

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of an elderly multi-family community on the approximately 4.65 acre site located on the east side of Eastway Drive north of the North Carolina Railroad Company Right of Way, which is more particularly depicted on the Rezoning Plan as the "Site". The Site is comprised of Tax Parcel No. 097-131-15.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-R(CD) zoning district shall govern the development and use of the Site.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 and 9.1210 of the Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions outlined in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions, the stricter condition or existing requirements shall apply.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 132 elderly multi-family units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R(CD) zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The Petitioner shall construct and install a local public street through northern portion of the Site as generally depicted on the Rezoning Plan as Proposed Public Street 1. The street will be constructed to the Local Residential Narrow typical street section as specified in the Charlotte Land Development Standards Urban Street Design Guidelines.
- The maximum number of parking spaces allowed on the Site shall be limited to the maximum allowed in the TOD-R(CD) zoning district.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- Eastway Drive will be improved to the proposed street section outlined in the Old Concord Station Area Plan.
- The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

D. Architectural & Site Design Standards

1. Entrances

- Each building entrance visible from the street shall include a minimum of three of the following
 - decorative pedestrian lighting/sconces
 - architectural details carried through to the upper stories
 - covered porches, canopies, awnings or sunshades
 - archways
 - transom windows
 - terraced or raised planters that can be utilized as seat walls
 - common outdoor seating enhanced with specialty details, paving, landscaping, or water features
 - double doors (entrances should give an appearance of a front door orientation rather than a back patio design)
 - stoops or stairs

- 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 and on handrails/railings.

3. Building Massing

- Ground floor shall be taller than and architecturally different than upper floors with more transparency than upper floors.
- Buildings over 150' in length shall provide facade variations that visually separate the individual units. This can be accomplished through measures such as window arrangement and size variation, unit entrance design, roof variation, material changes, and/or offset wall planes.
- Architectural style treatment change every 40' with no repeat in style as an option to larger breaks in the building.

E. Streetscape/Landscaping

- An 8-foot wide sidewalk and an 8' planting strip, with an additional 3' to allow for a buffered bike lane, shall be installed along the east side of Eastway as generally depicted on the Rezoning Plan and as required in the Concord Station Area Plan and per the Charlotte Bikes Plan.
- The setback along Eastway Street in front of the detention pond will be 24 feet and 40 feet along the building as generally depicted on the Rezoning Plan. If the detention pond is not located in this area, the setback will be 40 feet.
- An 8-foot wide planting strip and an 8-foot wide sidewalk shall be installed along either side of Proposed Street 1.

F. Environmental

- Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance. Tree Save Area is not required because of the requested TOD-R(CD) zoning district and location within the Concord Station Area Plan.
- The Petitioner shall comply with City of Charlotte adopted Post Construction Controls Ordinance.
- The location, size and type of stormwater management system depicted on the rezoning plan is subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



ILLUSTRATIVE EXAMPLES
These renderings are provided to reflect the architectural style and quality of the buildings to be constructed on the Site.



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Vibrant Eastway Park
Development Standards & Conceptual Illustrations
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
1	9.12.17	UDP	PER CITY COMMENTS
2	10.23.17	UDP	PER CITY COMMENTS
3	11.02.17	UDP	PER CITY COMMENTS

Project No: 17-049
Date: 6.26.2017
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

RZ-2.0