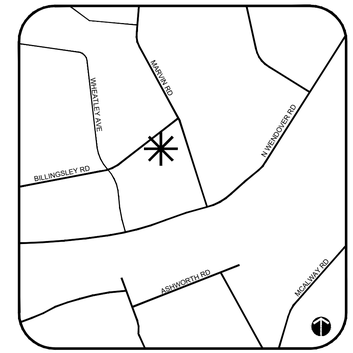

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

SITE AREA: +/- 3.556 ACRES

TAX PARCELS: 15705410
15705427
15705426
15705425
15705424
15705423
15705422
15705421

EXISTING ZONING: R-22(MF)

PROPOSED ZONING: UR-2(CD)

EXISTING USE: MULTI FAMILY

PROPOSED USES: MULTI FAMILY

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KEY MAP

SEAL

PROJECT

GRIER HEIGHTS

CHARLOTTE, NC

REZONING #

LANDDESIGN PROJ.# 1018292

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: JRY/CKS
DRAWN BY: CKS
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

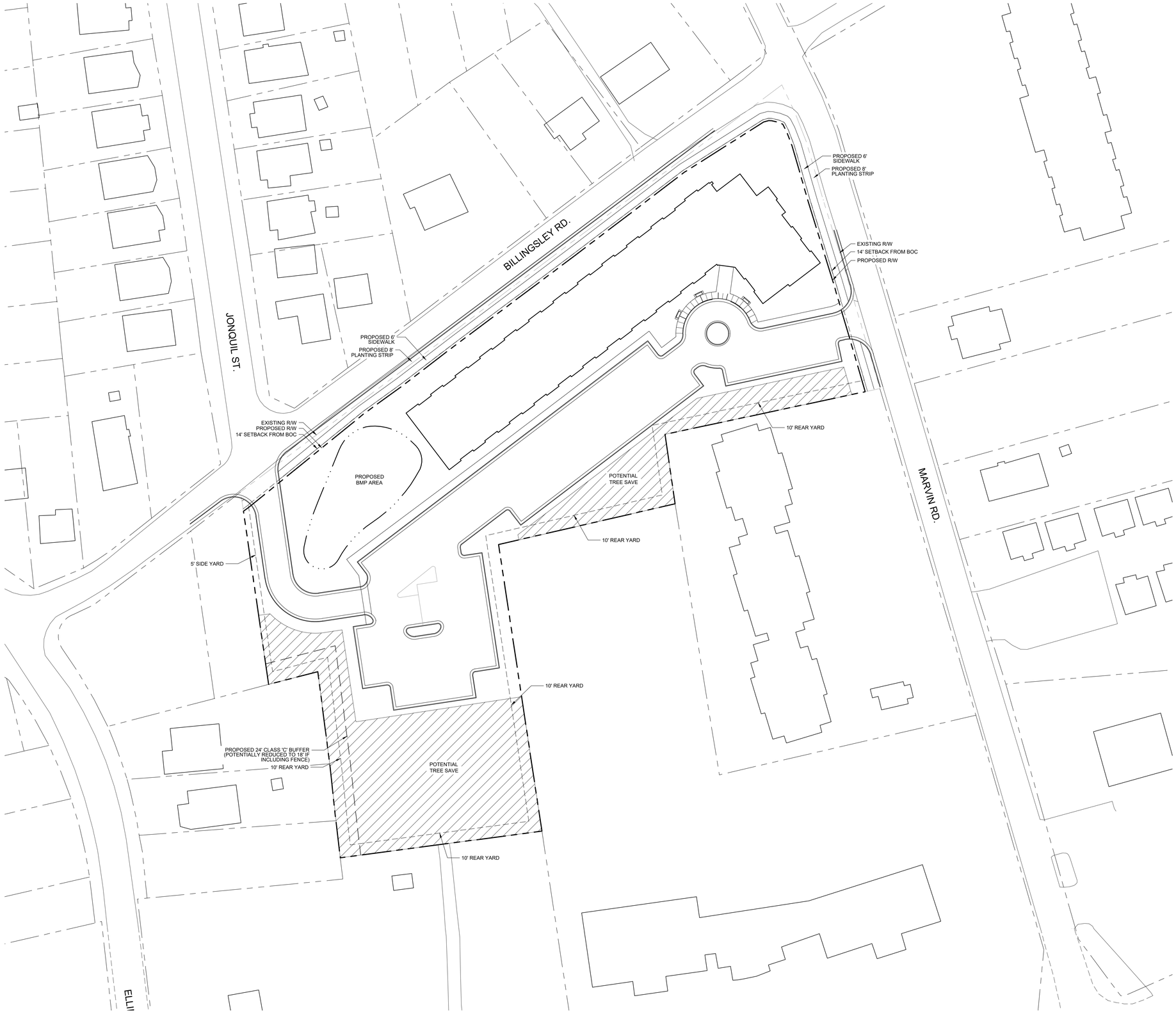
NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



SITE LEGEND

PROPOSED SETBACK/YARD	
PROPERTY LINE	
PROPOSED BUFFER	
POTENTIAL TREE SAVE AREA TO BE DETERMINED DURING FINAL DESIGN	

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KEY MAP

SEAL

PROJECT

GRIER HEIGHTS

CHARLOTTE, NC

REZONING #

LANDDESIGN PROJ.#

1018292

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: JRY/CKS
DRAWN BY: CKS
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

Charlotte-Mecklenburg Housing Partnership - Grier Heights
Development Standards
10/14/20
Rezoning Petition No. 2020-

Site Development Data:

--Acreage: ± 3.556 acres
--Tax Parcel #: 15705427, 15705426, 15705425, 15705424, 15705423, 15705422, 15705421, and 15705410
--Existing Zoning: R-22MF
--Proposed Zoning: UR-2(CD)
--Existing Uses: vacant
--Proposed Uses: Up to 100 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
--Maximum Building Height: The proposed building will be a maximum of four (4) stories. The allowed building height will be measured as required by the Ordinance.
--Parking: 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 Charlotte-Mecklenburg Housing Partnership, Inc. ("Petitioner") to accommodate the development of one hundred (100) multi-family residential dwelling unit community on approximately 3.556-acre site located at the northwest intersection of Billingsley Road and Marvin Road (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 shall govern.

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 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 buildings to be developed on the Site shall not exceed one (1). 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, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses:

a. Permitted Uses. The Site may be developed with up to one hundred (100) age-restricted multi-family residential dwelling units together with accessory uses as allowed by the UR-2 zoning district.

b. Affordable Housing & Age-Restricted Commitment. Petitioner commits that the permitted residential units are developed for rental housing units that shall maintain monthly rents that are income restricted for households earning up to and inluding 80% of Area Median Income for at least a period of thirty (30) years from issuance of certificates of occupancy for such units. Area Median Income shall mean the then-existing Area Median Income of Mecklenburg County, North Carolina, Metropolitan Statistical Area, as determined using guidelines, definitions and pricing adopted by the U.S. Department of Housing and Urban Development (HUD) or such other metric mutually acceptable to Petitioner and the City. Petitioner shall use diligent good faith efforts to obtain applicable low income tax credits during the applicable application periods over the one (1) year period after approval of this Rezoning. In the event that after the exercise of such good faith efforts, Petitioner is unable to obtain applicable low income tax credits or other required funding within such one-year period, the Site may be developed without regard to the Affordable Housing or Age-Restricted Commitment.

Per current department of HUD standards, age restricted or an age restricted community shall mean: (i) a community intended and operated for occupancy by persons 55 years of age or older; (ii) a community where at least 80% of the units have at least one occupant who is 55 years of age or older; (iii) the community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (iv) the community must comply with HUD's regulatory requirements for age verification of residents.

3. Access and Transportation:

a. Access to the Site will be from Marvin Road and Billingsley Road in the manner generally depicted on the Rezoning Plan.

b. The placement and configuration of the vehicular access points is subject to any 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.

c. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

d. Any required roadway and/or streetscape improvement(s) will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

e. 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, and Landscaping:

a. A 14-foot setback as measured from the future back of curb will be provided along Billingsley Road and Marvin Road as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Billingsley Road and Marvin Road as generally depicted on the Rezoning Plan.

c. Screening requirements of the Ordinance will be met.

d. Above ground backflow preventers will be screened from public view and will be located outside of the proposed setback.

5. General Design Guidelines:

a. The building materials used on the principal building(s) constructed on Site will be a combination of portions of the following preferred building materials: 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, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.

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

i. Parking lots shall not be located between any building and Billingsley Road and/or Marvin Road.

c. 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 extending through the building.

d. 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 facing Billingsley Road and Marvin Road. Such base may be executed through use of preferred building materials or articulated architectural façade features and color changes.

iii. Building elevations facing Billingsley Road and Marvin Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

e. 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.

f. 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 structure(s). Such design shall include a minimum 20 percent preferred building materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

g. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

6. Environmental Features:

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

b. 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.

c. The Site will comply with the Tree Ordinance.

7. Signage:

a. Signage as allowed by the Ordinance will be provided.

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 26 feet in height. Street lights new and existing along Billingsley Road and Marvin Road are not subject to this standard.

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.

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KEY MAP

SEAL

PROJECT

GRIER HEIGHTS

CHARLOTTE, NC

REZONING #

LANDDESIGN PROJ.# 1018292

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: ----
DRAWN BY: XX
CHECKED BY: XX

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

NORTH

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3