

VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY

TAX PARCEL ID: 025-113-12
 TOTAL SITE AREA: 10.63 ACRES
 EXISTING ZONING AND USE: COMMERCIAL CENTER, CC
 VACANT
 PROPOSED ZONING AND USE: URBAN RESIDENTIAL, UR-2 (CD)
 MULTI-FAMILY FOR RENT

MAXIMUM FLOOR AREA RATIO: 1.0 or 463,042.8 S.F.
 PROPOSED UNITS: 275 MAX.

1 MINIMUM SETBACK: 20' FROM BACK OF CURB

MINIMUM SIDE YARD: 5'
 MINIMUM REAR YARD: 10'

1 MAXIMUM BUILDING HEIGHT: 40' (CAN BE INCREASED 10' FOR EVERY 1' OF INCREASED REAR OR SIDE YARD) BUT LIMITED TO 4 STORIES

MINIMUM PARKING REQUIRED: 275 SPACES (1.0 FOR 275 UNITS)

REQUIRED BIKE PARKING: 14 SHORT TERM
 PROPOSED BIKE PARKING: 14 SHORT TERM

1 TRASH COLLECTION: 24 C.Y. COMPACTOR

RECYCLE COLLECTION: (4) 144 S.F. STATIONS

DEVELOPMENT NOTES

A. GENERAL PROVISIONS

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE UR-2 ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.
- ANY FUTURE AMENDMENTS TO THE REZONING SITE PLAN WILL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

B. TRANSPORTATION

- THE VEHICULAR ACCESS POINTS/DRIVEWAYS SHALL BE LOCATED IN THE GENERAL AREA DEPICTED ON THE PLAN BUT THE FINAL CONFIGURATION OF THESE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE PLAN OR REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

C. ARCHITECTURAL STANDARDS

- BUILDING ENVELOPES ONE AND TWO MAY CONTAIN SINGLE U-SHAPED BUILDINGS OR A COMBINATION OF TWO OR THREE BUILDINGS. EXACT LOCATIONS OF BUILDINGS AND PARKING WILL BE SUBJECT TO MINOR MODIFICATIONS DURING FINAL DESIGN DEVELOPMENT AND THE CONSTRUCTION DOCUMENT PHASE. BUILDING ENVELOPES 1-4 MAY BE 3 OR 4 STORIES IN HEIGHT. ADDITIONAL CARRIAGE UNITS / GARAGE BUILDINGS MAY BE ADDED AS INDICATED ON THE PLAN. THE CARRIAGE UNITS / GARAGE BUILDINGS IDENTIFIED ALONG PERIMETER PARKWAY AND THE NORTHERN PRIVATE STREET SHALL RECEIVE CERTIFICATE OF OCCUPANCIES PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING LOCATED WITHIN BUILDING ENVELOPES ONE AND TWO.

- BUILDINGS WILL HAVE COMMON PEDESTRIAN ENTRANCES.

- CARRIAGE UNITS / GARAGE BUILDING ELEVATIONS FACING PERIMETER PARKWAY AND THE NORTHERN PRIVATE STREET WILL ADDRESS THE STREET WITH WINDOWS ON BOTH LEVELS AND JULIETTE BALCONIES ON THE SECOND LEVEL.

D. STREETScape AND LANDSCAPING

- AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE ADJACENT NORTHERN PRIVATE DRIVE WILL BE PROVIDED WITH STREET TREES.
- INTERIOR LANDSCAPING AND SCREENING SHALL MEET OR EXCEED THE STANDARDS IN THE ORDINANCE
- THE MAINTAINED BUFFER TREATMENT ALONG I-77 RANGING FROM 35' TO 50' FROM THE RIGHT OF WAY SHALL INCLUDE PRESERVATION OF EXISTING VEGETATION WITH CERTAIN AMOUNTS OF CLEARING AND OTHER ACTIVITIES BEING PERMITTED THEREIN AS FOLLOWS:
 NO HEAVY EQUIPMENT OR VEHICLES SUCH AS LARGE BULL-DOZERS WILL BE ALLOWED IN THE "MAINTAINED BUFFER" AREA.

TREES MAY BE LIMBED UP TO 6 FEET FROM THE GROUND;
 WEEDS AND VINES MAY BE REMOVED;
 DEAD TREES AND MATERIALS MAY BE REMOVED;
 ALL TREES OF 2 INCH CALIPER OR LESS MAY BE REMOVED;
 MULCH MAY BE APPLIED TO THE "MAINTAINED BUFFER" AREA (KEEPING MULCH 2 TO 3 INCHES FROM THE BARK OF TREES);
 HERBICIDES MAY BE APPLIED TO CONTROL THE REGROWTH OF REMOVED MATERIAL.
 THE "MAINTAINED BUFFER" SHALL INCLUDE SUPPLEMENTARY PLANTING OF TREES, BUSHES, SHRUBS, GRASS AND GROUND COVER WITH APPROPRIATE MULCHING MATERIALS IN THE MANNER GENERALLY DEPICTED ON SHEET RZ-1 AND ACCOMPANYING CROSS-SECTION DIAGRAM ON SHEET RZ-4 OF THE ORIGINAL REZONING PETITION 2005-011 AND AS OTHERWISE REQUIRED BY THE ORDINANCE IN ORDER TO ATTAIN A DESIRABLE VISUAL PERSPECTIVE FROM THE PUBLIC ROADWAY.

E. ENVIRONMENTAL FEATURES

- THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE PROPOSED DEVELOPMENT FALLS WITHIN THE APPROVED MASTER DRAINAGE PLAN FOR THE OVERALL PERIMETER WOODS DEVELOPMENT. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE EXISTING STORMWATER FACILITIES AND COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

F. OPEN SPACE

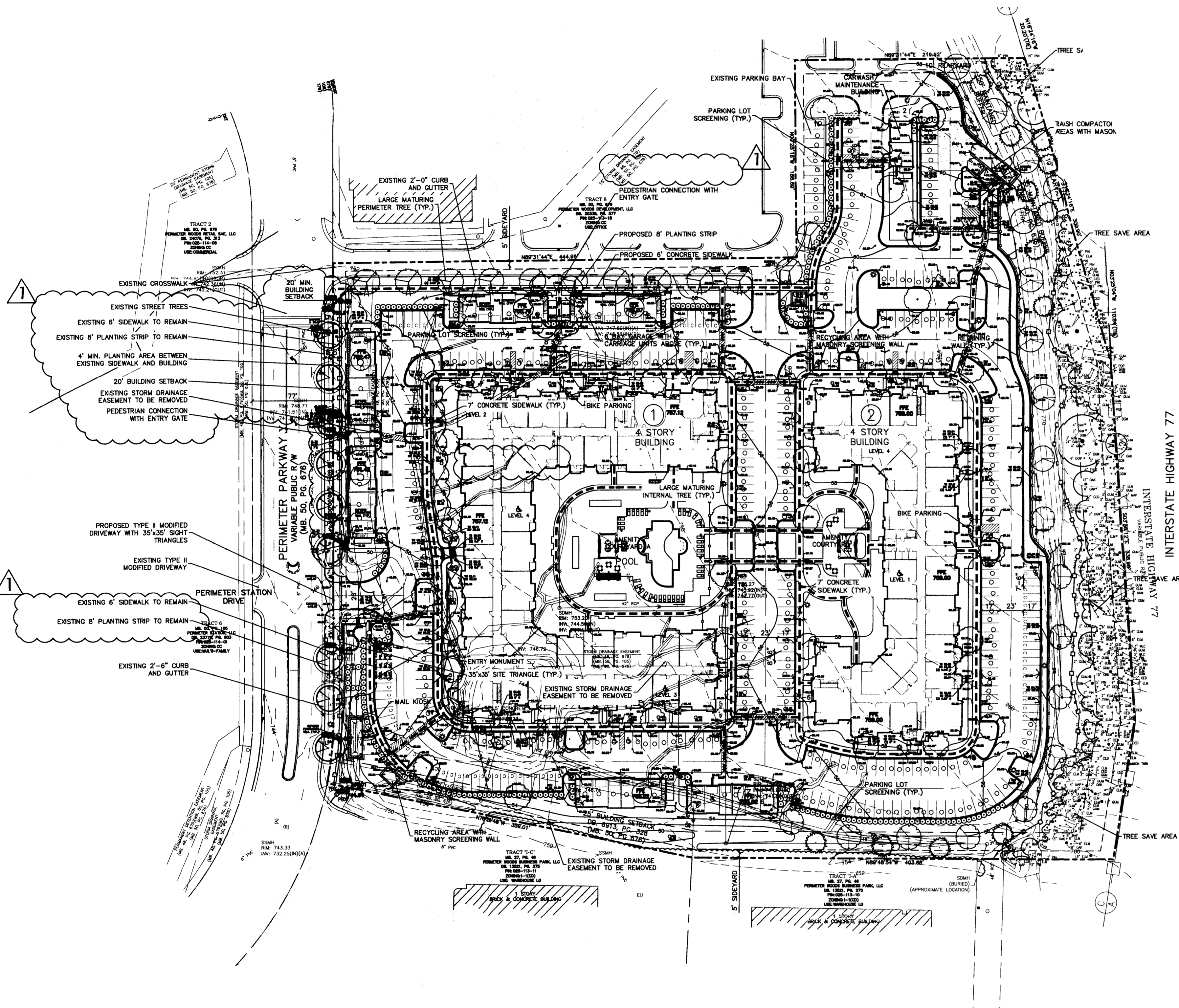
- THE AMENITY COURTYARDS SHOWN ON THE SITE PLAN MAY INCLUDE A SWIMMING POOL, SUNNING DECK, BBQ AND SITTING/EATING AREAS.

G. SIGNAGE

- ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

H. LIGHTING

- PARKING LOT LIGHTING WILL BE PROVIDED; LIGHTING FIXTURES SHALL NOT CAUSE GLARE ON ADJOINING PROPERTIES AND BE LIMITED TO 30 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE USED INCLUDING ALONG PERIMETER PARKWAY.
- WALL PAK LIGHTING WILL NOT BE USED HOWEVER WALL MOUNTED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES WILL BE ALLOWED.



ATTACHED TO ADMINISTRATIVE
 APPROVAL

NOV 27 2013

BY: DEBRA CAMPBELL



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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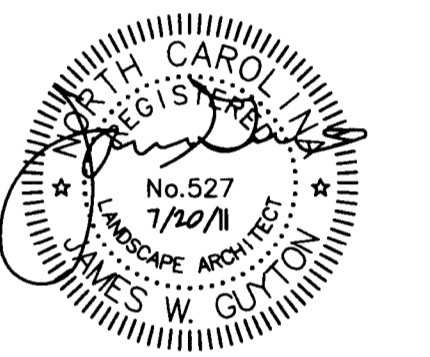
PERIMETER WOODS II

PERIMETER PARKWAY
 CHARLOTTE, NORTH CAROLINA

WP EAST ACQUISITIONS, LLC

1001 MOREHEAD SQUARE DRIVE, SUITE 250
 CHARLOTTE, NC 28203

REZONING DOCUMENTS



SCALE: 1"=60'

PROJECT #: 041-141
 DRAWN BY: BG
 CHECKED BY: JG

REZONING PLAN

FOR PUBLIC HEARING
 REZONING PETITION
 #2011-042
 FOR ADMINISTRATIVE
 APPROVAL

APRIL 25, 2011

REVISIONS:
 1. 06.17.11 PER CITY STAFF
 2. 07.20.11 PER CITY STAFF
 3. 11.19.13 PER ADMIN APPROVAL

RZ 1 OF 1



Charlotte-Mecklenburg Planning Department

DATE: November 27, 2013

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2011-042
 WP East Development Enterprises, LLC

Attached is the site plan showing the modification of the allowed height for detached lighting from 20 feet to 30 feet. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.

Signage was note reviewed as part of this request.