



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** August 20, 2019

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2017-024 Mosaic Development Group

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Allow a modification to the proposed public street and dedication timing.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

Attached to Administrative

Approval

*Solomon A. Fortune*  
Solomon A. Fortune

APPROXIMATE LOCATION OF POTENTIAL FUTURE GREENWAY CONNECTION. SEE NOTE 9. (d.) SHEET RZ-200

POTENTIAL BMP AREA

POTENTIAL BMP AREA

PROPOSED AGE-RESTRICTED MULTI-FAMILY BUILDING (60 DWELLING UNITS MAX)

TRACT 'A' (2.34 ACRES)

PROPOSED TOWNHOMES (NO AGE RESTRICTION)

PROPOSED PRIVATE ALLEY (1-WAY - 12' MIN. WIDTH PER CLDS)

TRACT 'B' (0.49 ACRES)

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20' CLEARANCE; NO OBSTRUCTIONS/PLANTING

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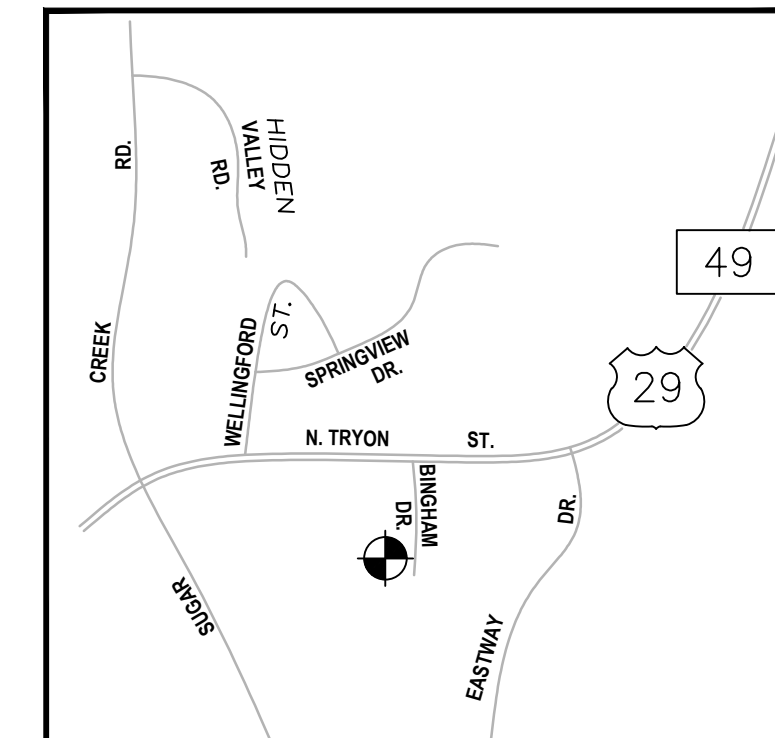
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GENERAL REZONING NOTES

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT
3. SEE SHEET RZ-200 FOR STREET SECTION
4. SEE SHEETS RZ-300 THROUGH RZ-304 FOR CONCEPTUAL BUILDING ELEVATIONS AND EXTERIOR MATERIAL SELECTIONS



VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**  
BOUNDARY SURVEY ISSUED MAY 23, 2008. PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES, 7811 OLD CONCORD ROAD, CHARLOTTE, NC 28213, (704) 596-2214.

**LEGEND**

	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	STREET CONNECTION
	DRIVEWAY CONNECTION
	PEDESTRIAN CONNECTION
	POTENTIAL TREE SAVE AREA
	30' P.C.C.O. BUFFER
	POTENTIAL FUTURE GREENWAY

**REZONING SUMMARY:**

PETITIONER:	MOSAIC DEV. GROUP 4600 PARK ROAD SUITE 390 CHARLOTTE NC, 28209
PROPERTY OWNER:	HABITAT FOR HUMANITY OF CHARLOTTE, INC. PO BOX 220287 CHARLOTTE NC, 28222
REZONING SITE AREA:	3.68± ACRES
TAX PARCEL #:	091-051-08,
EXISTING ZONING:	UR-2 (CD)
PROPOSED ZONING:	UR-2 (CD) S.P.A 5-YEAR VESTED RIGHTS
EXISTING USE:	VACANT
PROPOSED USE:	- TOWNHOME(S) (NO AGE RESTRICTION) - APARTMENT BUILDING (AGE RESTRICTED - ELDERLY)
ROW TO BE DEDICATED:	0.85 AC
PROPOSED SITE AREA:	2.34 AC (TRACT 'A') 0.49 AC (TRACT 'B') 2.83 AC TOTAL
BUILDING SETBACK:	18' FROM PROPOSED PUBLIC OR PRIVATE STREET 20' FROM BINGHAM DRIVE
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
MAX. BUILDING HEIGHT:	THREE (3) STORIES (50' MAX)
MAX. FLOOR AREA RATIO (F.A.R.):	1.0
DEDICATED TREE SAVE:	REQUIRED: 0.42 AC (15%) PROVIDED: 0.42 AC MIN.
MAX. NO. DWELLING UNITS:	65
PROPOSED DENSITY:	17.66 DUA
PARKING RATIO:	TOWNHOMES: 1.5/UNIT ELDERLY: 0.25/UNIT
NOTES:	1. THE PROPOSED APARTMENT BUILDING WILL BE DEVELOPED AS HOUSING INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS AGED 55 AND OLDER. IN THAT DEFINITION, THE UNITS MUST BE OCCUPIED BY AT LEAST ONE (1) PERSON WHO IS 55 YEARS OF AGE OR OLDER AND ANY OTHER OCCUPANTS MUST BE AT LEAST 45 YEARS OF AGE. HOWEVER, UP TO 10% OF THE UNITS MUST BE OCCUPIED BY PERSONS THE AGE OF 45 AND OLDER IF THEY MEET THE DEFINITION OF HANDICAP OR DISABLED, PROVIDED VERIFICATION OF SUCH IS OBTAINED. 2. PROPOSED DENSITY = PROPOSED NO. DWELLING UNITS / EXISTING SITE AREA



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Land Planning  
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Charlotte, North Carolina 28202

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**MOSAIC DEVELOPMENT GROUP**

4600 PARK ROAD SUITE 390  
CHARLOTTE, NC 28209

**BINGHAM DRIVE RESIDENTIAL**

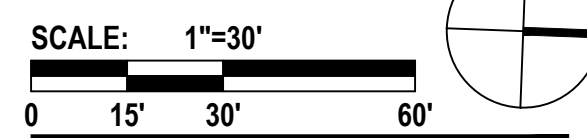
120 BINGHAM DRIVE  
CHARLOTTE, NC 28213

**REZONING PLAN**

Project No.  
4520.00

Issued  
01/23/17

Revised  
01/23/17 - 1<sup>ST</sup> REVIEW CYCLE  
02/23/17 - 2<sup>ND</sup> REVIEW CYCLE  
08/09/19 - ADMINISTRATIVE AMENDMENT



**RZ-100**

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**PETITION #: 2017-024**

NOVEMBER 28, 2016

SITE DEVELOPMENT DATA:

Table with 2 columns: Description and Value. Includes acreage, proposed row to be dedicated, proposed site area, density, tax parcel #s, zoning, and proposed/used zoning.

1. 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... DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN...

- THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS... THE PETITIONER WILL PROVIDE A PUBLIC ACCESS EASEMENT FOR PROPOSED PUBLIC OR PRIVATE STREET "A"...

- EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,

- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR

- MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-100.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE...

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- THE SITE MAY BE DEVELOPED WITH UP TO 60 AGE-RESTRICTED (ELDERLY) MULTI-FAMILY DWELLING UNITS IN A SINGLE BUILDING AND 5 TOWNHOME UNITS (NO AGE-RESTRICTION) TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2 (CD) S.P.A. ZONING DISTRICT.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN. ALONG THE INTERIOR PUBLIC STREET, AN 18 FOOT SETBACK FROM THE PROPOSED BACK OF CURB WILL BE PROVIDED. ALONG BINGHAM DRIVE A 20 FOOT SETBACK FROM THE EXISTING BACK OF CURB WILL BE PROVIDED.

- SIDE AND REAR YARD DETERMINATIONS WILL BE BASED ON THE ORIENTATION OF EACH PROPOSED BUILDING TO THE ADJOINING PROJECT PROPERTY LINE. A FOUR FOOT TRANSITION ZONE SHALL BE PROVIDED BETWEEN THE PROPOSED BACK OF SIDEWALK AND PROPOSED FACE OF BUILDING ALONG BINGHAM DRIVE...

4. SCREENING

- MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL AND ON THE ROOFS OF BUILDINGS CONSTRUCTED ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM A PUBLIC STREET. ABOVE GRADE BACKFLOW PREVENTERS ARE NOT ALLOWED IN THE SETBACKS.

5. STREETScape TREATMENT, SIDEWALKS AND FENCING

- ALONG THE SITE'S FRONTAGE ON BINGHAM DRIVE, THE PETITIONER SHALL INSTALL AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK. THE LOCATION OF THE SIDEWALK MAY MEANDER TO PRESERVE EXISTING TREES WITHIN THE SETBACK. ALONG BOTH SIDES OF THE INTERIOR PUBLIC STREET, THE PETITIONER SHALL CAUSE TO BE INSTALLED AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK.

- THE PETITIONER AT A MINIMUM WILL INSTALL FENCING AS ILLUSTRATED ON THE REZONING PLAN. THE PETITIONER RESERVES THE RIGHT TO INSTALL ADDITIONAL FENCING IN OTHER AREAS OF THE SITE NOT ILLUSTRATED ON THE REZONING PLAN.

6. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS

- ACCESS TO THE SITE WILL BE FROM BINGHAM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY.

- ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, AND THE PLANNING DIRECTOR AS APPLICABLE.

- ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

- THE PETITIONER WILL PROVIDE A PUBLIC ACCESS EASEMENT FOR PROPOSED PUBLIC OR PRIVATE STREET "A". PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE, THE PETITIONER WILL GRANT ACCESS TO ADJACENT PROPERTIES BY WAY OF PUBLIC OR PRIVATE STREET "A".

7. ARCHITECTURAL STANDARDS:

- PREFERRED EXTERIOR BUILDING MATERIALS - ALL PRINCIPAL AND ACCESSORY BUILDING ABUTTING A PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF A BUILDING TOTAL FACADE (EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES). NATURAL STONE (OR SYNTHETIC EQUIVALENT) OTHER EQUIVALENT OR BETTER MATERIAL APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNER.

- PROHIBITED EXTERIOR BUILDING MATERIALS - THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED: VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM) CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED. BUILDING PLACEMENT AND DESIGN - BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS: BUILDING STREET FRONTAGE - BUILDINGS SHALL BE ARRANGED AND ORIENTED TO FRONT ALONG ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE STREETS) AS DEFINED BY THE SUBDIVISION ORDINANCE...

- BUILDING MASSING & HEIGHT - BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS: BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND THROUGH ALL FLOORS.

- ARCHITECTURAL ELEVATION DESIGN - ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS: VERTICAL MODULATION AND RHYTHM - BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. BUILDING BASE - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF EACH BUILDING WILL BE ARTICULATED WITH A WAINGSLOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE A MINIMUM OF THREE (3) FEET IN HEIGHT.

- ROOF FORM AND ARTICULATION - ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS: LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.). FOR PITCHED ROOFS THE MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY 12 FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

- SERVICE AREA SCREENING - SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS: SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.

- WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

- SHEETS RZ-300 THROUGH RZ-304 INCLUDE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE PROPOSED AGE-RESTRICTED MULTI-FAMILY BUILDING TO BE CONSTRUCTED ON THAT PORTION OF THE SITE DESIGNATED AS TRACT "A" ON SHEET RZ-100 OF THE REZONING PLAN.

- TOWNHOUSE DESIGN: PROVIDE PRIVACY. ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

- SIDEWALKS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS. TOWNHOUSE BUILDINGS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR LESS AND IDEALLY ALTERNATE THE NUMBER OF INDIVIDUAL UNITS PER BUILDING IN ADJACENT BUILDINGS.

8. ENVIRONMENTAL FEATURES:

- THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

9. LANDSCAPE BUFFERS/OPEN SPACE/TREE SAVE AREAS:

- A 40 FOOT CLASS A BUFFER WILL BE PROVIDED AS INDICATED ON THE REZONING PLAN. THIS BUFFER SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS CLASS A BUFFER MAY BE REDUCED TO 30 FEET BY THE INSTALLATION OF A BERM, FENCE OR WALL. A ROW OF EVERGREEN TREES AND SHRUBS WILL BE PLANTED ALONG THE WESTERN AND NORTHERN PROPERTY LINE AS ILLUSTRATED ON THE REZONING PLAN.

- OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATION ON THE SITE.

- THE PETITIONER ACKNOWLEDGES THE FUTURE POSSIBILITY OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY REQUESTING A GREENWAY EASEMENT, APPROXIMATELY LOCATED WITHIN THE 30' WIDE POST CONSTRUCTION BUFFER (P.C.C.O BUFFER) AS GENERALLY DEPICTED ON THE REZONING PLAN. PRIOR TO THE GRANT OF ANY GREENWAY EASEMENT, THE PETITIONER AND EASEMENT GRANTEE SHALL MUTUALLY AGREE TO RECONCILE ANY AND ALL SITE IMPROVEMENTS, USES, REGULATORY REQUIREMENTS, OR NATURALLY EXISTING CONDITIONS THAT RENDER THE SITE LEGALLY NON-CONFORMING DUE TO THE GREENWAY EASEMENT OR RELATED CONSTRUCTION, MAINTENANCE, MONITORING OR PUBLIC USE.

10. LIGHTING

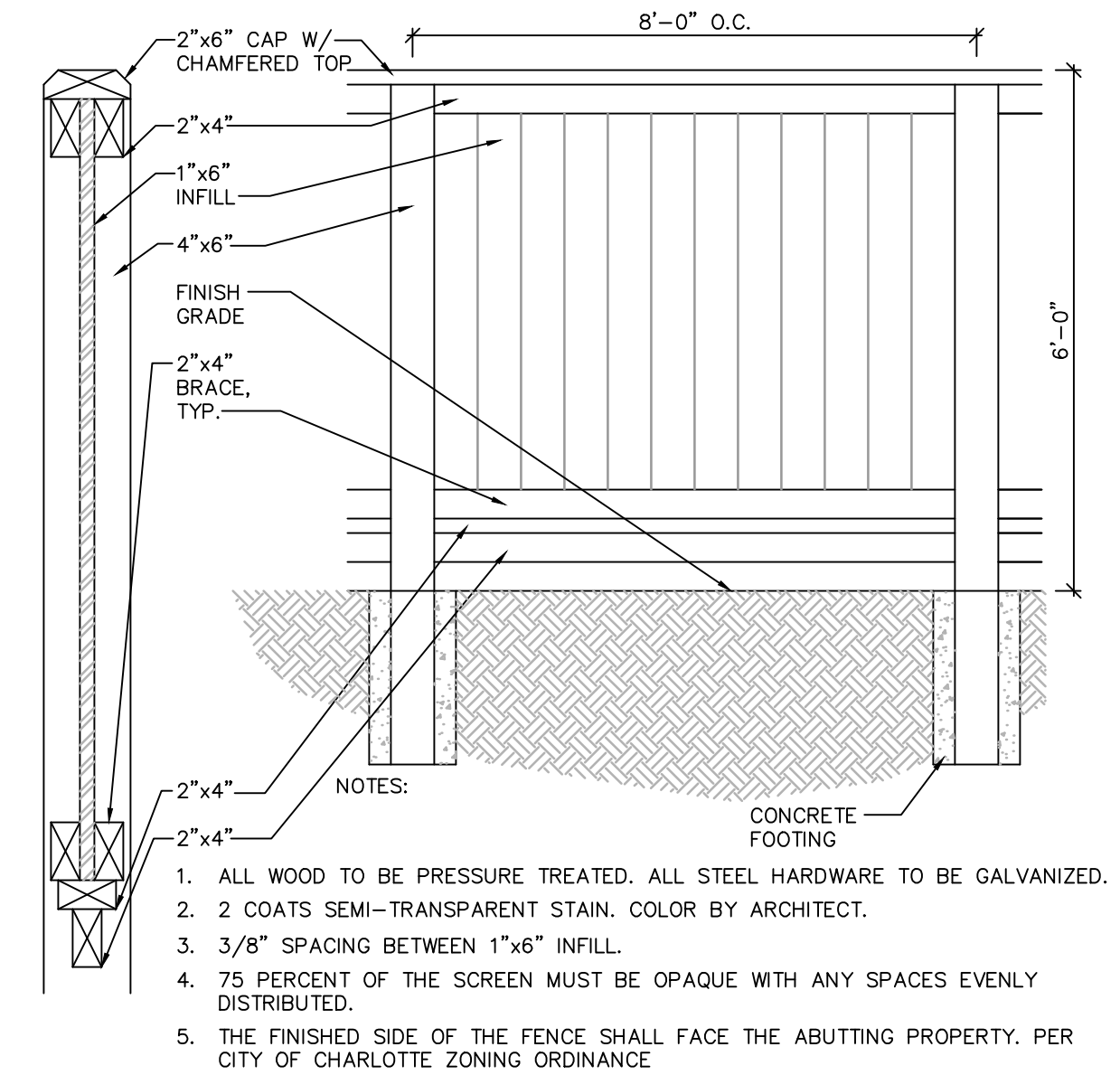
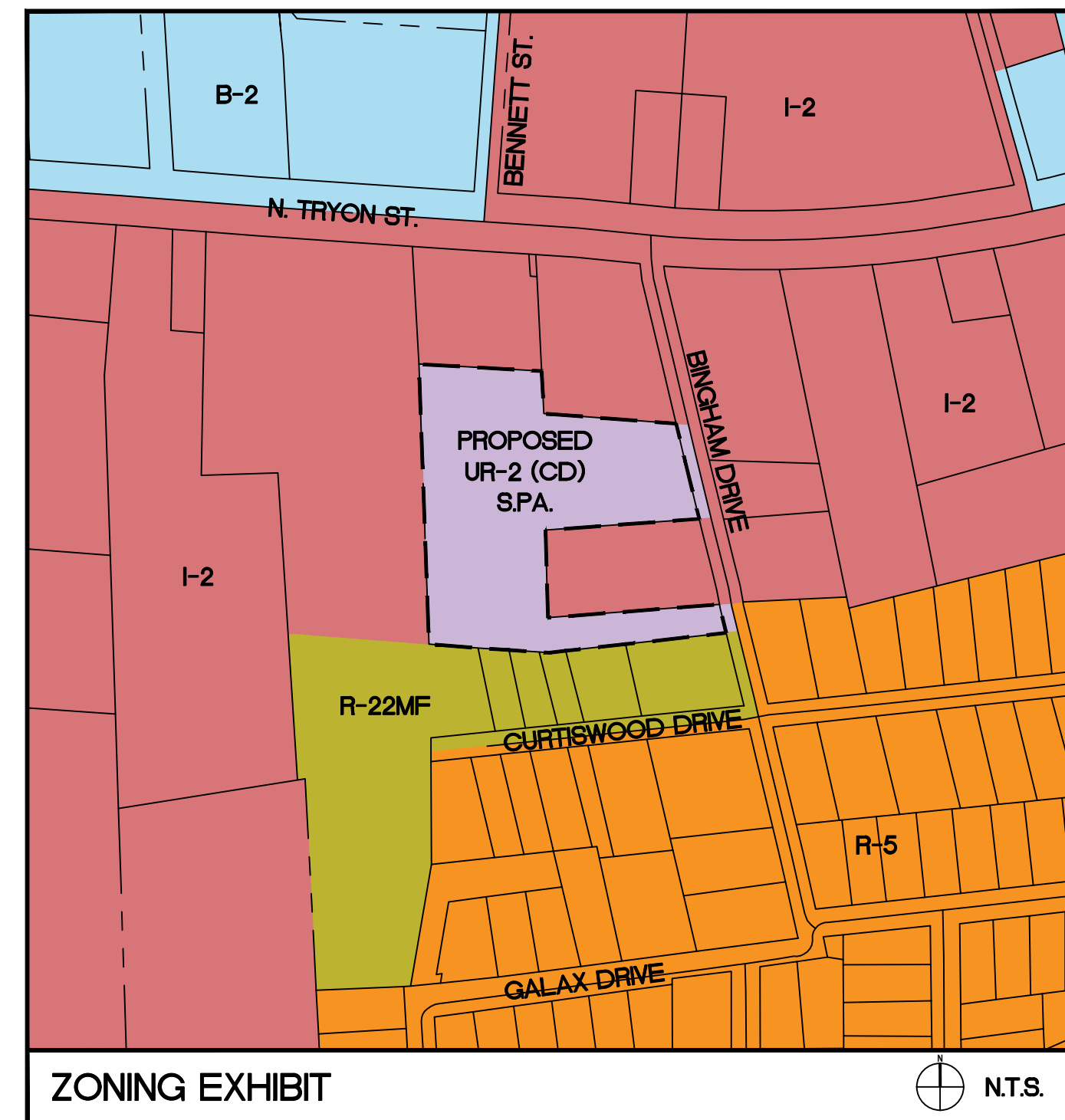
- ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT.

11. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

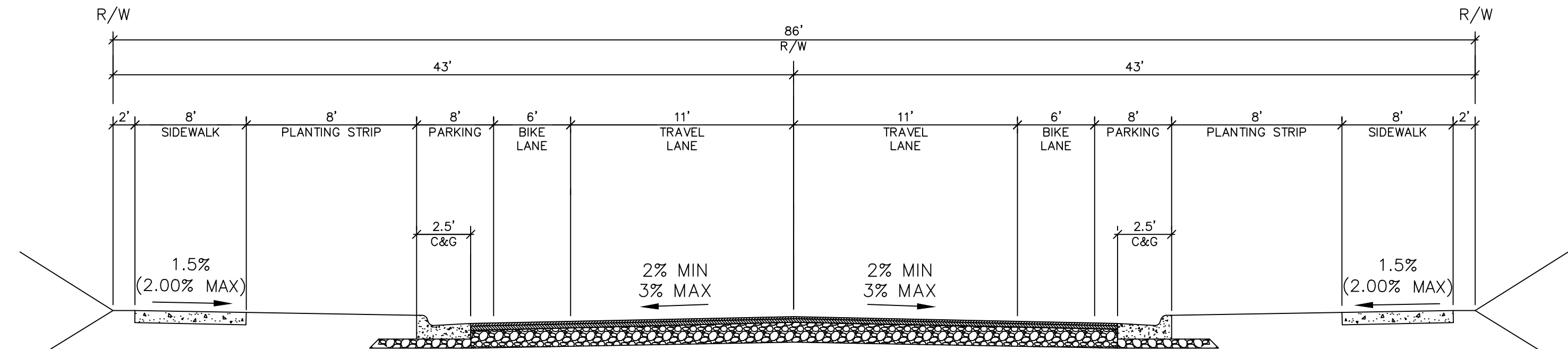
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENTS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



Attached to Administrative

Approval

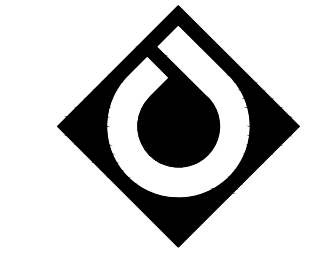
Solomon A. Fortune



FUTURE J H WHEELER STREET

N.T.S.

2:1 CUT MAX. 3:1 FILL MAX.



ColeJenest & Stone

Shaping the Environment Realizing the Possibilities

- Land Planning + Landscape Architecture + Civil Engineering + Urban Design

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MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390 CHARLOTTE, NC 28209

BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE CHARLOTTE, NC 28213

DEVELOPMENT STANDARDS

Project No. 4520.00

Issued

01/23/17

Revised

- 01/23/17 - 1st REVIEW CYCLE 02/23/17 - 2nd REVIEW CYCLE 08/09/19 - ADMINISTRATIVE AMENDMENT



RZ-200

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PETITION #: 2017-024



View 4  
Scale: NTS



View 3  
Scale: NTS



View 2  
Scale: NTS



View 1  
Scale: NTS

TISE KIESTER ARCHITECTS

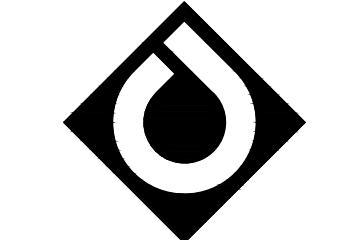
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**Bingham Park Senior Apartments**  
Charlotte, NC

Job Number: 0000  
Date: 01.20.17  
Revisions:



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
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CHARLOTTE, NC 28209

**BINGHAM DRIVE RESIDENTIAL**

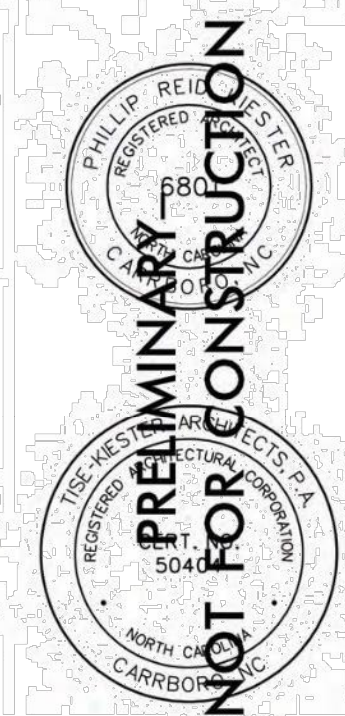
120 BINGHAM DRIVE  
CHARLOTTE, NC 28213

**ARCHITECTURAL ELEVATIONS**

Project No.  
4520.00

Issued  
01/23/17

Revised  
▲ 01/23/17 - 1<sup>ST</sup> REVIEW CYCLE  
▲ 02/23/17 - 2<sup>ND</sup> REVIEW CYCLE



Views  
Sheet

**A4.11**



**RZ-300**

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**PETITION #: 2017-024**

7/3/2017 P:\2016\LIHTC\_TAH6\_Bingham\Design\A411.dgn



View 4  
Scale: NTS



View 3  
Scale: NTS



View 2  
Scale: NTS



View 1  
Scale: NTS

TISE KIESTER ARCHITECTS

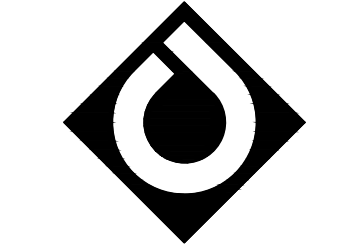
TKa

119 E. Franklin St., Suite 300  
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**Bingham Park Senior Apartments**  
Charlotte, NC

Job Number: 0000  
Date: 01.20.17  
Revisions:



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+ Landscape Architecture  
+ Civil Engineering  
+ Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851  
url+ www.colejeneststone.com

**MOSAIC DEVELOPMENT GROUP**

4600 PARK ROAD SUITE 390  
CHARLOTTE, NC 28209

**BINGHAM DRIVE RESIDENTIAL**

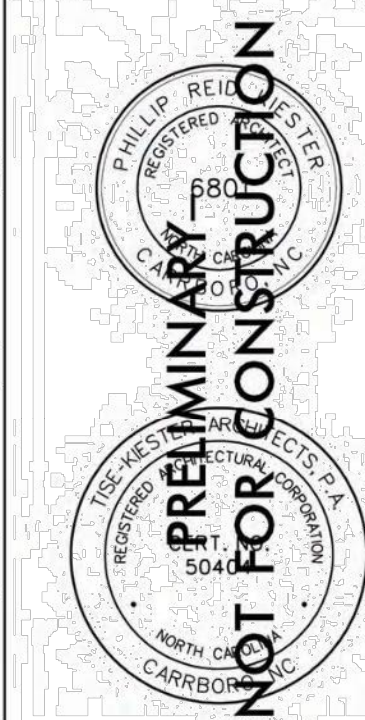
120 BINGHAM DRIVE  
CHARLOTTE, NC 28213

**ARCHITECTURAL ELEVATIONS**

Project No.  
4520.00

Issued  
01/23/17

Revised  
01/23/17 - 1<sup>ST</sup> REVIEW CYCLE  
02/23/17 - 2<sup>ND</sup> REVIEW CYCLE



Views  
Sheet

**A4.21**



**RZ-301**

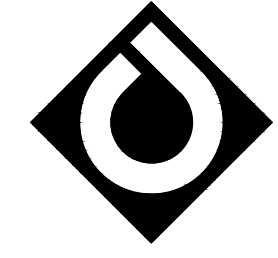
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## MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390  
CHARLOTTE, NC 28209

## BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE  
CHARLOTTE, NC 28213

## ARCHITECTURAL ELEVATIONS

Project No.  
4520.00

Issued  
01/23/17

Revised

- 01/23/17 - 1<sup>ST</sup> REVIEW CYCLE
- 02/23/17 - 2<sup>ND</sup> REVIEW CYCLE

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### Bingham Park Senior Apartments

Charlotte, NC

Job Number: 0000  
Date: 01.20.17  
Revisions:



Exterior Elevations

Sheet

# A3.21

## RZ-303

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### PETITION #: 2017-024

- FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOCS
- VINYL WINDOW(S) - SEE SCHEDULE
- SCHEDULED DOOR / FRAME - SEE A9.1
- BRICK VENEER, RUNNING BOND PATTERN
- STACKED DECORATIVE BRICK COURSE / ACCENT BAND
- BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
- BRICK SOLDIER COURSE LINTEL, TYP. AT WINDOW AND DOOR HEADS
- BRICK PEDESTAL / PIER
- MASONRY CONTROL JOINT (CJ). CJS TO ALSO BE PROVIDED AT ALL INSIDE CORNERS, TYP.
- CEMENTITIOUS LAP SIDING, 4" EXPOSURE - COLOR 1
- CEMENTITIOUS LAP SIDING, 8" EXPOSURE - COLOR 2
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS SOLID PANEL - COLOR 1
- CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP.
- PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA AND / OR TRIM
- PVC COATD ALUMINUM COIL WRAPPED WOOD BAND BOARD
- NOT USED
- CEMENTITIOUS COL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- DECORATIVE BRACKET

### Key Notes

3

8  
16  
N.T.S.



### Partial South Elevation

Scale: 1/4" = 1'-0"

2



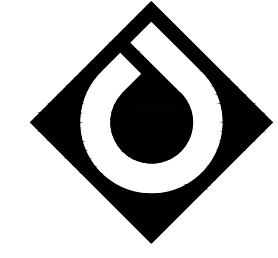
### Partial South Elevation

Scale: 1/4" = 1'-0"

1

P:\2016\UHTC\_TMG\_BinghamDesign\A321.dgn

1/3/2017



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- + Civil Engineering
- + Urban Design

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## MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD SUITE 390  
CHARLOTTE, NC 28209

## BINGHAM DRIVE RESIDENTIAL

120 BINGHAM DRIVE  
CHARLOTTE, NC 28213

## ARCHITECTURAL ELEVATIONS

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### Bingham Park Senior Apartments

Charlotte, NC

Job Number: 0000

Date: 01.20.17

Revisions:

Project No. 4520.00

Issued

01/23/17

Revised

01/23/17 - 1<sup>ST</sup> REVIEW CYCLE

02/23/17 - 2<sup>ND</sup> REVIEW CYCLE

- 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
- 2 PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOCS
- 3 VINYL WINDOW(S) - SEE SCHEDULE
- 4 SCHEDULED DOOR / FRAME - SEE A9.1
- 5 BRICK VENEER, RUNNING BOND PATTERN
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- 7 BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
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- 16 PVC COATED ALUMINUM COIL WRAPPED WOOD FASCIA AND / OR TRIM
- 17 PVC COATD ALUMINUM COIL WRAPPED WOOD BAND BOARD
- 18 NOT USED
- 19 CEMENTITIOUS COL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
- 20 PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT BALCONIES
- 21 PREFIN STANDING SEAM METAL ROOF - SEE ROOF PLAN
- 22 INSULATED METAL DOOR, TYP.
- 23 DECORATIVE BRACKET



Key Notes

3

8 16  
N.T.S.

West Elevation

Scale: 1/8" = 1'-0"

2



East Elevation

Scale: 1/8" = 1'-0"

1

Exterior Elevations  
Sheet

A3.31

RZ-304

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