

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
 ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR URBAN RESIDENTIAL DISTRICTS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS.

PERMITTED USES
 THE SITE MAY BE DEVELOPED WITH UP TO 280 UNITS DEVOTED TO RESIDENTIAL USES AS PERMITTED BY RIGHT IN THE UR-2 ZONING ORDINANCE UNDER SECTION 9.403 AND SECTION 9.404.

ACCESSORY USES
 THE SITE MAY BE DEVOTED TO THE USES PERMITTED AS ACCESSORY USES BY RIGHT IN THE UR-2 ZONING ORDINANCE UNDER SECTION 9.405.

COMPLIANCE WITH TRANSIT STATION AREA PRINCIPLES
 PROPOSED DEVELOPMENT PROVIDES THE FOLLOWING:
 1. DEVELOPMENT OF WORKFORCE/AFFORDABLE HOUSING.
 2. HIGHER DENSITY DEVELOPMENT IN TRANSIT STATION AREA.
 3. PLANTING TREES, STREET TREES AND ON-STREET PARKING SEPARATE PEDESTRIANS FROM VEHICLES.
 4. INTERCONNECTED STREET NETWORK (PRIVATE AND PUBLIC DRIVE) AND PRIVATE DRIVES.
 5. TRAFFIC CALMING (ON-STREET PARKING).
 6. BUILDINGS FRONTING PUBLIC STREETS WITH MINIMUM SETBACKS.
 7. ENCOURAGES PEDESTRIAN ACTIVITIES WITH STREET TREES, PUBLIC OPEN SPACE AND BENCHES.
 8. SIDEWALKS PROVIDE PEDESTRIAN ACCESS AROUND AND THROUGH THE SITE.

LANDSCAPING
 ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. PROPOSED LANDSCAPING IS SHOWN AS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL STREET CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.

PARKING
 PARKING WILL MEET THE MINIMUM STANDARDS SET FORTH IN THE ORDINANCE UNDER SECTION 9.406 AS MODIFIED IN DEVELOPMENT SUMMARY NOTE 10. PARKING WILL BE LIMITED TO A MAXIMUM OF 18 SPACES/UNIT INCLUDING ON-STREET PARKING SPACES. THE MAXIMUM PARKING LIMIT MAY BE INCREASED TO 3 SPACES/UNIT WITH THE ADDITION OF STRUCTURED PARKING.

SIDEWALKS
 SIDEWALKS SHALL BE PROVIDED IN CONFORMITY WITH SECTIONS 9.407(1) AND 12.59 OF THE ORDINANCE.

LIGHTING
 A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE TO MEET THE STANDARDS REQUIRED PER THE ORDINANCE. ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN WITH THE FINAL SPACING DETERMINED BY THE PETITIONER. DETACHED LIGHTING WILL BE LIMITED TO A MAXIMUM HEIGHT OF 20'. ALL WALL-MOUNTED LIGHTING WILL BE DIRECTED DOWNWARD TOWARD THE GROUND PLANE.

SIGNS
 ALL SIGNS PLACED ON THE SITE SHALL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF THE ORDINANCE AS MODIFIED BY SECTION 9.407(5).

ACCESS POINTS
 THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

RIGHT-OF-WAY DEDICATION
 RIGHT-OF-WAY FOR ALL PROPOSED PUBLIC STREETS WITHIN THE SITE WILL BE DEDICATED TO THE CITY BY THE PETITIONER UPON COMPLETION OF CONSTRUCTION OF THE ADJACENT PROJECT PHASES. LOCATION OF PUBLIC STREETS TO BE COORDINATED WITH NEW PUBLIC STREETS BY THE CITY.

FIRE PROTECTION
 ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING CONSTRUCTED ON THE SITE WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THE BUILDING COMMENCES.

ARCHITECTURAL CONTROLS
 1. THE QUARTER AND RECYCLING AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
 2. ALL MECHANICAL EQUIPMENT, INCLUDING ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
 3. ALL BUILDINGS LOCATED ON THE SITE WILL BE ARCHITECTURALLY COMPATIBLE AND SIMILAR IN COLOR AND MATERIALS. SIGNAGE SHALL CONFORM TO THE PROVISIONS OF THE ORDINANCE AND THE ABOVE NOTE ON SIGNS.
 4. BUILDINGS WILL BE DESIGNED IN SUCH A WAY THAT ELEVATIONS PRESENTED TO BOTH INTERNAL PARKING AREAS AND EXTERNAL PUBLIC STREETS PROVIDE APPEAL TO PEDESTRIANS PASSING BY.
 5. BUILDINGS SHALL BE 2 TO 4 STORES IN EXTERIOR ELEVATION.
 6. BUILDINGS ASSOCIATED WITH THE PRIVATE AMENITY SHALL PRESENT A 2-STORY EXTERIOR ELEVATION.

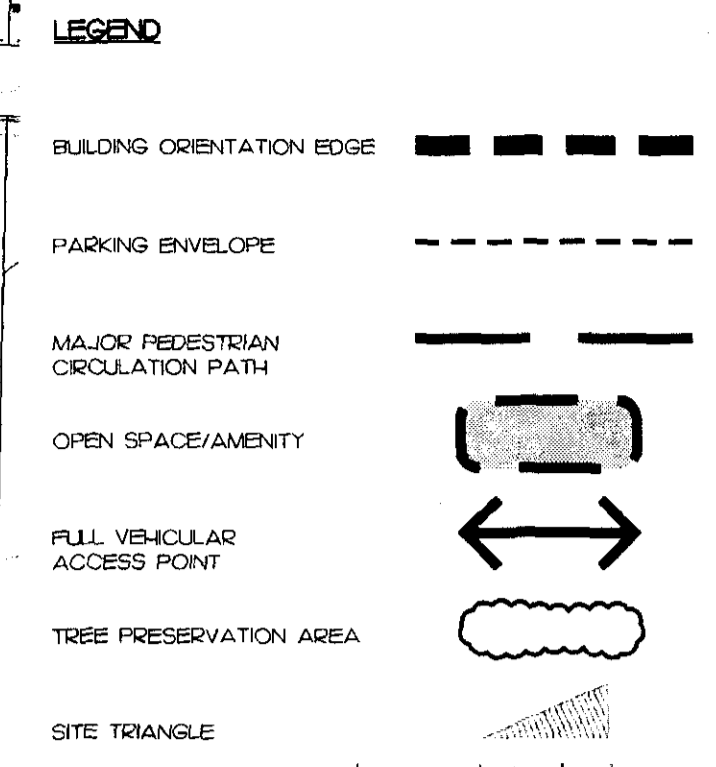
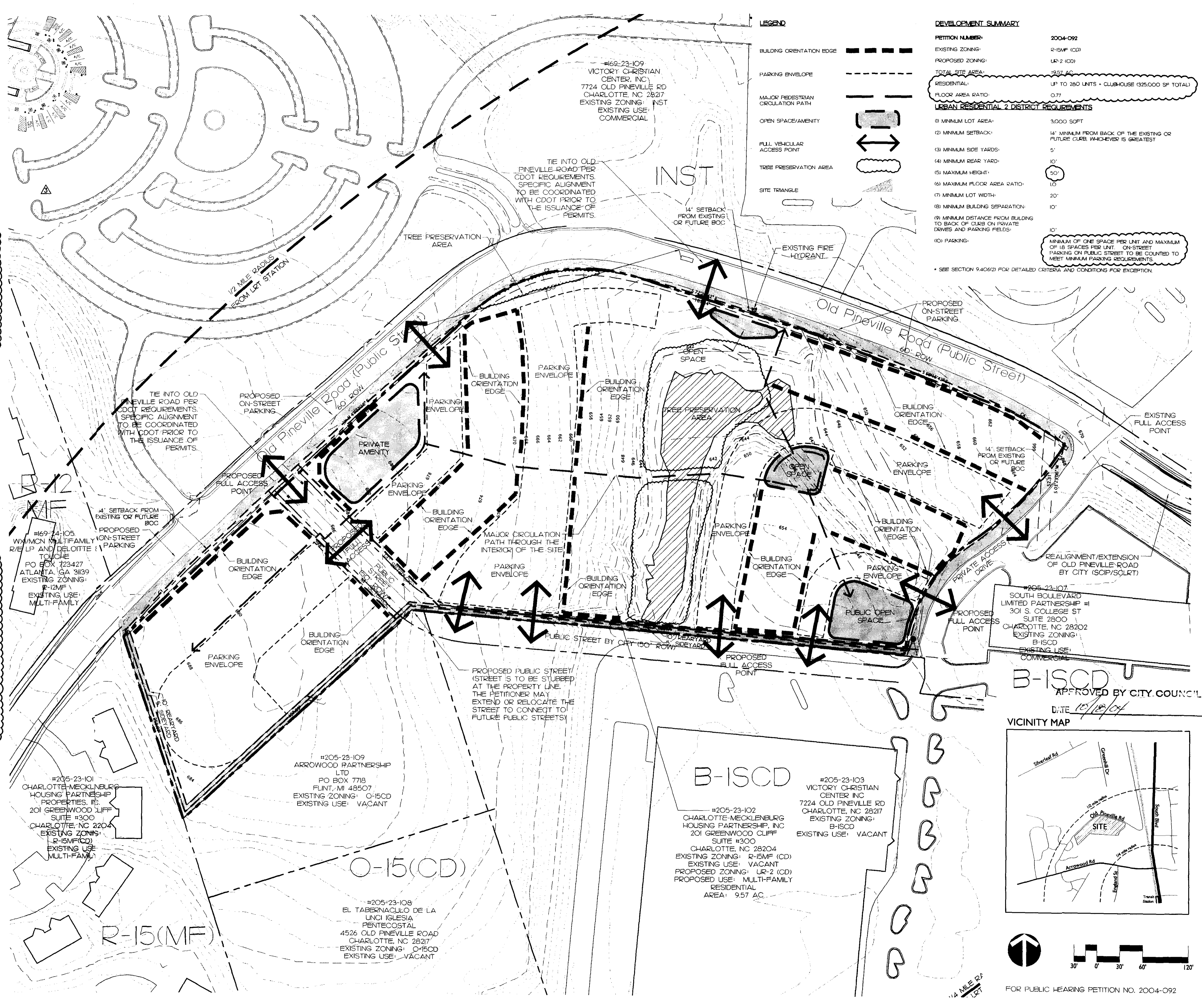
STORM WATER MANAGEMENT
 1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY ENGINEERING DEPARTMENT.
 2. STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN REQUIRED SETBACKS.
 3. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
 4. THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORMWATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24 HOUR STORM. RUNOFF DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
 5. THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, SORETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT.
 6. A MAINTENANCE PLAN SHALL BE DEVELOPED TO ENSURE ADEQUATE LONG-TERM OPERATION OF ALL STRUCTURAL STORMWATER TREATMENT SYSTEMS.

BUILDING ORIENTATION
 THE PETITIONER MAY REVISE BUILDING ORIENTATION GIVEN ANY OF THE FOLLOWING CONDITIONS:
 1. CITY FAILS TO OBTAIN RIGHT OF WAY FOR PUBLIC STREET BY CITY.
 2. CITY FAILS TO FUND CONSTRUCTION OF PUBLIC STREET BY CITY PRIOR TO PETITIONER'S SUBMITTAL FOR GRADING PERMIT.
 3. CITY FAILS TO GUARANTEE START OF CONSTRUCTION OF PUBLIC STREET BY CITY BY DECEMBER 2006.
 4. PETITIONER IS REQUIRED TO LEASE AND THE AREA IDENTIFIED FOR WETLAND PRESERVATION ALONG THE PUBLIC STREET BY CITY FRONTAGE.
 5. EXTENT OF POOR SOILS ALONG THE PUBLIC STREET BY CITY FRONTAGE PRECLUDES ECONOMIC DEVELOPMENT OF BUILDINGS BY THE PETITIONER.

AMENDMENT TO ZONING PLAN
 FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE ZONING APPLICATION
 1. IF THE PETITIONER'S ZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND OTHER SUPPLEMENTARY DOCUMENTS SHALL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

NEIGHBORHOOD NOTIFICATION CONTACTS
 #69-24-105
 SUN VALLEY APARTMENTS
 8505 LOWWOODS CIRCLE
 CHARLOTTE, NC 28217
 704/523-6471
 #205-23-101
 SHELTON KNOLL APARTMENTS
 85 ARROWHAWK DRIVE
 CHARLOTTE, NC 28217
 704/523-5584



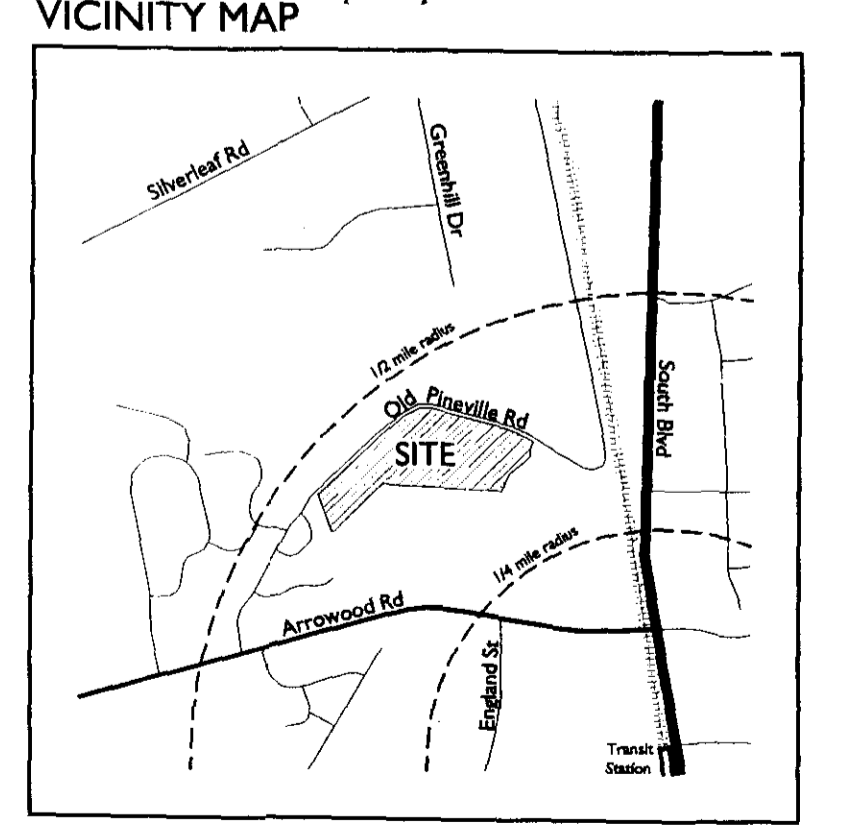
DEVELOPMENT SUMMARY

PETITION NUMBER:	2004-092
EXISTING ZONING:	R-15MF (CD)
PROPOSED ZONING:	UR-2 (CD)
TOTAL SITE AREA:	2957 AC
RESIDENTIAL:	UP TO 280 UNITS + CLUBHOUSE (325,000 SF TOTAL)
FLOOR AREA RATIO:	0.77
URBAN RESIDENTIAL 2 DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA:	3,000 SQFT
(2) MINIMUM SETBACK:	14' MINIMUM FROM BACK OF THE EXISTING OR FUTURE CURB, WHICHEVER IS GREATEST
(3) MINIMUM SIDE YARDS:	5'
(4) MINIMUM REAR YARD:	10'
(5) MAXIMUM HEIGHT:	50'
(6) MAXIMUM FLOOR AREA RATIO:	1.00
(7) MINIMUM LOT WIDTH:	20'
(8) MINIMUM BUILDING SEPARATION:	10'
(9) MINIMUM DISTANCE FROM BUILDING TO BACK OF CURB ON PRIVATE DRIVES AND PARKING FIELDS:	10'
(10) PARKING:	MINIMUM OF ONE SPACE PER UNIT AND MAXIMUM OF 18 SPACES PER UNIT. ON-STREET PARKING ON PUBLIC STREET TO BE COUNTED TO MEET MINIMUM PARKING REQUIREMENTS.

* SEE SECTION 9.406(2) FOR DETAILED CRITERIA AND CONDITIONS FOR EXCEPTION.

#205-23-107
 SOUTH BOULEVARD LIMITED PARTNERSHIP #1
 301 S. COLLEGE ST
 SUITE 2800
 CHARLOTTE, NC 28202
 EXISTING ZONING: B-ISCD
 EXISTING USE: COMMERCIAL

B-ISCD
 APPROVED BY CITY COUNCIL
 DATE 10/18/04



#205-23-102
 CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP, INC
 201 GREENWOOD CLIFF SUITE #300
 CHARLOTTE, NC 28204
 EXISTING ZONING: R-15MF (CD)
 EXISTING USE: VACANT
 PROPOSED ZONING: UR-2 (CD)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 AREA: 9.57 AC

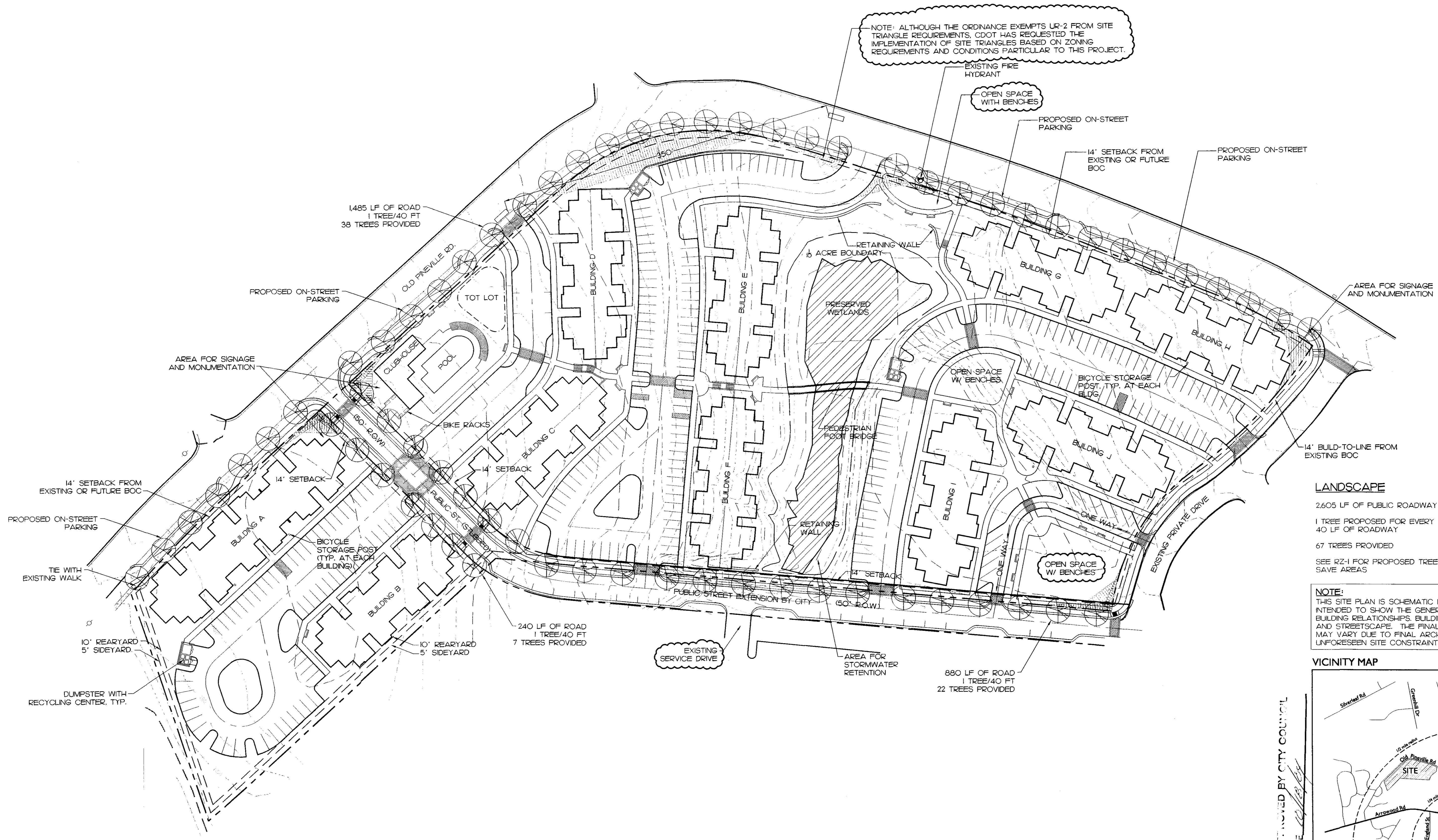
#205-23-109
 ARROWOOD PARTNERSHIP LTD
 PO BOX 7718
 FLINT, MI 48507
 EXISTING ZONING: O-15CD
 EXISTING USE: VACANT

O-15(CD)

#205-23-108
 EL TABERNAQUILLO DE LA UNCI IGLESIA PENTECOSTAL
 4526 OLD PINEVILLE ROAD
 CHARLOTTE, NC 28217
 EXISTING ZONING: O-15CD
 EXISTING USE: VACANT

#205-23-101
 CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP PROPERTIES, INC
 201 GREENWOOD CLIFF SUITE #300
 CHARLOTTE, NC 28204
 EXISTING ZONING: R-15MF (CD)
 EXISTING USE: MULTI-FAMILY

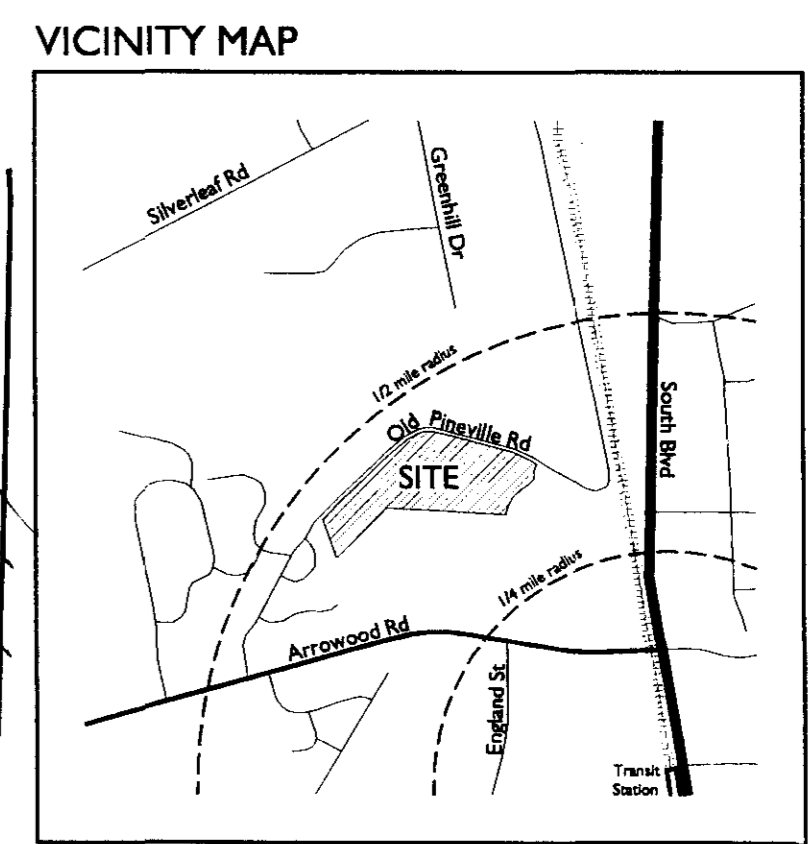
R-15(MF)



NOTE: ALTHOUGH THE ORDINANCE EXEMPTS UR-2 FROM SITE TRIANGLE REQUIREMENTS, CDOT HAS REQUESTED THE IMPLEMENTATION OF SITE TRIANGLES BASED ON ZONING REQUIREMENTS AND CONDITIONS PARTICULAR TO THIS PROJECT.

LANDSCAPE
 2,605 LF OF PUBLIC ROADWAY
 1 TREE PROPOSED FOR EVERY 40 LF OF ROADWAY
 67 TREES PROVIDED
 SEE RZ-1 FOR PROPOSED TREE SAVE AREAS

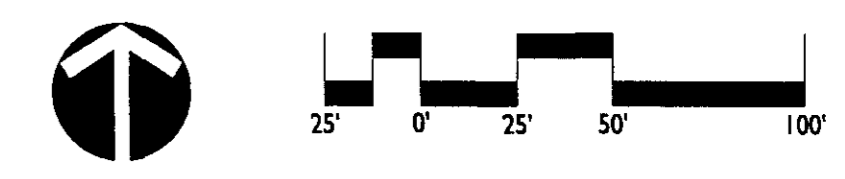
NOTE:
 THIS SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, BUILDING SETBACKS, AND STREETSCAPE. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE AND UNFORESEEN SITE CONSTRAINTS.



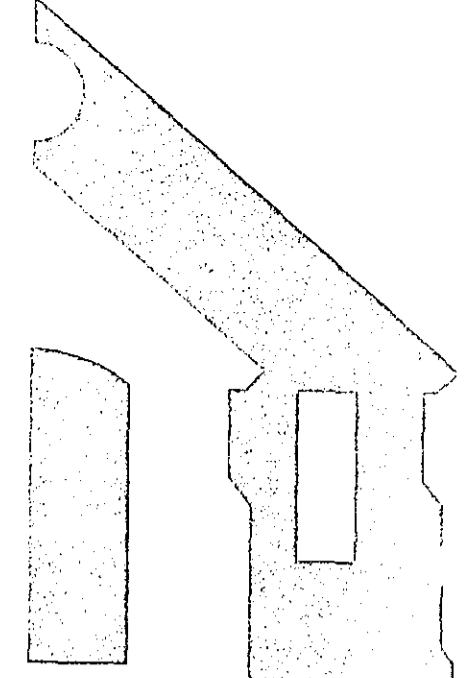
**SOUTH OAK PARK
 MULTI-FAMILY DEVELOPMENT REZONING
 CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP / CHARLOTTE, NC
 SITE PLAN**

REVISIONS:
 Resubmittal, July 19th, 2004
 DESIGNER: TAD
 DRAWN BY: MEK
 CHECKED BY: TAD
 Revision Comments, August 19th, 2004

DATE: JUNE 21, 2004
 DESIGNED BY: TAD
 DRAWN BY: MEK
 CHECKED BY: TAD
 Q.C. BY: TAD
 SCALE: 1"=50'
 PROJECT #: 1004043
 SHEET #:
RZ-2



FOR PUBLIC HEARING PETITION NO. 2004-092



WLA
 WATTS LEAF ARCHITECTS, PA
 101 North McDowell Street Suite 112
 Charlotte, North Carolina 28204
 PH 704 376 1200 FX 704 376 5111

ARROWOOD LIMITED PARTNERSHIP
 a Multi-Family Community Development
 Charlotte Mecklenburg Housing Partnership



1 TYPICAL FRONT ELEVATION
 A5.1 DIRECT ENTRY AT GRADE LEVEL 1/8"=1'-0"



2 TYPICAL END ELEVATION
 A5.1 DIRECT ENTRY AT GRADE LEVEL 1/8"=1'-0"



3 TYPICAL ELEVATION OF CLUB
 A5.1 1/8"=1'-0"

APPROVED BY CITY COUNCIL
 DATE 10/10/04

PROJECT 0422
 DATE 16AUG04
 DRAWN BY SAB
 CHECKED BY CEL

BUILDING ELEVATIONS

A.1