SITE DEVELOPMENT DATA

Acreage:	± 3.07 Acres
Tax Parcel #s:	047-141-18
Existing Zoning:	B-1(CD)
Proposed Zoning:	RE-3
Existing Uses:	EDEE
Proposed Uses:	Residential dwellings units, as permitted by right, under prescribed conditions together with accessory uses, as allowed in the RE-3 zoning district (all as more specifically described below in Section 3).
Maximum Gross Square Feet of Development:	Up to 152 multi-family residential dwelling units as allowed by right and under prescribed conditions in the RE-3 zoning district; as an alternative to the 152 multi-family residential dwelling units, the existing building on the site may be used for EDEE uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the RE-3 zoning district;
Maximum Building Height:	Maximum building height of seventy-five feet (75). Height shall measure per side by average grade in accordance with the Ordinance.
Parking:	As required by the Ordinance.

SCALE: 1" = 50'
0 25' 50' 100'

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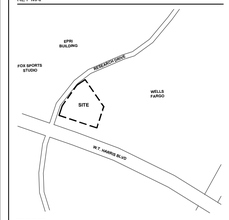
420 hawthorne ln . charlotte, nc 28204
704.332.1204 . www.dprassociates.net
NC Firm License # C-0560

CLIENT / OWNER
LUCERN CAPITAL PARTNERS
218 BROAD ST
RED BANK, NEW JERSEY 07701
732.875.1190

ATTORNEY
MOORE & VAN ALLEN, PLLC
100 N TRYON ST #4700
CHARLOTTE, NORTH CAROLINA 28202
704.331.1000

KEY MAP



PROJECT
UNIVERSITY CITY APARTMENTS
8620 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT NUMBER
21017

DATE
03/17/2021

ISSUED FOR
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: C.M
DRAWN BY: T.W
CHECKED BY: C.M

SEAL

SCALE
AS INDICATED

DRAWING
REZONING PLAN

RZ1.00

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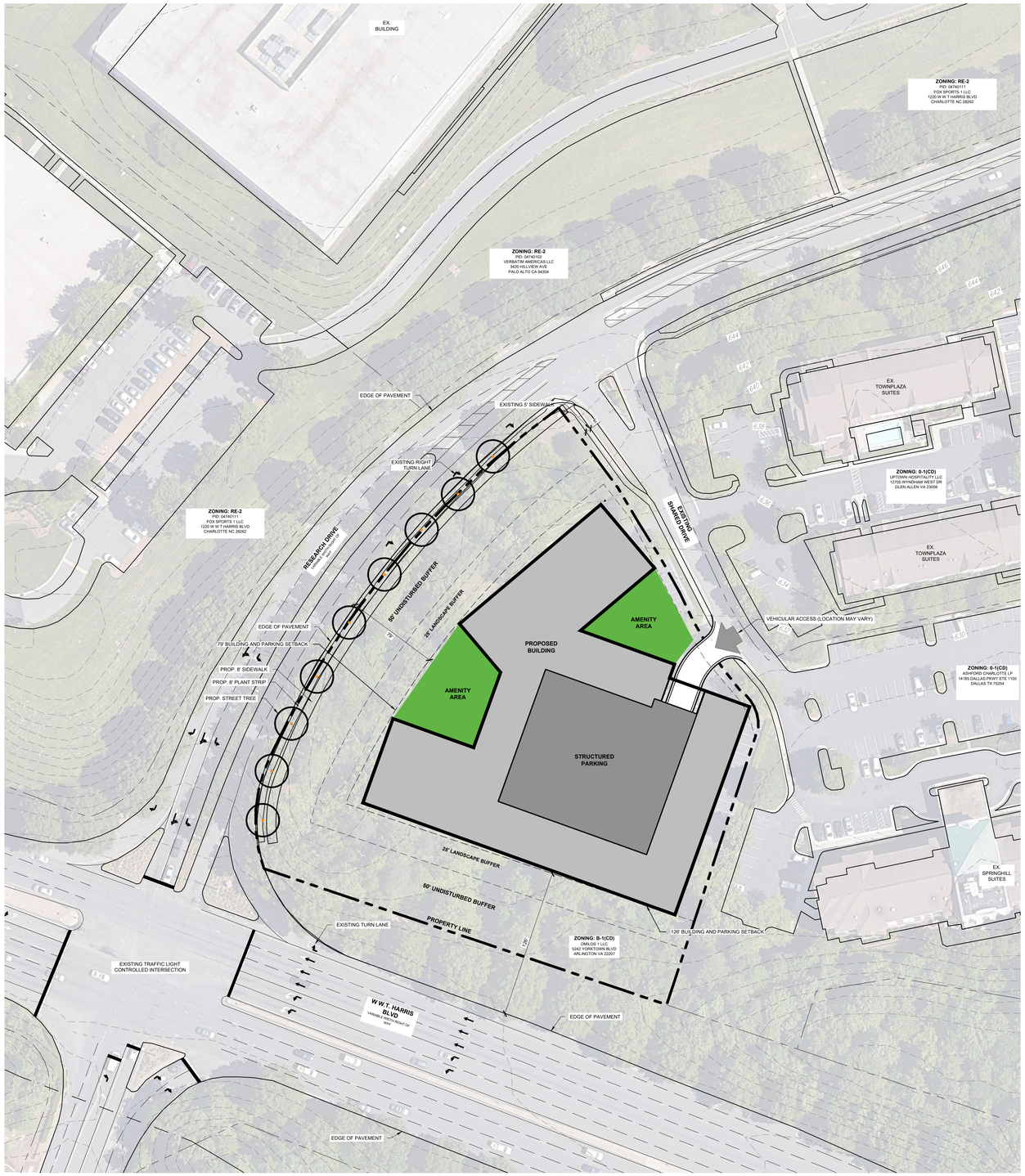
ORIGINAL SHEET SIZE: 24" X 36"



CONCEPTUAL SITE PLAN

SITE DEVELOPMENT STANDARDS

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other sheets that form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Lucern Capital Partners ("Petitioner") to accommodate the development of high quality residential uses with accessory uses on an approximately 3.07 acre site located at 8620 Research 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 RE-3 zoning classification 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 depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks or rear yards) indicated on Sheet RZ-1; or
iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 will be limited 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(s) located within the same Development Area as the accessory structure/building.

e. Exclusions for Calculation of Maximum Development Levels. For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

2. Permitted Uses, Development Area Limitations:

a. The principal buildings constructed on the Site may be developed with up to 152 multi-family residential dwellings units, as permitted by right, under prescribed conditions together with accessory uses, all as allowed in the RE-3 zoning district.

b. In the event the above multi-family uses are not developed on the Site, in the alternative, the existing building on the site may be used for EDDE uses as permitted by right, and under prescribed conditions together will all accessory uses as allowed in the RE-3 zoning district.

3. Pedestrian Network Commitments:

a. Project Sidewalks/Streetscape. Petitioner will install the sidewalk and streetscape improvements along the project edge on-site, and subject to approval of CDOT within the right of way of Research Drive that are referenced in Section 4 below and as generally depicted on the Rezoning Plan on Sheet RZ-01.

c. CDOT Standards. All of the foregoing pedestrian improvements will be subject to the standards and criteria of Charlotte Department of Transportation ("CDOT"), as applicable. 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 area, by way of a private/public partnership effort or other public sector project support, if applicable.

d. Substantial Completion. Subject to and in addition to the provisions set forth above in this Section 4, the above-referenced pedestrian improvements shall be installed to substantial completion prior to issuance of the certificate of occupancy for the building; provided, however, in the event all pedestrian improvements are not substantially completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building on the Site, then the Petitioner will work with City Staff to determine a process to allow the issuance of the certificate of occupancy for the building, and in such event the Petitioner may be asked to post a letter of credit or a bond for any such improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

4. Access; Vehicular Circulation.

a. Access to the Site will be from Research Drive as generally depicted on Sheet RZ-01, subject to adjustments as set forth below.

b. The alignment of the 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 so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Streetscape, Buffer, Landscaping, Open Space and Screening:

a. A one hundred twenty-five (125) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along W. W.T. Harris Boulevard will be provided, as generally depicted on the Rezoning Plan.

b. A seventy-five (75) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along Research Drive will be provided, as generally depicted on the Rezoning Plan.

c. The existing sidewalk along the back of curb on Research Drive shall remain.

d. Cars parked in the proposed parking structure will be screened from the adjacent public streets and the adjoining properties. Detached lighting located on the upper level of the parking will be designed to full cut-off type fixtures.

f. Meter banks will be screened where visible from public or adjacent property view at grade level.

g. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

h. HVAC and related mechanical equipment located at grade or at the base of the building will be screened.

i. Rooftop cell antennas are not permitted.

j. Any roof top mechanical screening will not exceed 10' in height, and will be set back from the parapet a minimum of 5'.

6. Architectural Standards:

a. Building Length and Proportion.
i. Maximum Building Face Length: No building shall exceed 300 feet in block face without a break in or variation of the facade. Covered driveway accesses to garages are not considered acceptable breaks.
ii. Vertical Proportions: Buildings shall be vertically proportioned so that the height of each ground floor store front bay shall be taller than it is wide.
iii. Long Facades: When buildings are longer than 150 feet, the pedestrian level of the building base shall be architecturally divided into smaller architectural increments. The use of window arrangement and size variation, vertical pilasters or other architectural elements should help create this effect.
iv. Ground Floor Modulation: The ground floor of the building will be designed to have a building modulation of at least two (2) feet (a break in the vertical building plane) at least every sixty (60) feet on the ground floor.

b. Façade & Material Detailing.
i. Wall Depth / Material Detailing:

- Facade Articulation: Building elevations shall be designed with articulated architectural features which shall include a combination of the following: (i) exterior wall offsets; (iii) columns; (iii) pilasters; (iv) change in materials or colors; (v) awnings; (vi) arcades; and (vii) other architectural elements.
- Blank Wall Detailing: Building elevations and site walls greater than 5 feet in height shall not have blank wall expanses greater than 20 feet in any horizontal or vertical direction without some articulated features. For blank walls greater than 20 feet, architectural features such as, but not limited to, banding, medallions or similar design features, or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

ii. First Floor Building Facade Materials: High quality, durable finish materials should be used on the first floor street facade of buildings. This may include materials such as face brick, stone, precast, metal panels, etc. Utility, decorative scored or split-faced block are not appropriate, but split face block may be considered at the base up to no more than 2' feet above the sidewalk. Simulated stucco/EIFS is not durable enough for use on the first floor, and shall not be allowed.

c. Structured Parking Architectural Standards. The exterior vertical walls of the structured parking facility that are visible from public rights of way or adjacent parcels of land shall be clad in architectural masonry and architectural masonry clad precast concrete with masonry accents and/or include public art or screening as generally depicted on the relevant conceptual renderings. Parking deck screening shall comply with the Ordinance. The structured parking design shall also adhere to the following, subject to minor deviations/variations permitted to address site and development constraints/conditions:
i. On portions of a facade abutting any frontage, where active uses, ingress/egress points, and/or mechanical equipment are not present, pedestrian-scale interest and activity shall be created through the inclusion of at least three architectural elements, such as awnings, overhangs, decorative screens, grills, louvers, or other similar features.
ii. Facade openings that face any frontage shall be vertically and horizontally aligned, and all floors fronting on those facades shall be level, not inclined.
iii. Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar materials and a similar rhythm of window openings on frontages. The remaining opening shall be screened using decorative elements such as grillwork, louvers, or a similar treatment. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four feet in height.

7. Environmental Features:

a. The Site will comply with the Tree Ordinance.

b. The Site will comply with the Post Construction Ordinance.

8. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 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 or portion of the Site affected by such amendment in accordance with the provisions herein and 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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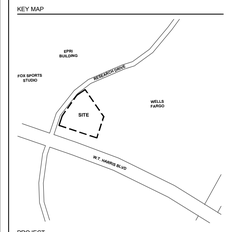
KEY MAP



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RZ2.00

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