



design resource group

- landscape architecture
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2459 wilkinson boulevard, suite 200
charlotte, nc 28208
p 704.343.0608 f 704.358.3093
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APPROVED BY
CITY COUNCIL
JAN 19 2016

PEPSI SOUTHEND
CHARLOTTE, NORTH CAROLINA
BAINBRIDGE COMPANIES
1616 EVANS RD., SUITE 104
CARY, NC 27513
919.462.1275

REZONING PETITION

FOR PUBLIC
HEARING
2015-123

10 0 10 20
SCALE: 1" = 20'

PROJECT #: 365-012
DRAWN BY: DK
CHECKED BY: TH

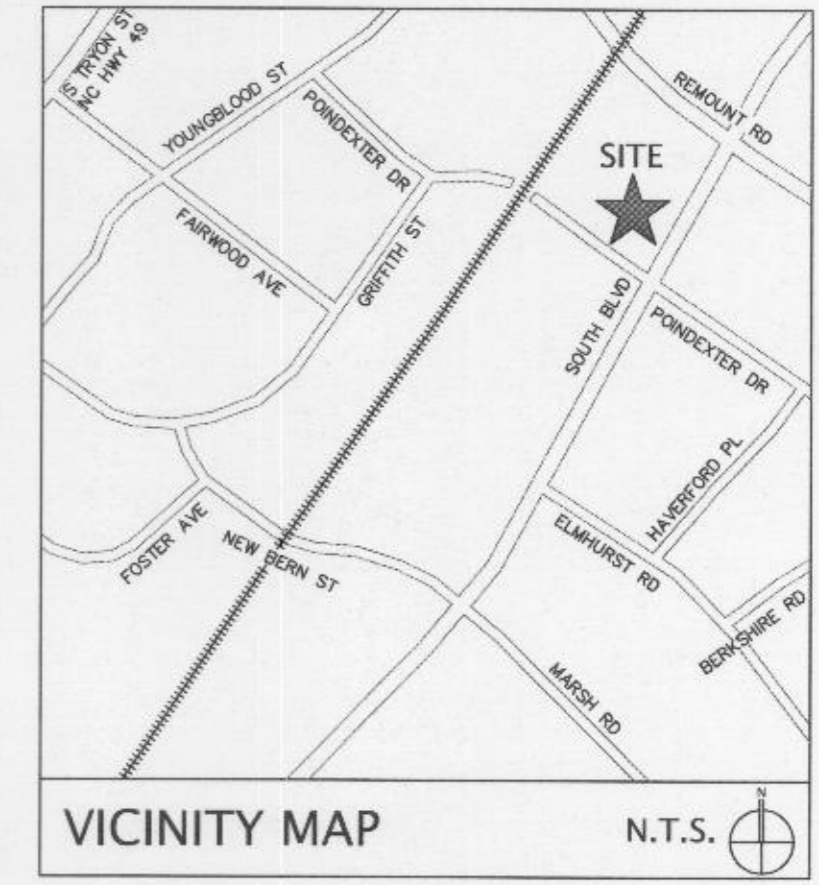
SCHEMATIC SITE PLAN

SEPTEMBER 8, 2015

REVISIONS:
11.13.15 PER CITY REVIEW
12.16.15 PER CITY REVIEW



RZ1.0



BHM PROPERTIES LLC
DB: 15210, PG. 497
PIN: 147-031-01A
USE: COMMERCIAL
ZONING: B-2

SUMMIT AVENUE
SOUTH BOULEVARD
DB: 26010, PG. 87
PIN: 147-017-13
USE: COMMERCIAL
ZONING: TOD-MO

COLONIAL REALTY, LP
CR AT SOUTH END
DB: 25161, PG. 111
A PORTION OF LOT 2, MB: 52, PG. 35
PIN: 147-017-10
USE: MULTI FAMILY
ZONING: TOD-M

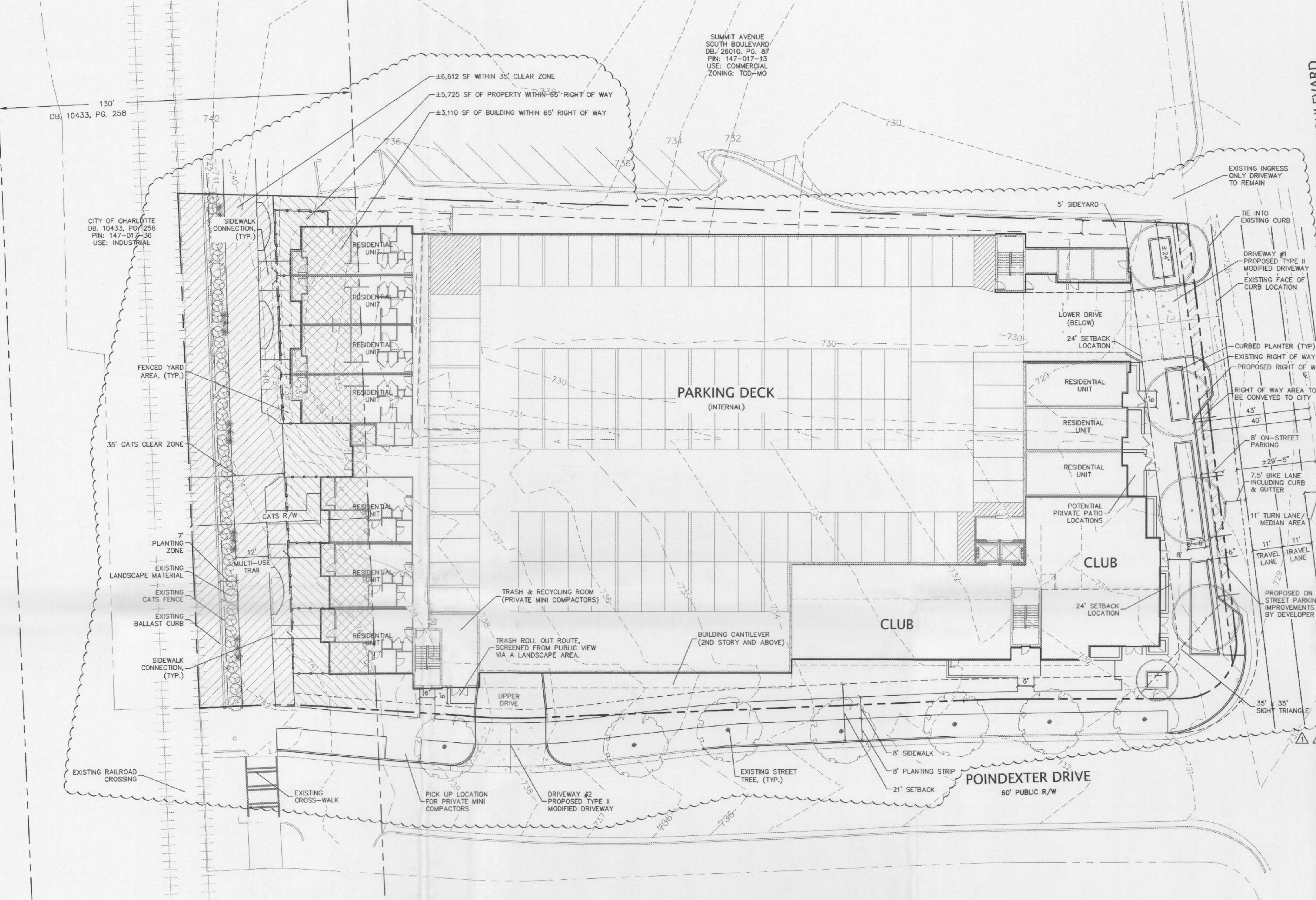
SITE DEVELOPMENT DATA:

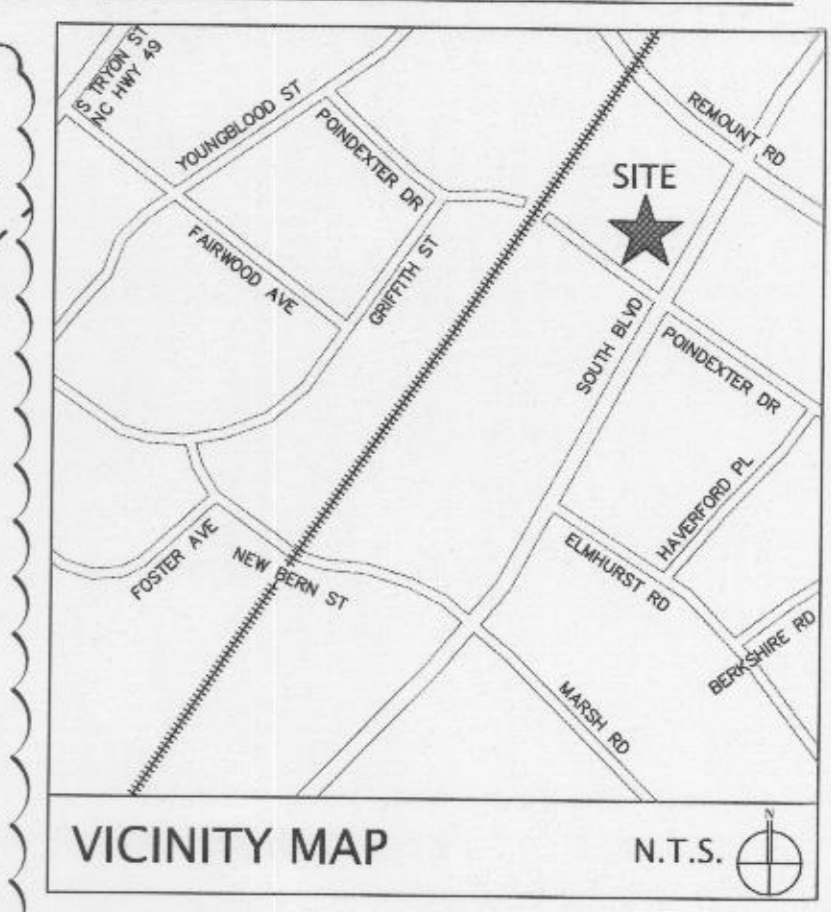
--ACREAGE:	±1.60 ACRES
--TAX PARCEL #:	147-017-11, 147-017-12
--EXISTING ZONING:	I-2 & TOD-M
--PROPOSED ZONING:	TOD-RO
--EXISTING USES:	COMMERCIAL, PARKING LOT
--PROPOSED USES:	UP TO 210 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-RO ZONING DISTRICT.
--PROPOSED FLOOR AREA RATIO:	±323,444 SF (17,446 SF NON RESIDENTIAL, 305,998 SF RESIDENTIAL)
--GROSS FLOOR AREA:	PUBLIC (PER NON RESIDENTIAL) ±175 SF
--OPEN SPACE REQUIRED:	PRIVATE (PER RESIDENTIAL) ±3,060 SF
--OPEN SPACE PROVIDED:	±175 SF PUBLIC & ±3,060 PRIVATE OPEN SPACE SHALL BE PROVIDED.
--MAXIMUM BUILDING HEIGHT:	RESIDENTIAL PLANE LIMIT + 10 FEET (7 STORIES) (84' HEIGHT MAX.)
--PARKING:	PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

- GENERAL PROVISIONS**
 - SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BAINBRIDGE COMPANIES (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A 210 UNIT MULTI-FAMILY COMMUNITY ON APPROXIMATELY 1.60 ACRE SITE LOCATED AT THE INTERSECTION OF SOUTH BOULEVARD AND POINDEXTER DRIVE.
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-RO ZONING CLASSIFICATION SHALL GOVERN.
 - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE DEVELOPMENT/SITE ELEMENTS) SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
 - SINCE THE PROJECT HAS NOT UNDERGONE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE.**
- OPTIONAL PROVISIONS:**

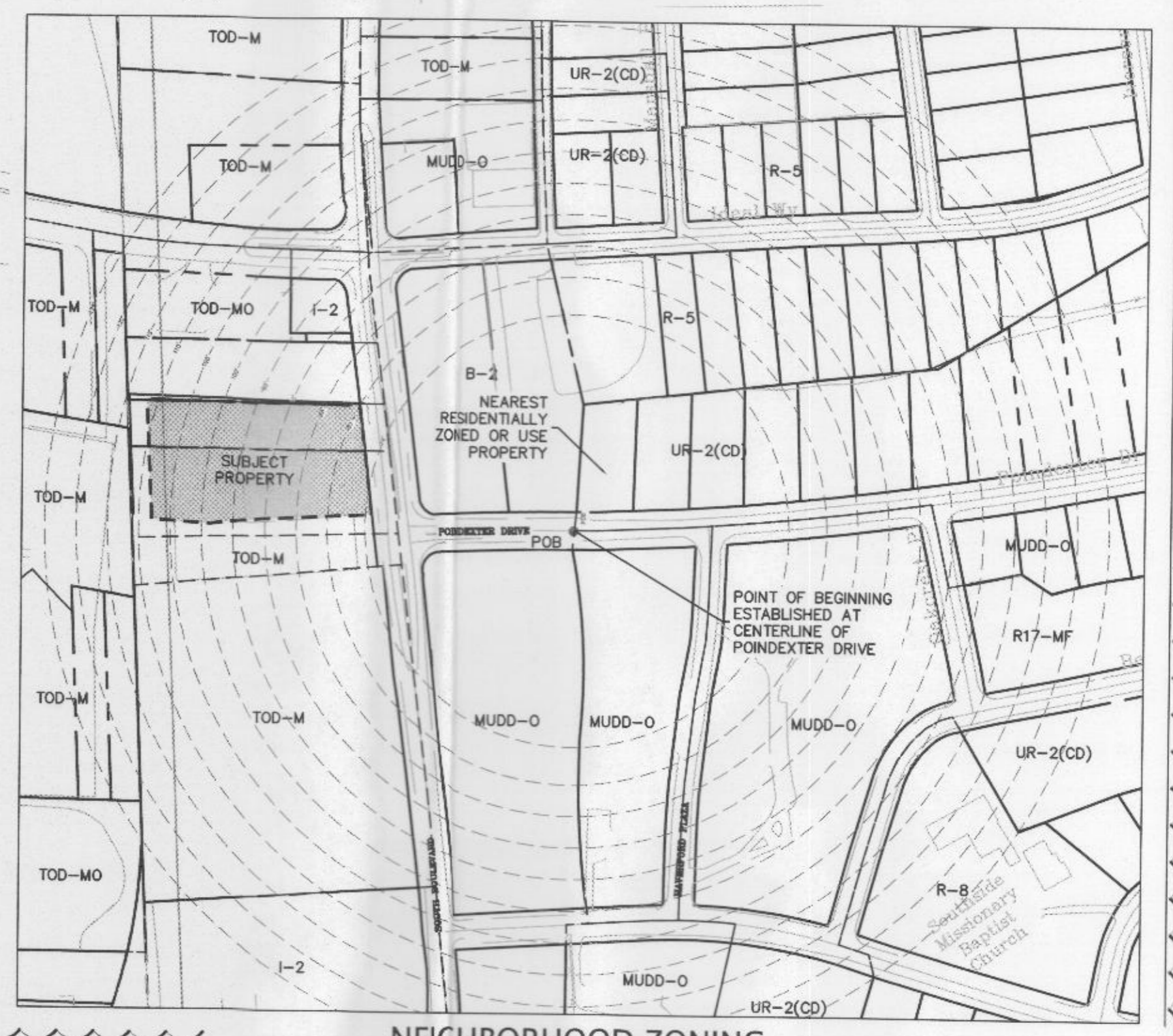
THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE SITE:

 - THE MAXIMUM BUILDING HEIGHTS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE LIMITED TO THE RESIDENTIAL PLANE + 10' (7 STORIES) (84' HEIGHT MAX.)
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH UP TO 210 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY STRUCTURES.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM SOUTH BOULEVARD AND POINDEXTER DRIVE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS, AS WELL AS THE TYPE OF DRIVEWAY, ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
 - PROPOSED DRIVEWAYS WILL COMPLY WITH CDOT REGULATIONS.
 - SOUTH BLVD. IS CLASSIFIED AS A MAJOR THOROUGHFARE ACCORDING TO THE CRTPO THOROUGHFARE PLAN AND REQUIRES 80 FEET OF TOTAL RIGHT-OF-WAY. THE PETITIONER SHALL DEDICATE PROPERTY SUFFICIENT TO ESTABLISH A FULL 40 FEET OF RIGHT-OF-WAY ALONG THE PROPERTY'S SOUTH BOULEVARD FRONTAGE MEASURED FROM THE EXISTING CENTERLINE.
 - THE ALIGNMENT OF THE INTERNAL CIRCULATION, CIRCULATION OF THE PARKING GARAGE AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT.
- STREETSCAPE/LANDSCAPING/BUFFERS/OPEN SPACE:**
 - THE SITE WILL COMPLY WITH THE TOD-RO STANDARDS WITH RESPECT TO THE STREETSCAPE ALONG THE SITE'S FRONTAGE'S ON PUBLIC STREETS.
 - THE SITE WILL COMPLY WITH THE APPLICABLE LANDSCAPING, SCREENING AND BUFFER REQUIREMENTS OF THE ORDINANCE.
- ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:**
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, TRESPA, DECORATIVE METALS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
 - HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
 - THE SITE SHALL PROVIDE PUBLIC AND PRIVATE OPEN SPACE IN THE APPROXIMATE AMOUNTS LISTED IN ACCORDANCE WITH THE ORDINANCE.
- FIRE PROTECTION:**
 - RESERVED
- SIGNAGE:**
 - SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
- LIGHTING:**
 - ALL NEW LIGHTING (DETACHED AND ATTACHED) SHALL BE DOWNWARD DIRECTED, FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS, PUBLIC STREETS, AND ALONG THE CATS RAIL CORRIDOR
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT.
- PHASING:**
 - RESERVED
- AMENDMENTS TO THE REZONING PLAN**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE CURRENT APPLICANT OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER 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 SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.





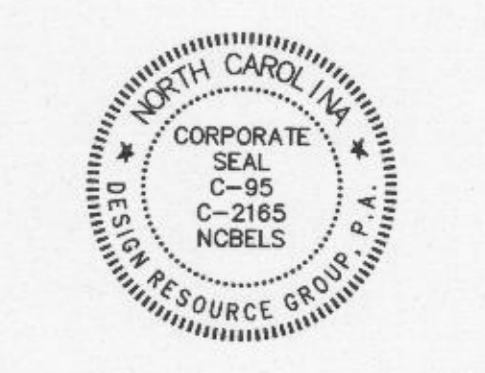
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CARY, NC 27513
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REZONING PETITION

FOR PUBLIC HEARING
2015-123

SCALE: 1" = 20'

PROJECT #: 365-012
DRAWN BY: DK
CHECKED BY: TH

HEIGHT STUDY

SEPTEMBER 8, 2015

REVISIONS:
11.13.15 PER CITY REVIEW
12.16.15 PER CITY REVIEW

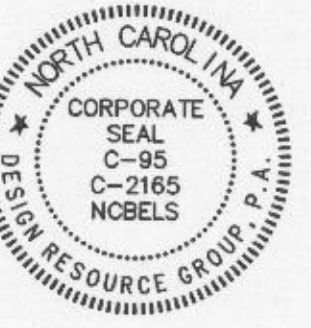
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SCALE: 1" = 10'

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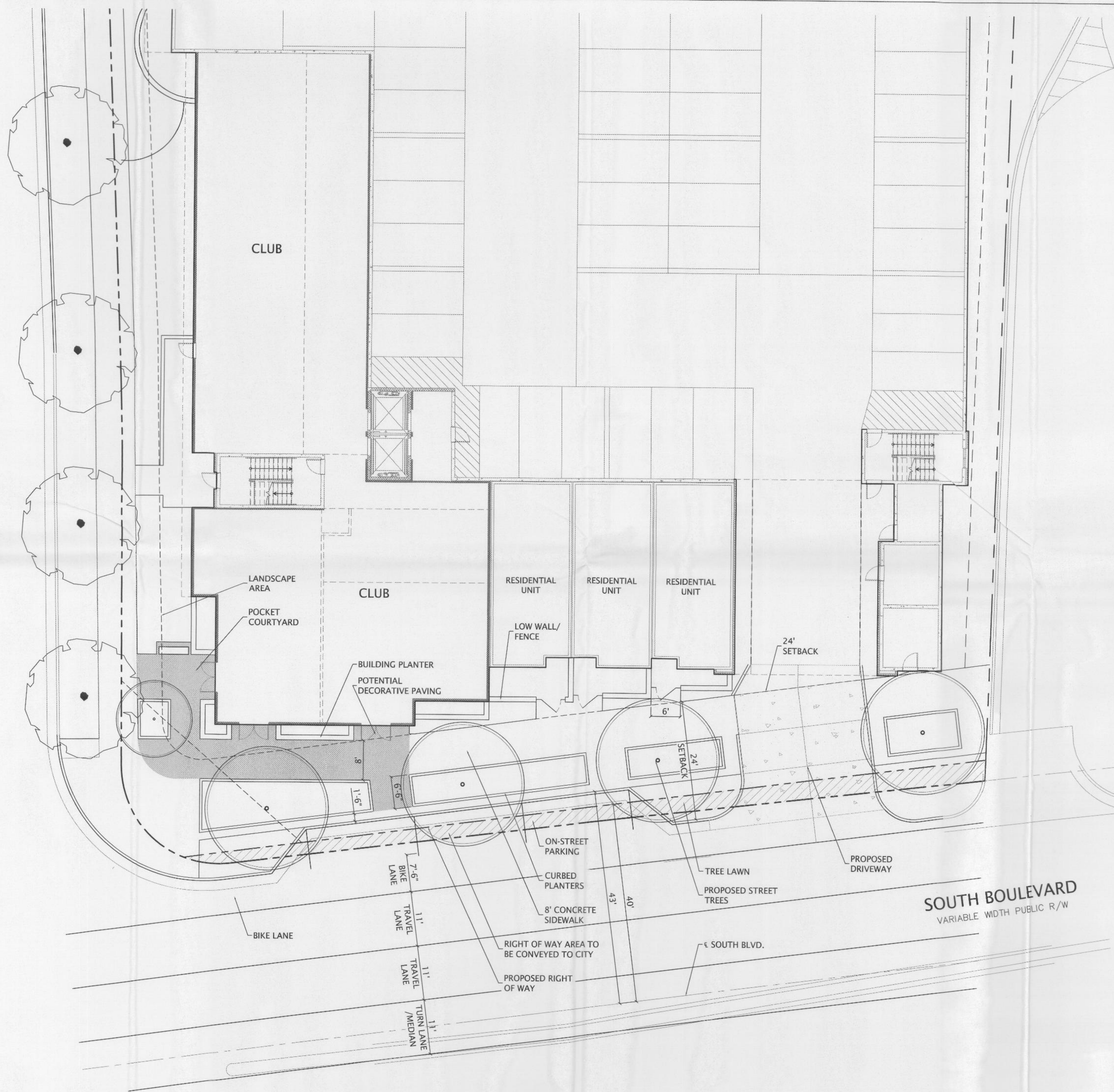
**SOUTH BLVD.
 STREETSCAPE**

SEPTEMBER 8, 2015

REVISIONS:
 11.13.15 PER CITY REVIEW
 12.16.15 PER CITY REVIEW

RZ3.0

POINDEXTER DRIVE
 60' PUBLIC R/W

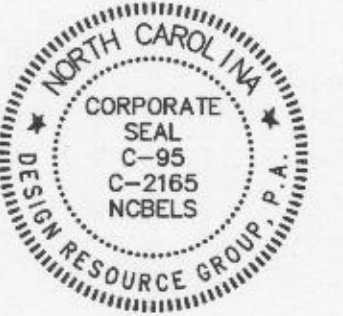




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REZONING PETITION

FOR PUBLIC HEARING
2015-123

SCALE: 1" = 10'
0 5 10

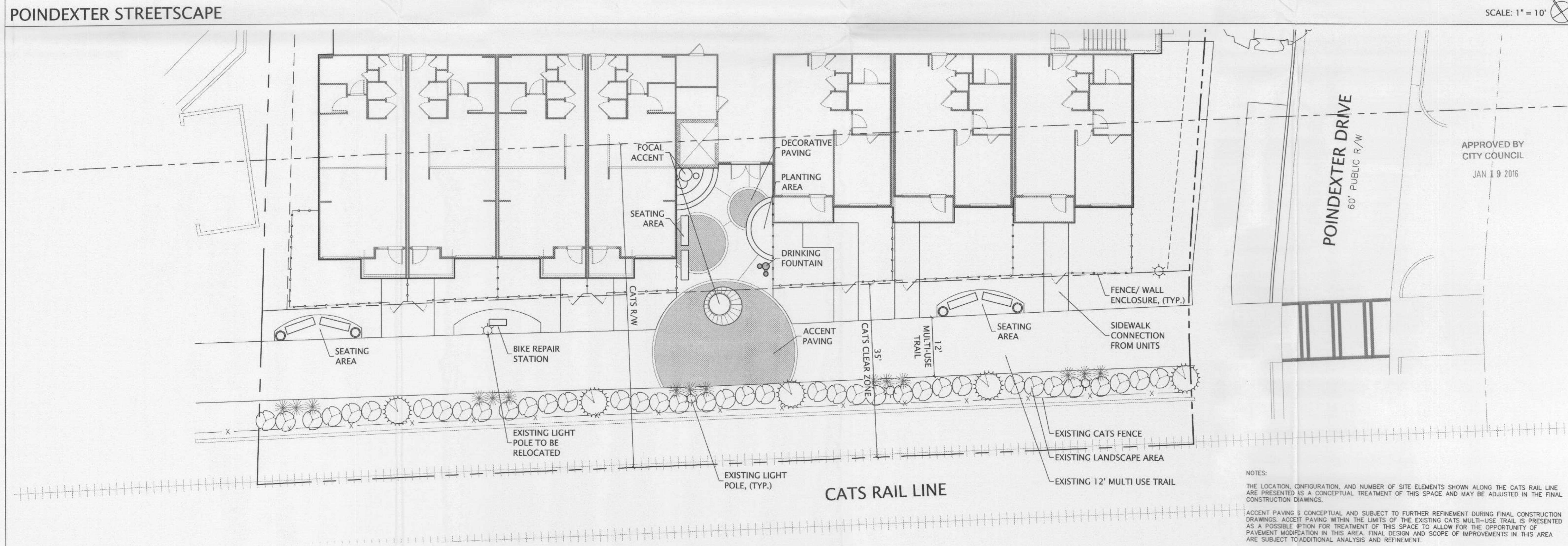
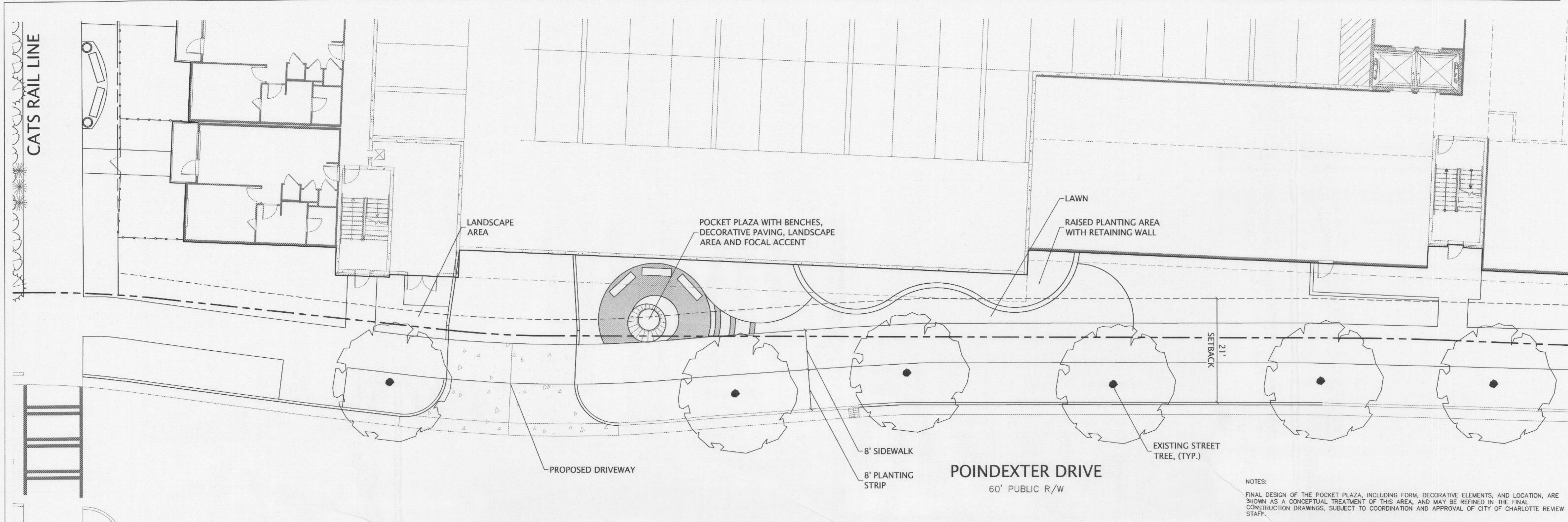
PROJECT #: 365-012
DRAWN BY: DK
CHECKED BY: TH

CATS TRAIL AND PLAZAS

SEPTEMBER 8, 2015

REVISIONS:
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12.16.15 PER CITY REVIEW

RZ4.0





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2 LIGHT RAIL ELEVATION
 A.L.D. 3/32" = 1'-0"

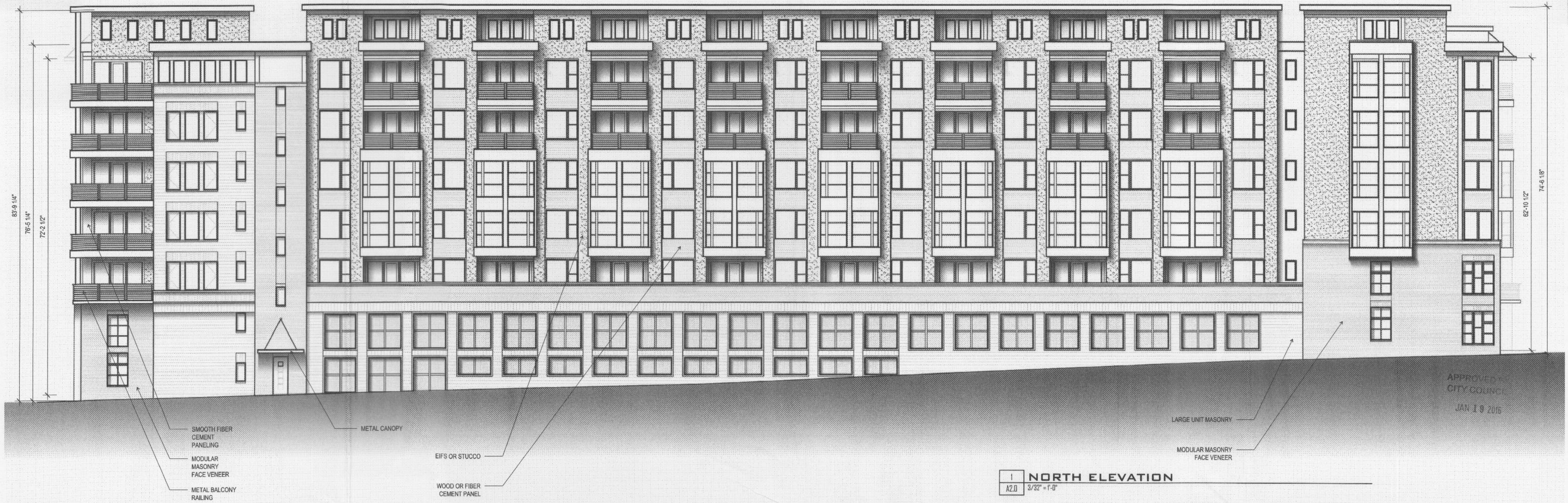


1 SOUTH BLVD ELEVATION
 A.L.D. 3/32" = 1'-0"

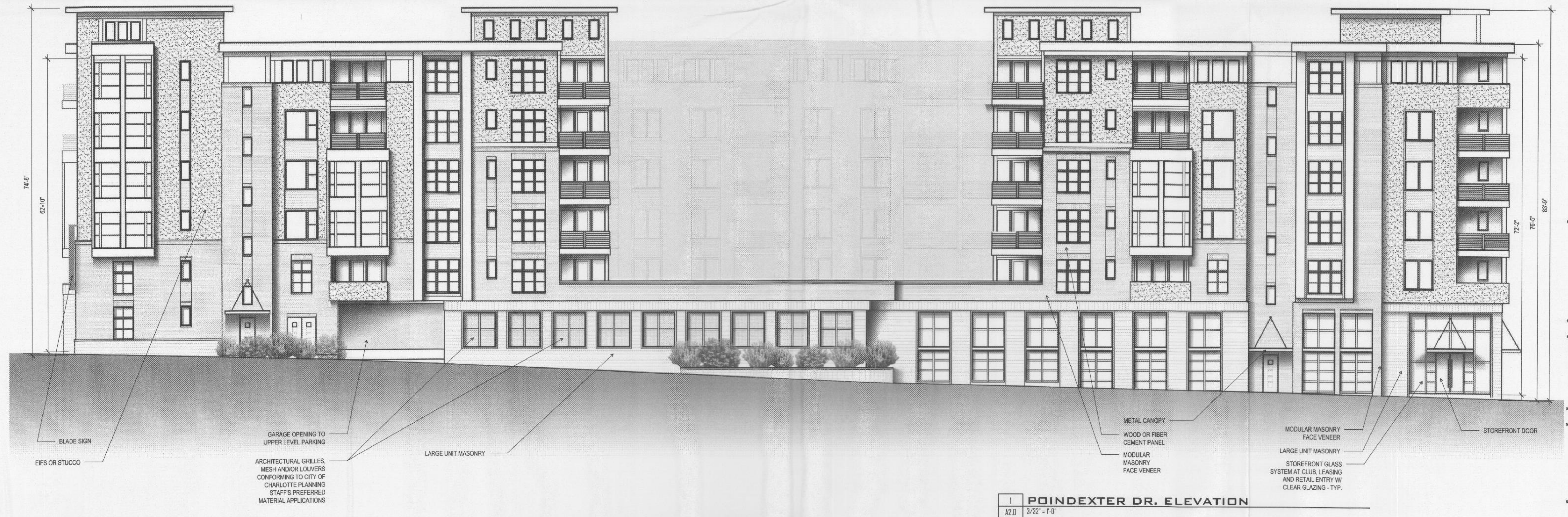
BAINBRIDGE SOUTHEND
 SOUTH BLVD
 CHARLOTTE, NORTH CAROLINA

PROJECT A-150
 SOUTH BLVD. &
 LIGHT RAIL
 ELEVATIONS

NOVEMBER 12, 2015
 REVISION 1 -
 REVISION 2 -
 REVISION 3 -
 REVISION 4 -



APPROVED BY
CITY COUNCIL
JAN 19 2015



BAINBRIDGE SOUTHWEND
SOUTH BOWLEVA RD
CHARLOTTE, NORTH CAROLINA

PROJECT A-1511

POINDEXTER
ELEVATION

NOVEMBER 12, 2015

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -