
SW Project No.	20-015
Drawn By:	
Date	09-21-2020
Checked By:	
Approved By:	

REZONING PETITION 2021-016

Owner/Developer:

HONEYWOOD APARTMENTS

HONEYWOOD AVE
CHARLOTTE, NC 28216

Drawing Title:

REZONING PLAN

Drawing No.

RZ-1.0

Honeywood Apartments
Development Standards
03/15/2021
Rezoning Petition No. 2021-016

Site Development Data:
--Acreage: ± 7.02 acres
--Tax Parcel #: 069-144-04, 069-144-05, 069-144-06, 069-144-07, 069-144-08, 069-144-09, 069-144-10, 069-144-11, 069-144-12, 069-144-13, 069-144-14
--Existing Zoning: R-5
--Proposed Zoning: R-22MF(CD)
--Existing Uses: Vacant
--Proposed Uses: Up to 150 multi-family residential dwelling units together with accessory uses, as allowed in the R-22MF zoning district.
--Maximum Building Height: Not to exceed 40, feet building height will be measured as defined by the Ordinance.
--Required setbacks: Front 27'
Side 10'
Rear 40'

--Tree Save required: 15% of total area = 1.05 acres
--Open Space Required: 40% of total area = 2.81 acres
--Parking: As required by the Ordinance will be provided
--Bicycle Parking: As required by the Ordinance will be provided

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate. ("Petitioner") to accommodate the development of a residential community on approximately 7.02-acre site, made up of 11 parcels, generally located at the northeast end of Honeywood Avenue and Nelson Avenue (the "Site").

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 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-22MF zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for 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. These instances would include changes to graphics if they are:
i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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 residential buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 154 multi-family residential dwellings units together with accessory uses allowed in the R-22MF zoning district as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

a. Access to the Site will be from Honeywood Avenue and Nelson Avenue as generally depicted on the Rezoning Plan.
b. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner's ability to request that CDOT allow a bond to be post for any improvements not in place at the time of the issuance of the first certificate of occupancy.
c. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
d. The alignment of the internal 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 in accordance with published standards.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. Buffers along property lines will be provided as required by the Ordinance and per the Planned Multi-family standards.
b. Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-family standards.
c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along the abutting public streets. The minimum width for this internal sidewalk will be five (5) feet.

5. Architectural Standards, General Design Guidelines:
a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
b. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
c. Prohibited Exterior Building Materials:
i. Vinyl siding (but not vinyl hand rails, windows or door trim).
ii. Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
i. Buildings exceeding 135 feet in length shall include 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 and extend up and down along the exterior of the building façade.

f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
i. Building elevations shall be designed with vertical bays or articulated architectural façade 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.
ii. Buildings shall be designed with a recognizable architectural base on all facades. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
i. 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.
ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

h. 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.
i. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space:
a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

7. Environmental Features:
a. 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.
b. 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. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
c. The Site will comply with the Tree Ordinance.

8. Lighting:
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
b. Detached lighting on the Site will be limited to 22 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 portion of the Site affected by such amendment in accordance with the provisions 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SEEDWATER ENGINEERING
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NC Firm License No. C-1622

Revisions

No.	Name	Date
1.	REVISED PER CITY STAFF COMMENTS	3-15-21

Drawing Information
SW Project No. 20-015
Drawn By:
Date 09-21-2020
Checked By:
Approved By:

REZONING PETITION 2021-016

Owner/Developer:
HONEYWOOD APARTMENTS
HONEYWOOD AVE
CHARLOTTE, NC 28216

Drawing Title
REZONING PLAN

Drawing No.
RZ-2.0