

SITE DEVELOPMENT DATA

SITE AREA:	186,821 SQ. FT. (4.29 AC) ±
PARCEL ID #:	PORTION OF 14324104
EXISTING ZONING:	NS
EXISTING USE:	VACANT
PROPOSED ZONING:	R-17MF(CD)
PROPOSED USE:	72 DWELLING UNITS FOR MULTI-FAMILY APARTMENTS
PROPOSED RESIDENTIAL DENSITY:	17 DUA = 72 UNITS MAX.
BUILDING HEIGHT:	3 STORIES
PARKING SPACES REQUIRED:	108 SPACES (1.5/UNIT)
OPEN SPACE REQUIRED:	45% MIN. (1.93 AC)
OPEN SPACE PROVIDED:	1.93 AC
MIN. SETBACK FROM RIGHT-OF-WAY:	30 FT.
MIN. SIDE YARD:	10 FT.
MIN. REAR YARD:	40 FT.

LINE	BEARING	DISTANCE
L1	S 13°10'46" W	45.69'
L2	S 56°25'17" W	30.63'
L3	N 87°08'21" E	14.19'
L4	N 00°42'53" E	11.47'
L5	N 87°57'42" E	48.50'
L6	N 42°08'43" E	28.57'
L7	S 33°40'44" W	7.66'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	185.00'	38.43'	N 04°04'36" E	38.36'
C2	44.40'	32.41'	N 65°05'39" E	31.69'
C3	154.47'	44.06'	N 82°02'52" E	43.91'
C4	50.45'	65.91'	N 38°33'56" E	61.32'
C5	3.50'	5.51'	N 44°11'52" E	4.96'

DEVELOPMENT STANDARDS

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Cottonwood Residential to accommodate the development of a multi-family residential community on that approximately 4.29 acre site located on the northwest quadrant of the intersection of South Tryon Street and Shopton Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). This proposed multi-family residential community would be an additional phase of Courtney Oaks Apartments.
- 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 establishes more stringent standards, the regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.
- The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Parking layouts and driveways may be modified to accommodate final building locations, and parking spaces may be located within the maximum building/parking envelopes and development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- The maximum number of principal buildings to be developed on the Site shall be three. Accessory buildings and structures located on the Site, such as garages, shall not be considered in any limitation on the number of principal buildings on the Site.
- Future amendments 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 to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses

- The Site may only be devoted to a residential community containing a maximum of 72 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district.

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 ("CDOT") in accordance with applicable published standards.

- Off-street vehicular parking and bicycle parking shall be provided in accordance with the requirements of the Ordinance.

- The alignment of the internal vehicular circulation areas may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.

- The entrances into the Site may, at the option of the Petitioner, be gated as generally depicted on the Rezoning Plan. Adequate stacking and turnaround areas shall be provided in front of any gates installed at the entrances into the Site.

- Garages may be provided on the Site, and the parking spaces located within the garages shall be counted towards the total number of parking spaces required to be located on the Site.

- Prior to the issuance of a certificate of occupancy for the first building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Shopton Road as required to provide right of way measuring 35 feet from the existing centerline of Shopton Road, to the extent that such right of way does not already exist.

- Petitioner shall connect the private local residential wide street to be located within the Site to the private street/drive located on the adjacent office parcel provided that Petitioner obtains permission from the owner of the adjacent parcel to make this connection and to utilize the private street/drive for vehicular access in a written and recordable instrument. In such event, Petitioner shall provide an access easement across the private local residential wide street to be located within the Site for the benefit of the adjacent parcel.

Architectural Standards

- The maximum height in stories of the multi-family residential buildings to be constructed on the Site shall be 3 stories.
- The exterior building materials used on the principal buildings constructed on the Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), fiber cement lap siding, stucco, and/or wood. Vinyl as a building material may only be used on windows and soffits.
- Attached to the Rezoning Plan are schematic architectural renderings of the multi-family residential buildings to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of such buildings. Accordingly, the multi-family residential buildings to be constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the buildings are permitted.
- The multi-family residential buildings will front on Courtney Oaks Road as generally depicted on the Rezoning Plan.
- Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to

enclose the dumpster areas and recycling areas will be architecturally compatible with the exterior building materials and colors used on the principal buildings. If one or more sides of a dumpster area and/or a recycling area adjoin a side or rear wall of a building, then the side or rear wall of the building may be substituted for a portion of the wall.

Streetscape and Landscaping

- Landscaping and screening will meet the requirements of the Ordinance.
- A 16 foot setback measured from the back of curb will be provided along Courtney Oaks Road.
- An 8 foot sidewalk and an 8 foot planting strip will be provided along the Site's frontage on Courtney Oaks Road.
- Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the principal buildings on the Site with one another and links the principal buildings to the sidewalks along Courtney Oaks Road and Shopton Road. The minimum width of these internal sidewalks will be 5 feet.
- The existing sidewalk located along the Site's frontage on Shopton Road shall remain.

As generally depicted on Sheet RZ2.00 of the Rezoning Plan, the Petitioner shall establish a landscape area along portions of the Site's northern boundary line adjacent to the existing office parcels. This landscape area shall have a minimum width of 10 feet, and portions of this landscape area shall be located on the Site, and portions shall be located on the adjacent office parcels as generally depicted on Sheet RZ2.00 of the Rezoning Plan. Trees and shrubs shall be installed within this 10 foot wide landscape area at the rate of 3 trees and 20 shrubs per 100 feet. The Petitioner shall obtain an easement from the owner(s) of the adjacent office parcels to establish and maintain a portion of this minimum 10 foot wide landscape area on the adjacent office parcels, and the Petitioner shall provide a recorded copy of this easement to the Planning Department during the permitting process.

Amenities

- This proposed residential community will be an additional phase of Courtney Oaks Apartments. Accordingly, the residents of this residential community will utilize the amenities in the existing Courtney Oaks Apartments.

Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance. The approximate locations of the required tree save areas have been indicated on Sheet RZ2.00 of the Rezoning Plan, however, the final locations may vary from what is depicted on Sheet RZ2.00 of the Rezoning Plan.

- Street trees located in the public right of way shall be protected during all phases of construction by fencing. The Petitioner will demonstrate compliance with this requirement during the permitting process.

Signage

- All signs installed on the Site shall comply with the requirements of the Ordinance.

Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas 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 freestanding lighting fixture installed on the Site shall be 20 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

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 the 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 the 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.



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

2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
www.drgp.com

APPROVED BY
CITY COUNCIL

JUL 20 2015

COURTNEY OAKS PHASE II
CHARLOTTE, NC
COTTONWOOD RESIDENTIAL
6340 SOUTH 300 EAST, SUITE 500
SALT LAKE CITY, UT 84121
801.278.0700

FOR PUBLIC HEARING

REZONING PETITION #
2015-069

SCALE: 1" = 40'

PROJECT #: 519-001
DRAWN BY: JL
CHECKED BY: BS

TECHNICAL
DATA PLAN

JUNE 24, 2015

REVISIONS:

RZ1.00



design resource group

- landscape architecture
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20 0 20 40
SCALE: 1" = 40'

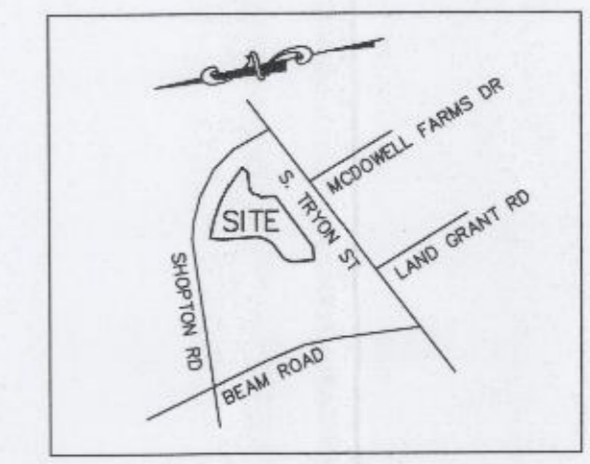
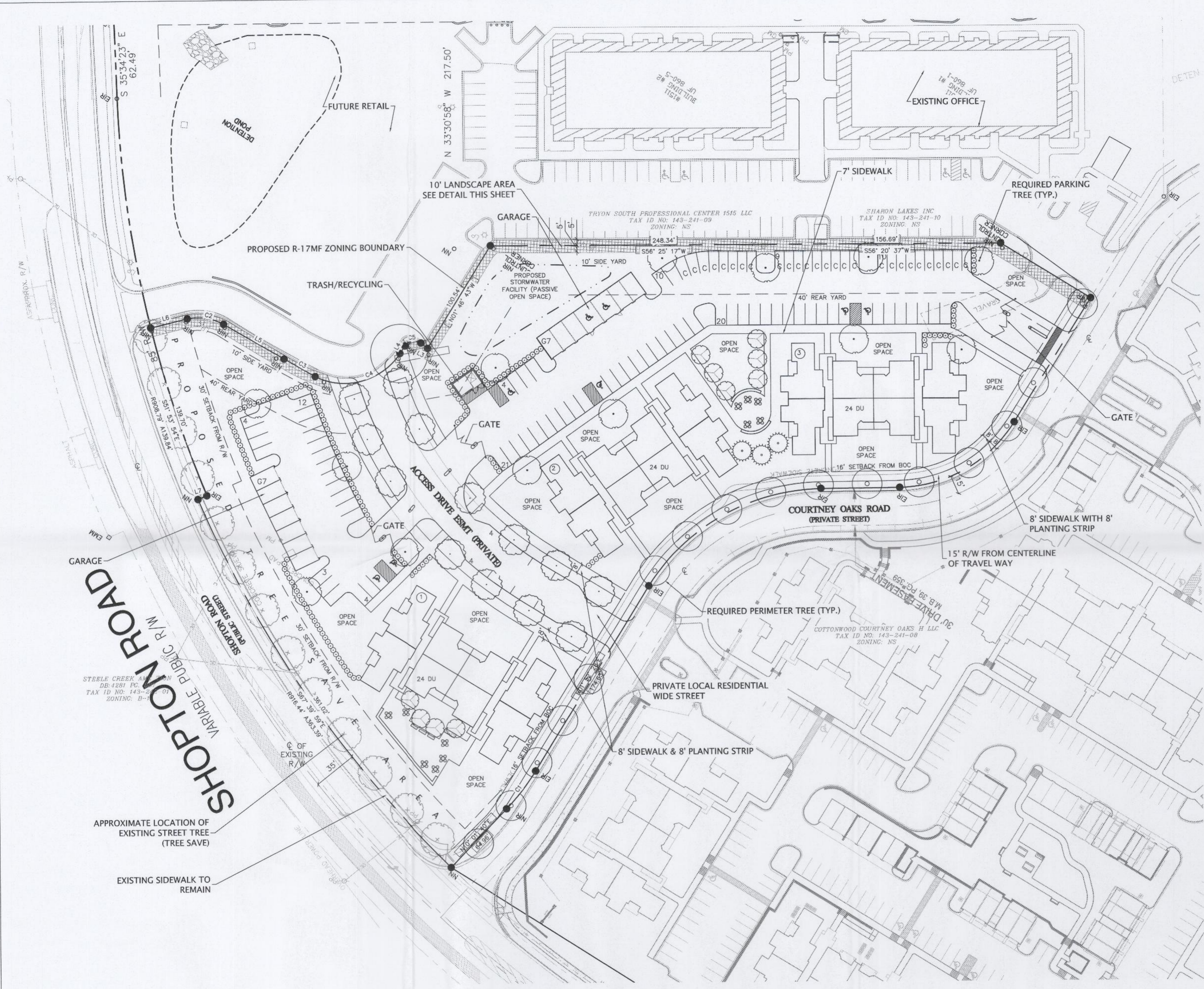
PROJECT #: 519-001
DRAWN BY: JL
CHECKED BY: BS

**SCHEMATIC
SITE PLAN**

JUNE 24, 2015

REVISIONS:

RZ2.00



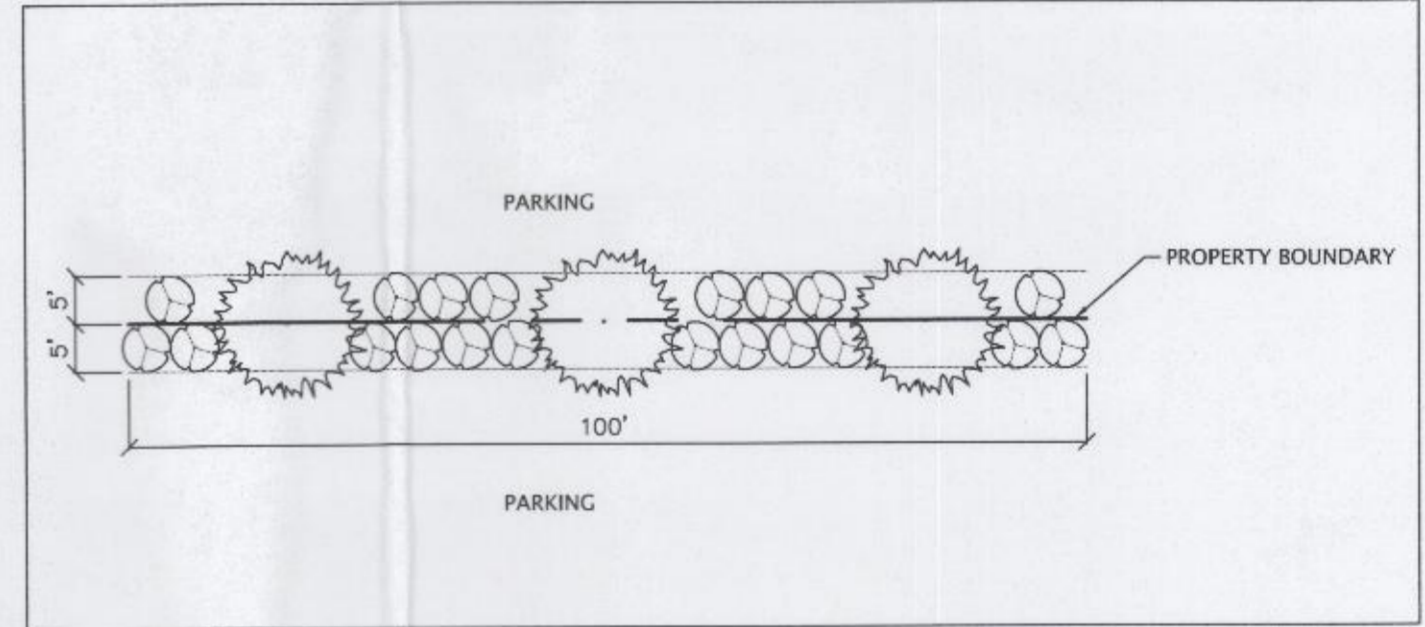
VICINITY MAP (NOT TO SCALE)

LEGEND

C	COMPACT PARKING
♿	ACCESSIBLE PARKING

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PARCEL ID #:	PORTION OF 14324104
EXISTING ZONING:	NS
EXISTING USE:	VACANT
PROPOSED ZONING:	R-17MF(CD)
PROPOSED USE:	72 DWELLING UNITS FOR MULTI-FAMILY APARTMENTS
PROPOSED RESIDENTIAL DENSITY:	17 DU/A = 72 UNITS MAX.
BUILDING HEIGHT:	3 STORIES
PARKING SPACES REQUIRED:	108 SPACES (1.5/UNIT)
PARKING SPACES PROVIDED:	119 SPACES (1.7/UNIT) TOTAL
REGULAR OFF-STREET PARKING:	64
COMPACT OFF-STREET PARKING:	27
ACCESSIBLE OFF-STREET PARKING:	6
ON-STREET PARKING:	8
REGULAR GARAGE PARKING:	12
ACCESSIBLE GARAGE PARKING:	2
OPEN SPACE REQUIRED:	45% MIN. (1.93 AC)
OPEN SPACE PROVIDED:	1.93 AC



TYPICAL 100' SECTION OF 10' LANDSCAPE AREA (NOT TO SCALE)



design resource group

- landscape architecture
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- traffic engineering
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APPROVED BY CITY COUNCIL

JUL 20 2015

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CHARLOTTE, NC
 COTTONWOOD RESIDENTIAL
 6340 SOUTH 300 EAST, SUITE 500
 SALT LAKE CITY, UT 84121
 801.278.0700

FOR PUBLIC HEARING

REZONING PETITION # 2015-069

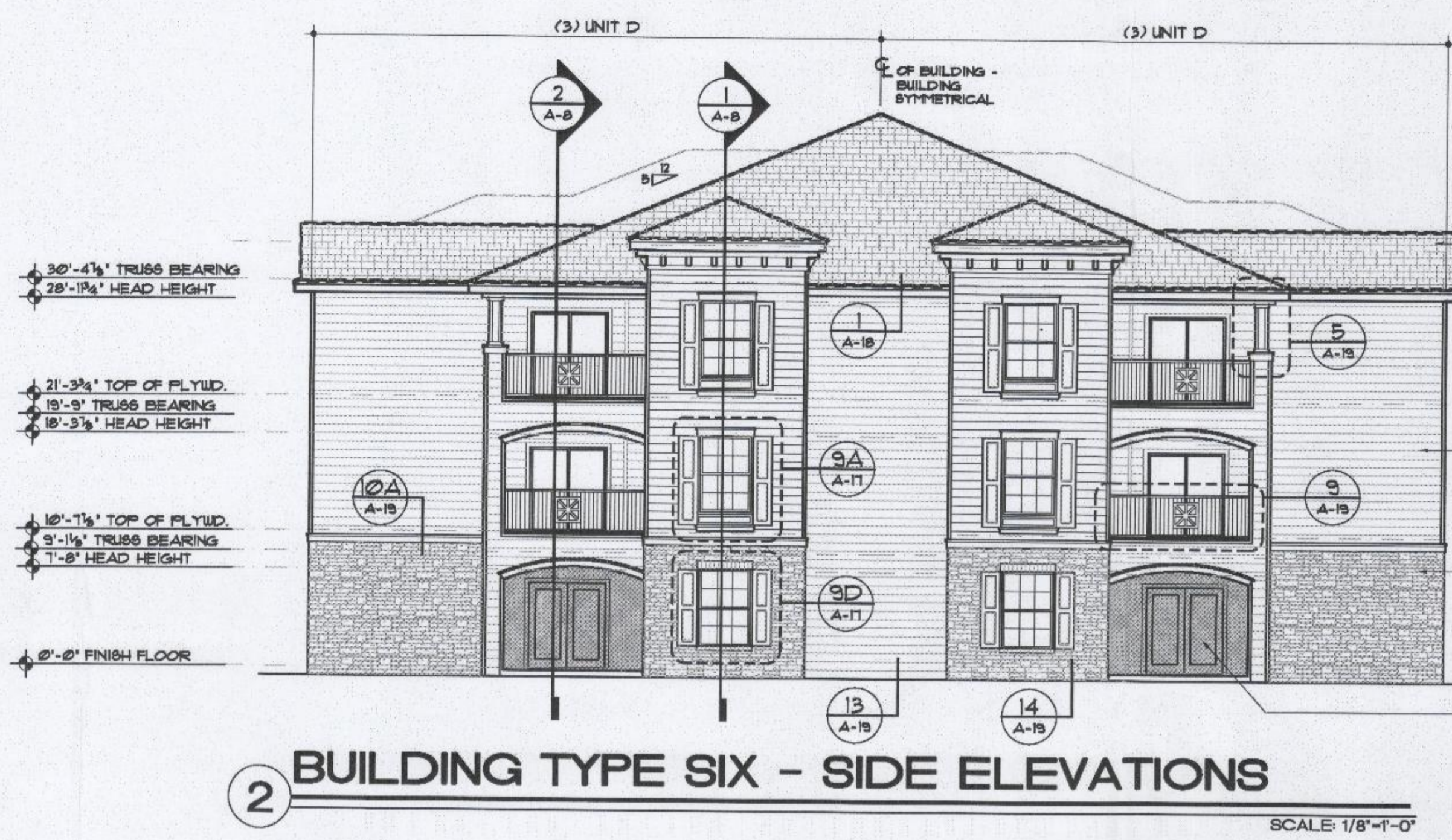
PROJECT #: 519-001
 DRAWN BY: JL
 CHECKED BY: BS

BUILDING ELEVATIONS

JUNE 24, 2015

REVISIONS:

RZ3.00



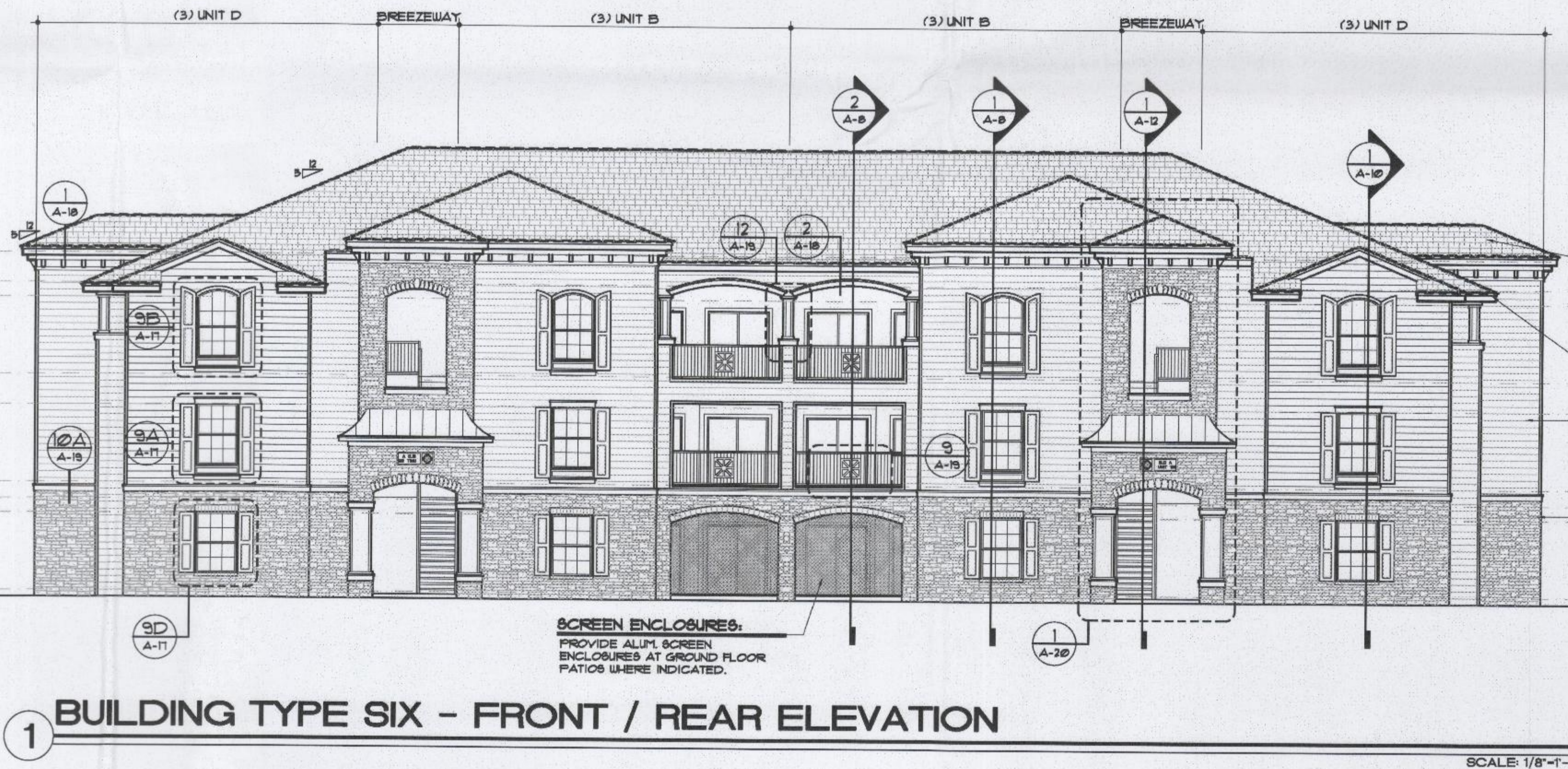
TYPICAL ROOF CONSTRUCTION:
 ARCHITECTURAL SHINGLES W/
 MIN. 25 YEAR WARRANTY
 ON 5/8" FELT ON 1/4" OSB
 ROOF DECK OVER PRE-
 ENGINEERED WOOD ROOF
 TRUSSES

TYPICAL FASCIA:
 1x3 CEDAR NAILER
 OVER SMOOTH CEDAR
 2x12 FASCIA BOARD

TYPICAL EXTERIOR FINISH:
 FIBER CEMENT LAP SIDING
 OVER 1/2" EXTERIOR GYPSUM
 SHEATHING.

TYPICAL EXTERIOR STONE:
 CAST STONE INSTALLED
 ACCORDING TO MANUF.
 RECOMMENDATIONS ON SCRATCH
 COAT ON PAPER BACK METAL
 LATH ON 1/2" EXTERIOR GYPSUM.

SCREEN ENCLOSURES:
 PROVIDE ALUM. SCREEN
 ENCLOSURES AT GROUND FLOOR
 PATIOS WHERE INDICATED.



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 PATIOS WHERE INDICATED.

PERMIT SET 02/14/03

date: 12-06-02
 job no: 284801
 drawn by: DP/MT
 checked by:
 reviewed by:
 revisions:

B6.5

94886E1

charlan · brock & assoc., inc.
 charlan brock portwood

BUILDING TYPE SIX
 EXTERIOR ELEVATIONS

COURTNEY OAKS
 APARTMENTS
 CHARLOTTE, NORTH CAROLINA

ContraVest Inc.
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architects · planners

