

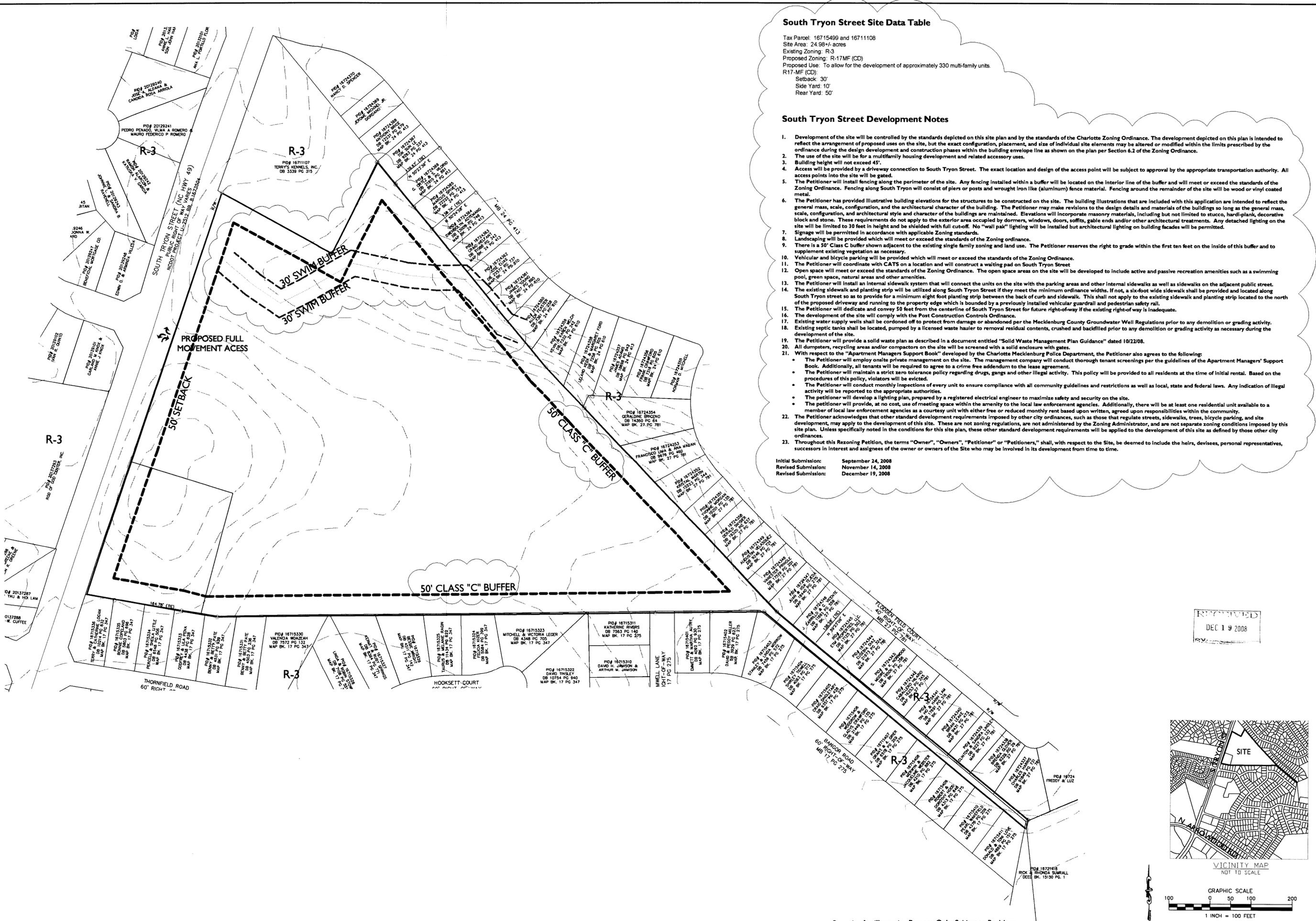
South Tryon Street Site Data Table

Tax Parcel: 16715499 and 16711108
 Site Area: 24.98 +/- acres
 Existing Zoning: R-3
 Proposed Zoning: R-17MF (CD)
 Proposed Use: To allow for the development of approximately 330 multi-family units.
 R-17-MF (CD):
 Setback: 30'
 Side Yard: 10'
 Rear Yard: 50'

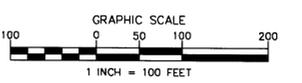
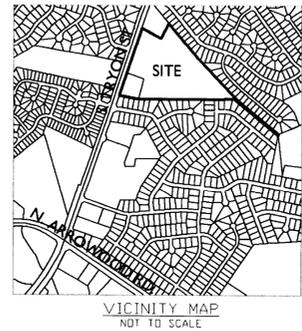
South Tryon Street Development Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for a multifamily housing development and related accessory uses.
- Building height will not exceed 45'.
- Access will be provided by a driveway connection to South Tryon Street. The exact location and design of the access point will be subject to approval by the appropriate transportation authority. All access points into the site will be gated.
- The Petitioner will install fencing along the perimeter of the site. Any fencing installed within a buffer will be located on the interior line of the buffer and will meet or exceed the standards of the Zoning Ordinance. Fencing along South Tryon will consist of posts and wrought iron (aluminum) fence material. Fencing around the remainder of the site will be wood or vinyl coated metal.
- The Petitioner has provided illustrative building elevations for the structures to be constructed on the site. The building illustrations that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building. The Petitioner may make revisions to the design details and materials of the buildings so long as the general mass, scale, configuration, and architectural style and character of the buildings are maintained. Elevations will incorporate masonry materials, including but not limited to stucco, hardi-plank, decorative block and stone. These requirements do not apply to the exterior area occupied by dormers, windows, doors, soffits, gable ends and/or other architectural treatments. Any detached lighting on the site will be limited to 30 feet in height and be shielded with full cut-off. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- Signage will be permitted in accordance with applicable Zoning standards.
- Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.
- There is a 30' Class C buffer shown adjacent to the existing single family zoning and land use. The Petitioner reserves the right to grade within the first ten feet on the inside of this buffer and to supplement existing vegetation as necessary.
- Vehicular and bicycle parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- The Petitioner will coordinate with CATS on a location and will construct a waiting pad on South Tryon Street
- Open space will meet or exceed the standards of the Zoning Ordinance. The open space areas on the site will be developed to include active and passive recreation amenities such as a swimming pool, green space, natural areas and other amenities.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with the parking areas and other internal sidewalks as well as sidewalks on the adjacent public street.
- The existing sidewalk and planting strip will be utilized along South Tryon Street if they meet the minimum ordinance widths. If not, a six-foot wide sidewalk shall be provided and located along South Tryon street so as to provide for a minimum eight foot planting strip between the back of curb and sidewalk. This shall not apply to the existing sidewalk and planting strip located to the north of the proposed driveway and running to the property edge which is bounded by a previously installed vehicular guardrail and pedestrian safety rail.
- The Petitioner will dedicate and convey 50 feet from the centerline of South Tryon Street for future right-of-way if the existing right-of-way is inadequate.
- The development of the site will comply with the Post Construction Controls Ordinance.
- Existing water supply wells shall be cordoned off to protect from damage or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.
- Existing septic tanks shall be located, pumped by a licensed waste hauler to removal residual contents, crushed and backfilled prior to any demolition or grading activity as necessary during the development of the site.
- The Petitioner will provide a solid waste plan as described in a document entitled "Solid Waste Management Plan Guidance" dated 10/22/08.
- All dumpsters, recycling areas and/or compactors on the site will be screened with a solid enclosure with gates.
- With respect to the "Apartment Managers Support Book" developed by the Charlotte Mecklenburg Police Department, the Petitioner also agrees to the following:
 - The Petitioner will employ onsite private management on the site. The management company will conduct thorough tenant screenings per the guidelines of the Apartment Managers' Support Book. Additionally, all tenants will be required to agree to a crime free addendum to the lease agreement.
 - The Petitioner will maintain a strict zero tolerance policy regarding drugs, gangs and other illegal activity. This policy will be provided to all residents at the time of initial rental. Based on the procedures of this policy, violators will be evicted.
 - The Petitioner will conduct monthly inspections of every unit to ensure compliance with all community guidelines and restrictions as well as local, state and federal laws. Any indication of illegal activity will be reported to the appropriate authorities.
 - The Petitioner will develop a lighting plan, prepared by a registered electrical engineer to maximize safety and security on the site.
 - The Petitioner will provide, at no cost, use of meeting space within the amenity to the local law enforcement agencies. Additionally, there will be at least one residential unit available to a member of local law enforcement agencies as a courtesy unit with either free or reduced monthly rent based upon written, agreed upon responsibilities within the community.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

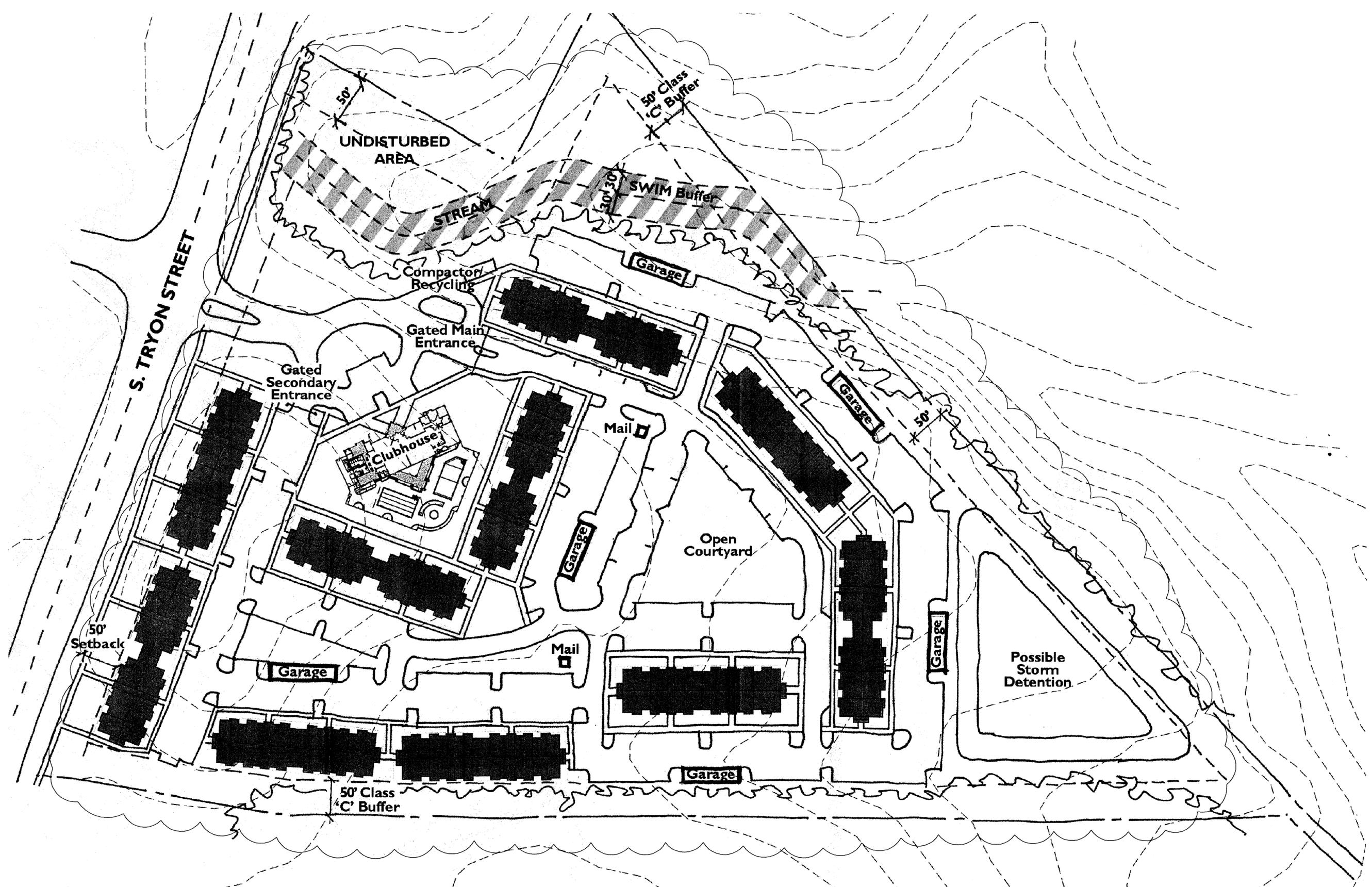
Initial Submission: September 24, 2008
 Revised Submission: November 14, 2008
 Revised Submission: December 19, 2008



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Rezoning for Illustrative Purpose Only; Subject to Revisions



REVISIONS:
 REVISION 1 - PER STAFF COMMENTS 11/4/2008
 REVISION 2 - PER STAFF COMMENTS 12/8/2008

