

VICINITY MAP
NOT TO SCALE

APPROVED BY
CITY COUNCIL
MAY 18 2015

DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

1. SITE AREA: 15.43 ACRES
2. TAX PARCELS: 089-254-16, 089-254-17, 089-254-18, 089-254-19
3. EXISTING ZONING: B-2
4. PROPOSED ZONING: TOD-R(O)
5. EXISTING USE: VACANT
6. PROPOSED USE: 380 MULTI-FAMILY UNITS AND ALL ACCESSORY USES ALLOWED IN THE TOD-R DISTRICT.
7. MAXIMUM BUILDING HEIGHT: 65 FEET

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE TOD-R ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
2. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

OPTIONAL PROVISIONS

1. THE EXISTING 6' SIDEWALK AND PROPOSED 6' SIDEWALK BEING CONSTRUCTED BY CATS IMPROVEMENT PROJECT ALONG NORTH TRYON STREET SHALL REMAIN.
2. PARKING IS ALLOWED BETWEEN THE PROPOSED BUILDINGS AND STREETS AS GENERALLY ILLUSTRATED ON THIS PLAN.
3. PARKING ON DEVELOPMENT LOT B ALONG PUBLIC STREET A TO THE SIDE OF BUILDING 6 AND SIDE OF BUILDING 7 SHALL NOT EXCEED 45% OF LOT FRONTAGE
4. PARKING ON DEVELOPMENT LOT B ALONG PUBLIC STREET B TO THE SIDE OF BUILDING 7 AND SIDE OF BUILDING 9 SHALL NOT EXCEED 45% OF LOT FRONTAGE

TRANSPORTATION

1. PROPOSED INTERNAL STREETS INTENDED TO ILLUSTRATE COMPLIANCE WITH APPLICABLE ORDINANCES AS WELL AS DISCUSSIONS WITH CDOT AND NCDOT STAFF, FINAL LOCATION AND OR CONFIGURATION TO BE DETERMINED WITH STAFF.
2. AT SUCH TIME THAT THE NEW PUBLIC STREETS ARE BUILT AND DEDICATED, MINERAL SPRINGS ROAD MAY BE ABANDONED.
3. ONE PARALLEL ADA PARKING SPACE WILL BE PROVIDED PER 25 ON-STREET PARALLEL PARKING SPACES.
4. PETITIONER WILL WORK WITH ORCHARD TRACE COMMUNITY TO PROVIDE ±45-FOOT WIDE PUBLIC ACCESS EASEMENT ALONG EXISTING ORCHARD TRACE LANE FROM NORTH TRYON STREET TO PROPOSED PUBLIC STREET 'B'.
5. UPON COMPLETION OF CONSTRUCTION OF PUBLIC STREETS 'A' AND 'B', PETITIONER WILL REMOVE THE EXISTING PAVEMENT ALONG 'MINERAL SPRINGS ROAD' BETWEEN REAGAN DRIVE AND THE EXISTING PARKING LOT ADJACENT TO NORTH TRYON STREET.
6. PETITIONER WILL RETAIN THE EXISTING CATS BENCH PAD AND BUS STOP ON NORTH TRYON STREET.
7. PETITIONER WILL MAKE MODIFICATIONS TO ORCHARD TRACE DRIVE TO FACILITATE THE NEW INTERSECTION OF PUBLIC STREET 'B'.

ARCHITECTURAL STANDARDS

1. ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATION TO THE USE OF EACH BUILDING).
2. MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:
 - A. MASONRY (I.E. BRICK, STONE, GRANITE, CULTURED STONE, ETC.)
 - B. TILE (CERAMIC, PORCELAIN, ETC.)
 - C. STUCCO OR SYNTHETIC STUCCO
 - D. PRECAST CONCRETE
 - E. METAL PANEL
 - F. ALUMINUM STOREFRONT
 - G. FABRIC AWNINGS
 - H. METAL & WOOD CANOPIES
 - J. CEMENTITIOUS PANELS & SIDING SIMILAR TO HARDIE
3. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:
 - A. VINYL SIDING (VINYL WINDOWS MAY BE USED)
4. AT LEAST 30 PERCENT OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS, ROOFS, AND BALCONY AREAS, WILL BE CONSTRUCTED OF MASONRY PRODUCTS.
5. PERIMETER SECURITY FENCE AND GATES WILL BE DECORATIVE ALUMINUM STYLE OR SIMILAR. CHAINLINK FENCE IS NOT ALLOWED.

ENVIRONMENTAL FEATURES

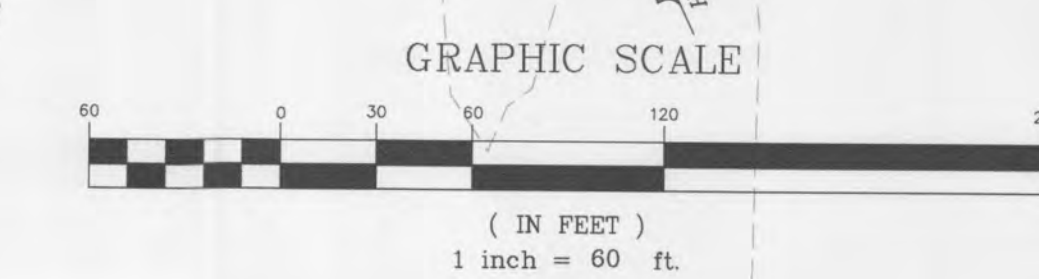
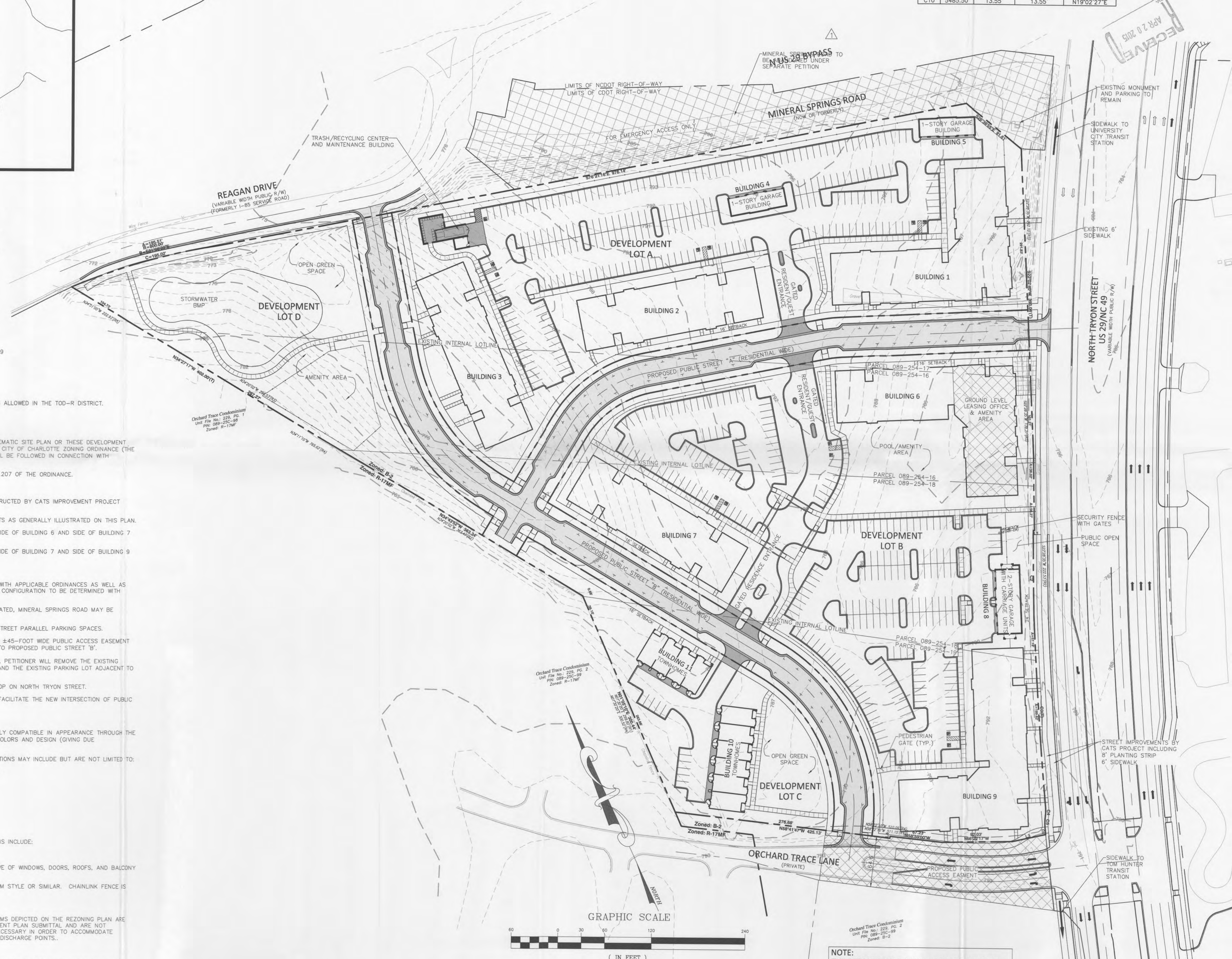
1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

PARKS, GREENWAYS, AND OPEN SPACE

1. PRIVATE OPEN SPACE SHALL BE PROVIDED PER THE ORDINANCE AND WILL BE SHARED BY ALL DEVELOPMENT LOTS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5059.00'	94.29'	94.29'	S23°31'43"W
C2	5454.83'	108.44'	108.44'	S23°46'01"W
C3	5482.50'	246.81'	246.79'	S20°41'24"W
C4	40.00'	9.73'	9.71'	S26°22'23"W
C5	60.00'	14.95'	14.91'	S26°08'21"W
C6	5485.50'	22.31'	22.31'	S19°05'12"W
C7	28.50'	9.32'	9.28'	N85°18'42"W
C8	472.50'	23.63'	23.63'	N70°41'07"W
C9	5485.50'	8.76'	8.76'	S19°05'27"W
C10	5485.50'	13.55'	13.55'	N19°02'27"E

LINE	BEARING	DISTANCE
L1	N67°00'20"W	1.51'
L2	N75°47'56"W	23.87'
L3	N77°38'15"W	43.75'
L4	S31°15'00"W	2.50'



NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE
AND IS INTENDED TO DEPICT BUILDING, PARKING,
AND CIRCULATION RELATIONSHIPS



SCHEMATIC SITE PLAN PETITION #2015-020
FOR
UNIVERSITY CITY APARTMENTS AT
TOM HUNTER STATION
CHARLOTTE, NORTH CAROLINA

CAROLINA STATES
REGIONAL CENTER, LLC.
301 McCULLOUGH DRIVE
SUITE 400
CHARLOTTE, NC 28262



NO.	DATE	REVISIONS
1	04/22/15	REVISED PER STAFF ANALYSIS
2	03/20/15	REVISED PER COMMENTS
3	01/13/15	REVISED PER COMMENTS

JOB # 14030
DATE: 11/18/14
SCALE: 1" = 60'
DRAWN BY: JAW
APPROVED BY: JCO

RZ-1

May 04, 2015 - 11:02am By: HP User
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VIEW OF CARRIAGE HOUSE FROM NORTH TRYON

B+B+M
ARCHITECTURE



VIEW OF BUILDING 6 FROM NORTH TRYON

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NORTH BOUND LANES

CATS BLUE LINE EXTENSION

SOUTH BOUND LANES

8' PLANTING STRIP

EXISTING SIDEWALK

VARIES - 15' MIN. FROM BACK OF SIDEWALK TO FACE OF BUILDING - LANDSCAPE TRANSITION/ BUILDING AND UNIT ACCESS TO STREET

PROPOSED MULTISTORY RESIDENTIAL

LandDesign.

NORTH TRYON STREET



VIEW OF BUILDING 11 TOWNHOME

NOTE:
THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



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RZ-2