

**SITE DEVELOPMENT DATA:**  
 ACREAGE: 1.89 ACRES  
 TAX PARCEL #: 15706518  
 EXISTING ZONING: R-5  
 PROPOSED ZONING: UR-3(CD)  
 EXISTING USES: VACANT  
 PROPOSED UNITS: 80

**ZONING CASE 2017-089**

1. GENERAL PROVISIONS
  - a. 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 UNITS 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
  - b. 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.
  - c. 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 ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
  - d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, CDOT REQUESTS RIGHT-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE OR AT BACK OF SIDEWALK AT A MINIMUM.
2. PURPOSE
 

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT CATERES TO SENIOR RESIDENTS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3(CD) DISTRICT.
3. PERMITTED USES
 

USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 80 SENIOR 55 AND OLDER DESIGNATED MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 90,000 SQ. FT.
4. TRANSPORTATION
  - a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO SAM DRENNAN ROAD AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
  - b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
  - c. THE PETITIONER WILL INSTALL A CONCRETE BENCH PAD PER CATS SPECIFICATIONS ON SAM DRENNAN ROAD.
  - d. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
5. ARCHITECTURAL STANDARDS
 

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, CANOPIES, AND ON HANDRAILS/RAILINGS; CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED AS A BUILDING MATERIAL. PREFERRED EXTERIOR BUILDING MATERIALS: THE BUILDING SHALL COMPREHEND A MINIMUM OF 20% OF THE ENTIRE FACADE (EXCLUSIVE OF WINDOWS AND DOORS) FACING MARNEY AVENUE AND SAM DRENNAN ROAD USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE AND FROM VIEW FROM ADJOINING PUBLIC STREETS.

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 STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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.

BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.

FACADES SHALL INCORPORATE WINDOWS OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.

ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

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. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

ALONG THE MAIN PUBLIC ELEVATIONS, MARNEY AVENUE AND SAM DRENNAN ROAD, THE BUILDING IS 3 LEVELS IN HEIGHT. AS THE TOPOGRAPHY DROPS ALONG SAM DRENNAN ROAD, A PORTION OF THE BUILDING BECOMES 4 STORIES TO INCORPORATE A PARTIAL BASEMENT LEVEL. IN THIS AREA THE MAXIMUM HEIGHT LIMIT OF 40'-0" WITH THE ALLOWABLE INCREASE PER 9.406(3)(A) WILL STILL BE MET.

EXPANSES OF BLANK WALL WILL BE NO LONGER THAN 20 FEET.
6. STREETScape AND LANDSCAPING
 

RESERVED
7. ENVIRONMENTAL FEATURES
 

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.
8. PARKS, GREENWAYS, AND OPEN SPACE
 

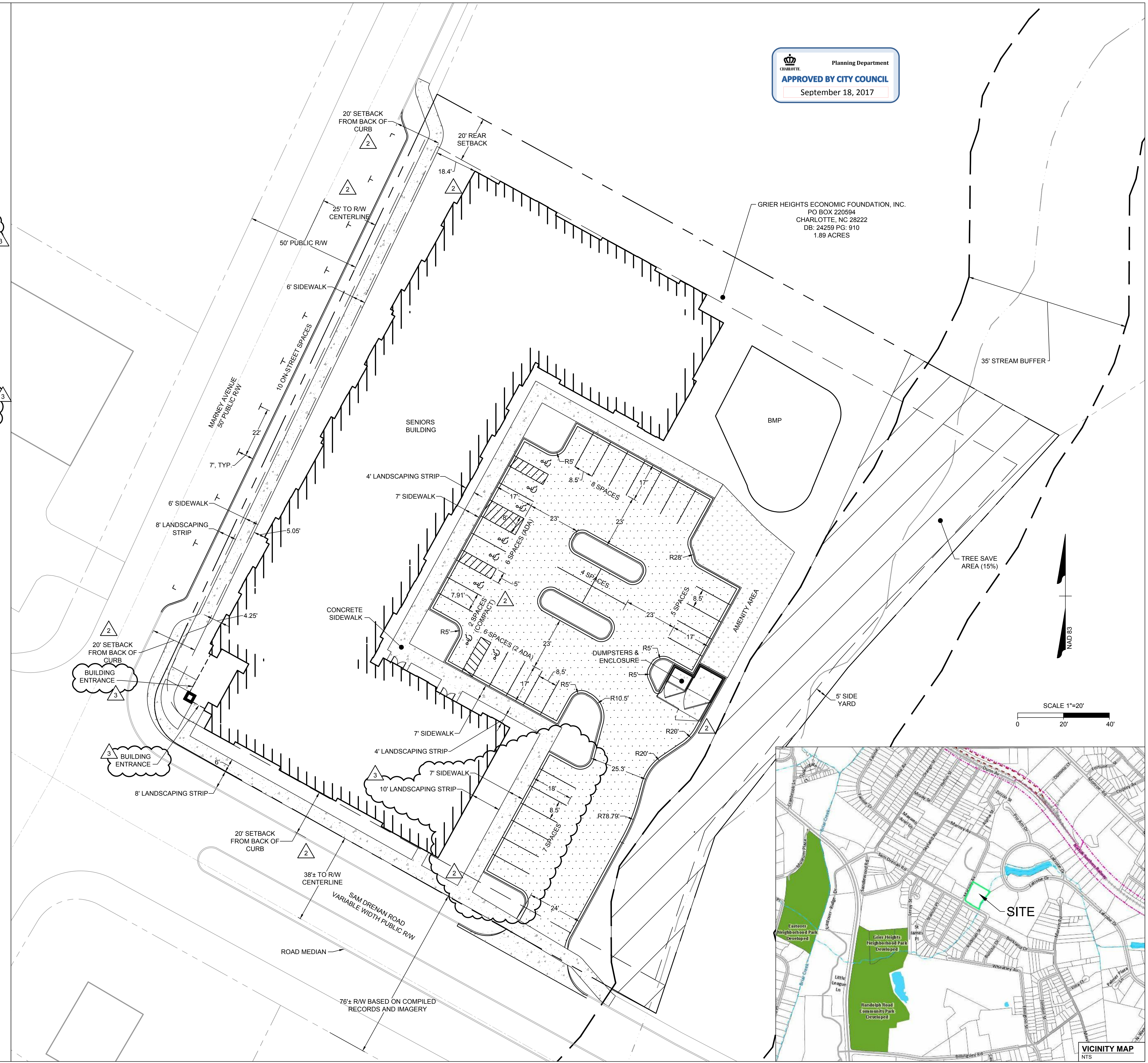
RESERVED
9. FIRE PROTECTION
 

RESERVED
10. SIGNAGE
 

RESERVED
11. LIGHTING
  - a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.
12. PHASING
 

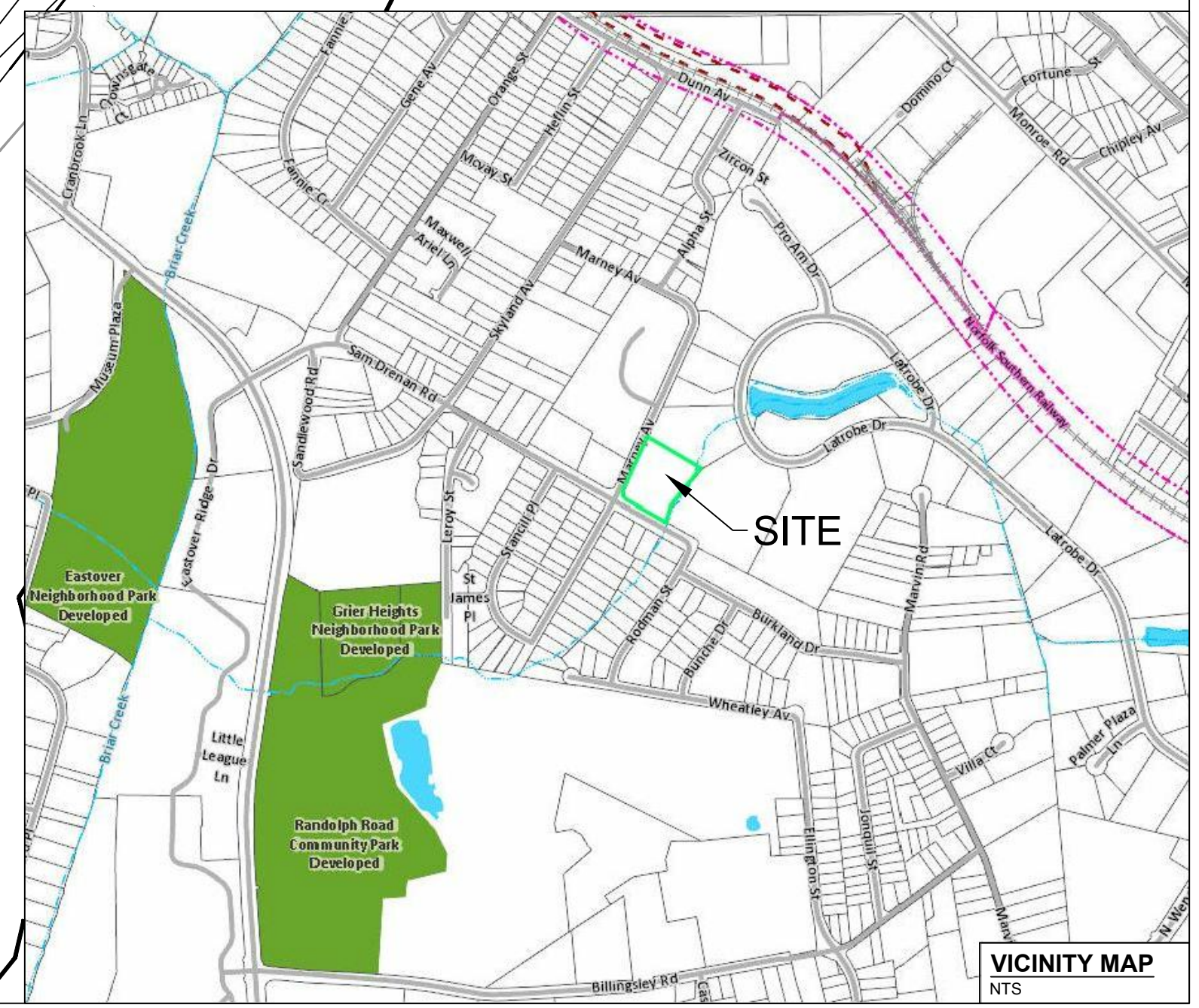
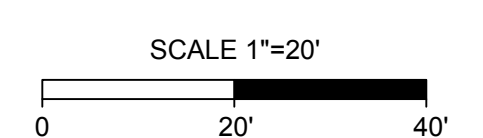
RESERVED

INITIAL SUBMISSION- 4-24-17, 1.2  
 REVISED PER STAFF COMMENTS 6-15-17, 1.4.1  
 REVISED PER STAFF COMMENTS 7-7-17  
 REVISED PER STAFF COMMENTS 7-25-17



**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 September 18, 2017

GRIER HEIGHTS ECONOMIC FOUNDATION, INC.  
 PO BOX 220594  
 CHARLOTTE, NC 28222  
 DB: 24259 PG: 910  
 1.89 ACRES



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**LAUREL STREET**

**GRIER HEIGHTS SENIORS BUILDING**

No.	Description	Date
1	REZONING COMMENTS	6/15/17
2	REZONING COMMENTS	7/7/17
3	REZONING COMMENTS	7/25/17

**REZONING PLAN**  
**ZONING CASE 2017-089**

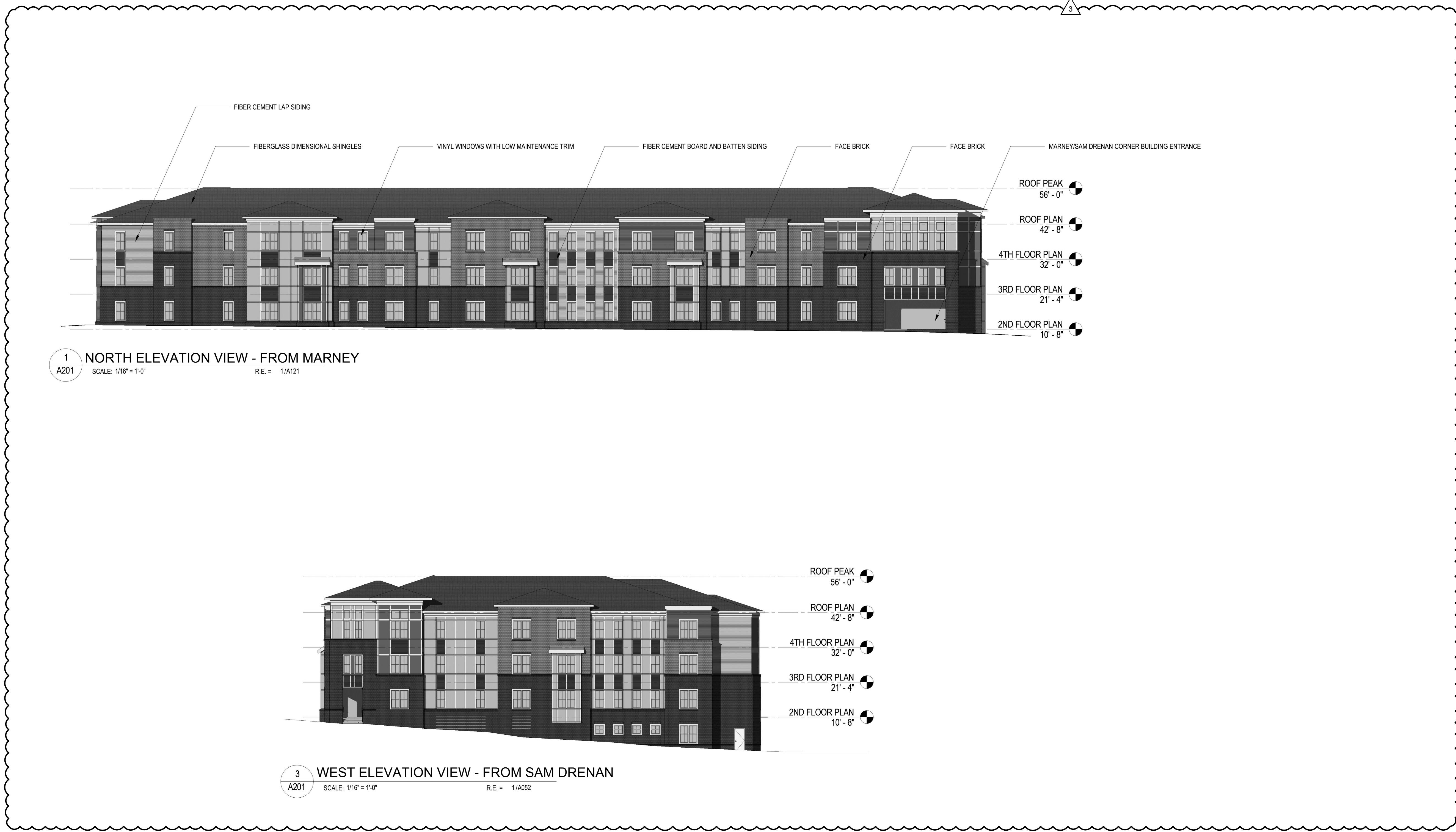
ISSUE DATE **JULY 7, 2017**

CHECKED

SHEET BY **MRW**  
 PROJECT NUMBER **40056**

**RZ1**





**GRIER HEIGHTS SENIORS BUILDING**

No.	Description	Date
1	REZONING COMMENTS	6/15/17
2	REZONING COMMENTS	7/7/17
3	REZONING COMMENTS	7/25/17

**REZONING PLAN ZONING CASE 2017-089**

ISSUE DATE JULY 7, 2017

CHECKED  
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 PROJECT NUMBER 40056

**RZ2**