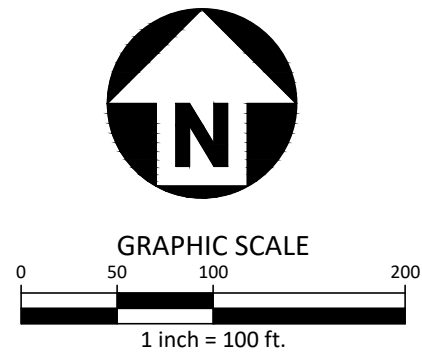
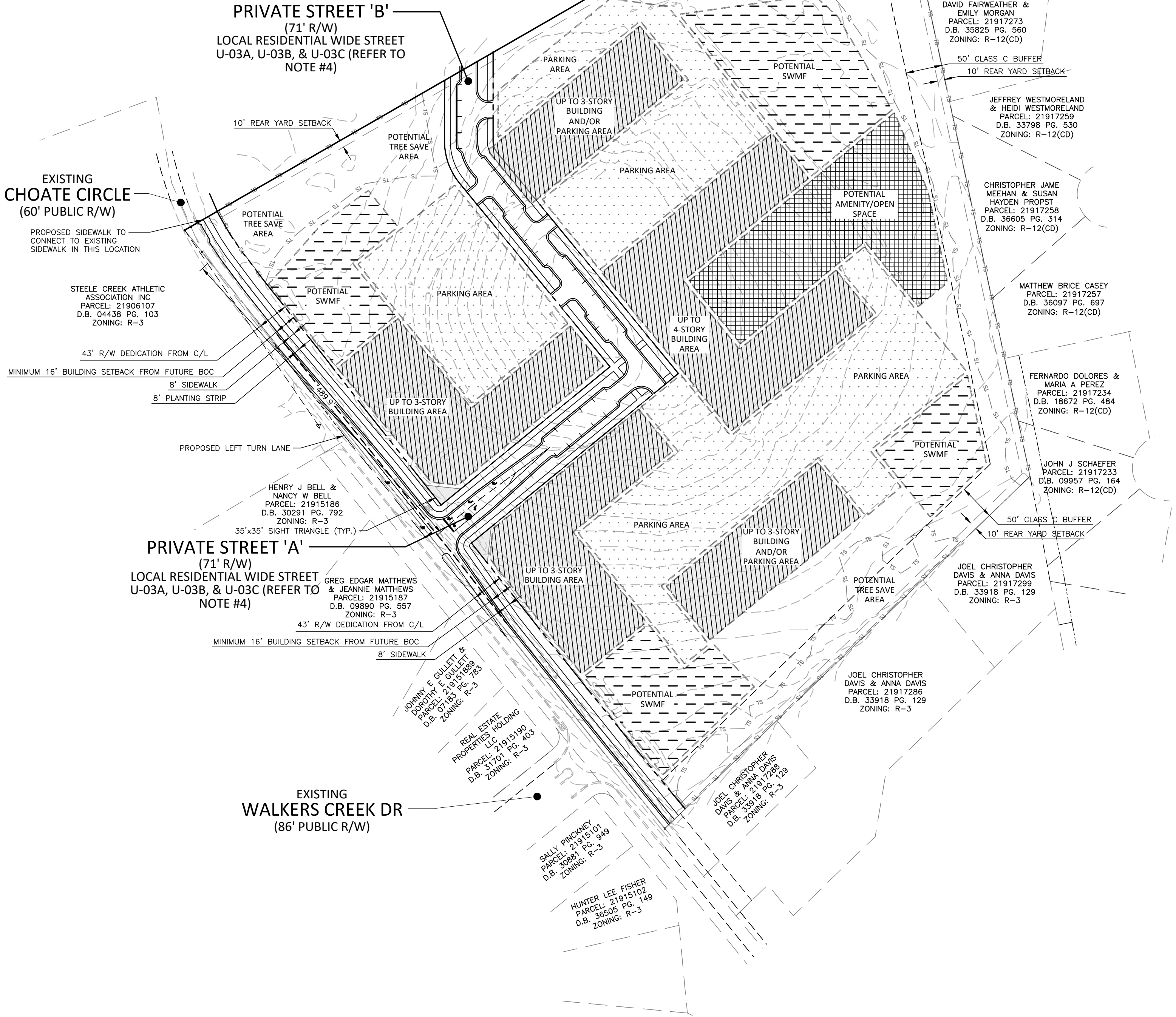


SITE DATA	
PREPARED BY: MCADAMS 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203	
PID:	21917287
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
TOTAL DEVELOPMENT	
AREA:	±19.75 AC
MULTI-FAMILY:	UP TO 375 UNITS
FLOOR AREA RATIO (NOT TO EXCEED):	860,310 SF
MAXIMUM BUILDING HEIGHT (4-STORY):	UP TO 50 FEET
MAXIMUM BUILDING HEIGHT (3-STORY):	UP TO 40 FEET
OPEN SPACE:	PER ORDINANCE
TREE SAVE REQUIRED (15% OF SITE):	± 2.96 AC
PARKING:	PER ORDINANCE

NOTE:
1. SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE
2. BUILDING HEIGHT: 40' MEASURED AT THE REQUIRED SETBACK, SIDE, AND REAR YARD LINES. ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY 2 FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SETBACK, SIDE AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE FAMILY ZONING DISTRICT.
3. PETITIONER RESERVES THE RIGHT TO INCORPORATE ON-STREET PARKING ALONG STREETS A AND B AS NECESSARY. ALL POTENTIAL SPACES MAY NOT BE DEPICTED ON REZONING PLAN.
4. PETITIONER RESERVES THE RIGHT TO PROVIDE A REDUCED R/W WIDTH OF 51' FOR STREETS A AND B WITH PEDESTRIAN EASEMENTS PER U-03A, U-03B, AND U-03C.

SITE LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	BUFFER LINE
---	SETBACK LINE
▨	BUILDING AREA
▨	AMENITY AREA
▨	PARKING AREA
▨	POTENTIAL SWMF



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CLIENT
MR. CORY BACHSTEIN
TOLL BROTHERS APARTMENT LIVING
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA 27560

Toll Brothers
APARTMENT LIVING

CHOATE CIRCLE
REZONING PETITION # 2023-013
13607 CHOATE CIRCLE
CHARLOTTE, NORTH CAROLINA 28273

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	TLA-22002
FILENAME	TLA-22002-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	04. 21. 2023

SHEET
REZONING PLAN

RZ.01

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Toll Brothers Apartment Living
Development Standards
4/21/2023
Rezoning Petition 2023-013

Site Development Data:

- Acreage: ± 19.75 acres
--Tax Parcel #: 219-172-87
--Existing Zoning: R-3
--Proposed Zoning: UR-2(CD)
--Existing Uses: Commercial
--Proposed Uses: Up to 375 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum FAR: A maximum FAR of 1.0 is allowed.
--Maximum Building Height: The maximum allowed building height will be limited to 50 feet (Yards will be increased as required by the Ordinance for building heights over 40 feet). Building height will be measured as required by the Ordinance.
--Parking Including Bicycle Parking: Will be provided as required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Toll Brothers Apartment Living (the "Petitioner") to accommodate the development of a residential community on an approximately 19.75-acre site located on east side north of Choate Circle and the north of Walkers Creek Drive (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 UR-2 zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.
- 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 (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 generally 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.** Notwithstanding the number of buildings or lots shown on the Rezoning Plan, the number of buildings constructed on the Site is not limited by this graphic illustration of buildings indicated on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to three hundred seventy-five (375) multi-family residential dwelling units, together with accessory uses as allowed in the UR-2 zoning district.

3. Access, and Transportation Improvements:

- a. Access to the Site will be from Choate Circle as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along the Site's frontage along Choate Circle.
- c. The Petitioner will construct a network required private as generally depicted on the Rezoning Plan. The proposed network private street will be built to meet cross-section standards for a local residential wide street and will be provided with a public access easement.
- d. The Petitioner shall dedicate forty-three (43) feet of right-of-way as measured from the existing centerline of Choate Circle as generally depicted on the Rezoning Plan. This additional right-of-way will be dedicated and conveyed prior to the issuance for the final certificate of occupancy.

- e. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be post for any improvements not completed at the time the first certificate of occupancy is requested and released.

- f. The location of the proposed driveways/street connection is preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.

- g. 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 and NCDOT in accordance with applicable published standards.

- h. 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.

- i. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. On public streets internal to the site, a sidewalk utility easement will be provided one (1) foot behind the sidewalk.

- j. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern

Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Streetscape, Buffers, Yards, and Landscaping:

- a. A sixteen (16) foot building setback as measured from the future back of curb along Choate Circle will be provided as generally depicted on the Rezoning Plan.
- b. A fifty (50) foot Class C Buffer will be provided as generally depicted on the Rezoning Plan. Buffers will be provided per Ordinance requirements. If adjacent parcels zoning and/or use change prior to land development approvals and buffers are not required with that zoning and/or use, buffers may not be provided.
- c. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along the internal public streets as generally depicted on the Rezoning Plan.
- d. Side and rear yards will be provided as required by Ordinance.
- e. Trash collection from the Site will be from dumpsters or a trash compactor.

5. General Design Guidelines:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions 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. The following standards shall apply to the multi-family buildings to be constructed on the site.
- (i) Building Massing - Buildings exceeding one hundred twenty (120) feet in length along Choate Circle shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.).
- (ii) Building elevations facing existing public streets and new network required streets shall not have expanses of blank walls greater than twenty (20) feet.
- (iii) 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 along Choate Circle.

- c. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- (i) For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

- d. All mechanical and utility equipment, such as but not limited to HVAC units, shall be screened from public view and from view of adjacent properties.

- e. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

- f. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space and Amenity Area Improvements:

- a. Open space and an amenity area(s) will be provided on the Site. A minimum of 5,000 square feet of improved open space will be provided at a location that is convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space 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 to accommodate actual storm water treatment requirements and natural site discharge points.

- b. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.

- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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. The maximum height of detached lights will be limited to 26 feet.

9. Signs:

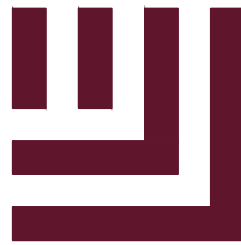
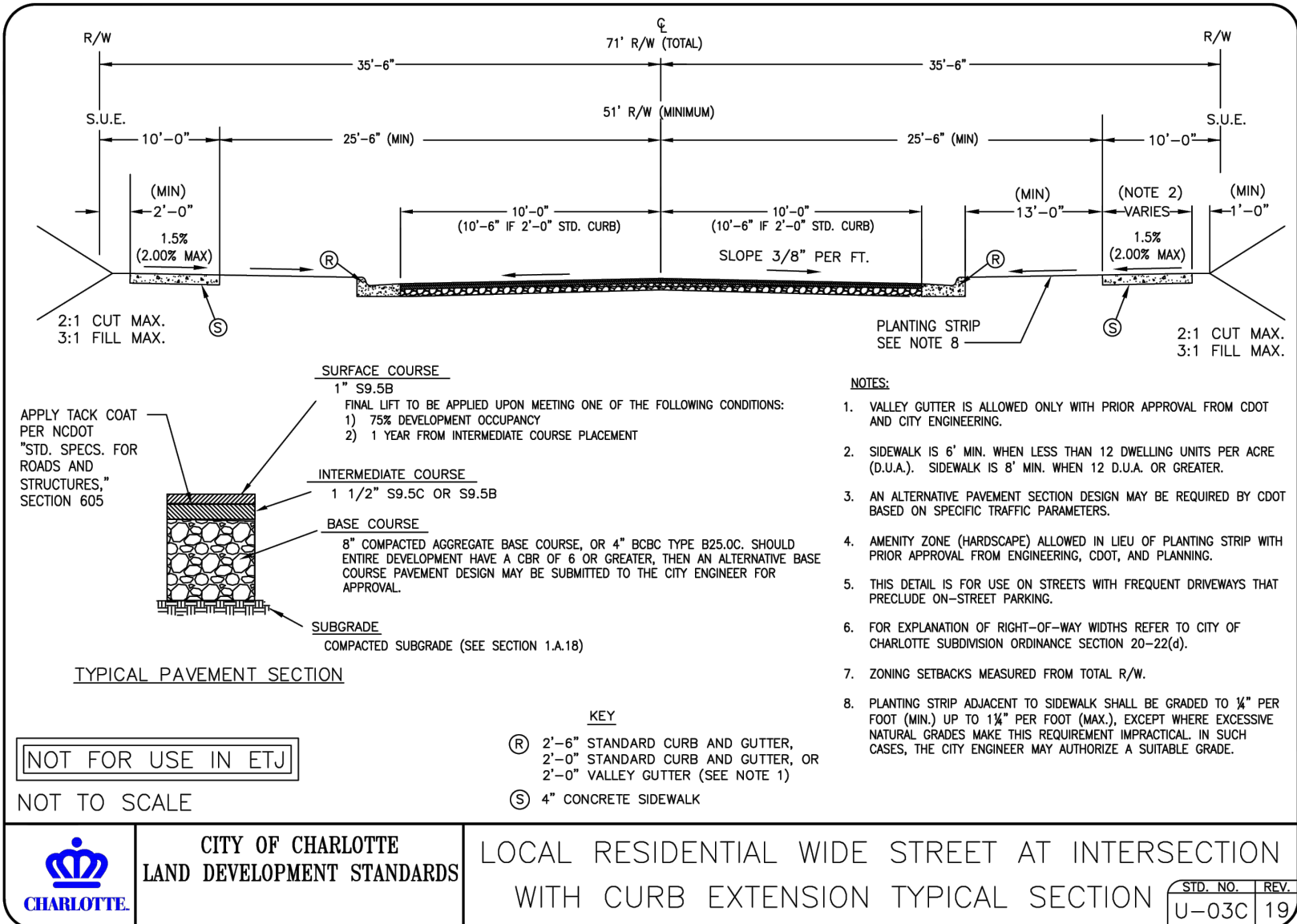
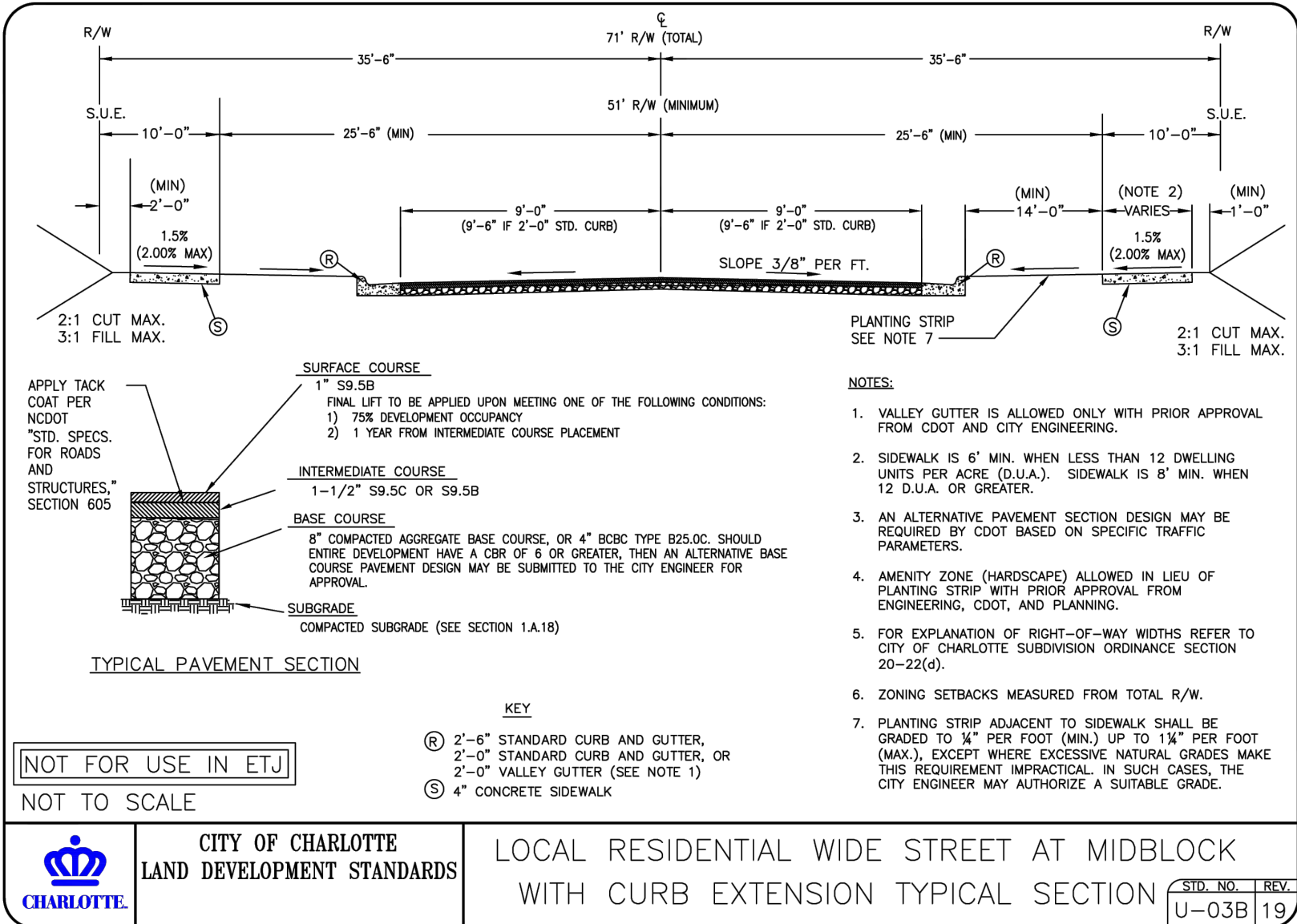
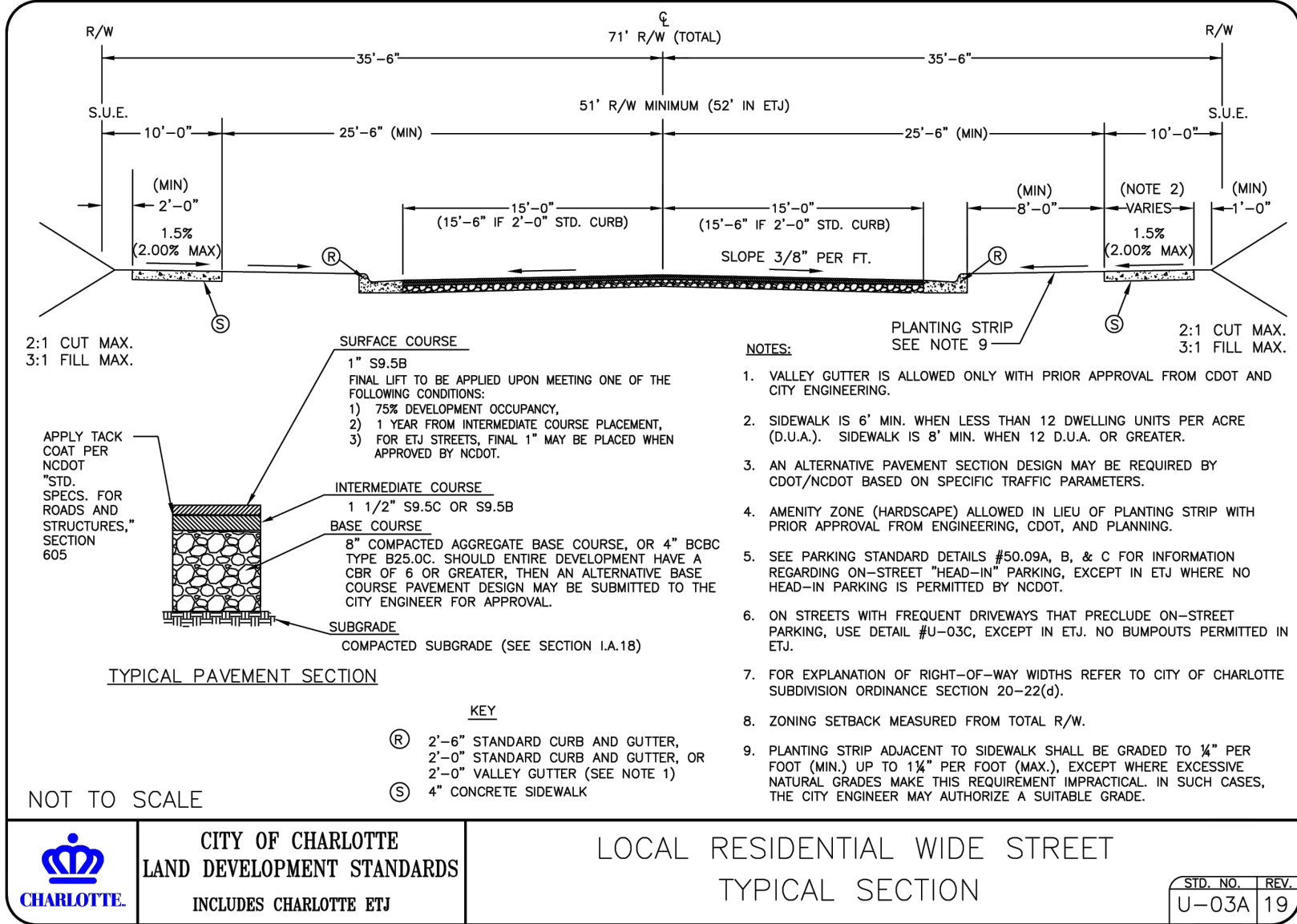
- a. Reserved.

10. 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.

11. 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.



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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22002
FILENAME TLA-22002-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE
DATE 04.21.2023

SHEET

REZONING NOTES

RZ.02