

- I. General Provisions**
These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of multifamily residential units on an approximately 10.04 acre site located at the intersection of Wilkinson Boulevard and Suttle Avenue (the "Site").
- Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.
- Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the timing of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.
- Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.
- II. MUDD-Optional Provisions**
The Petitioner proposes utilization of the MUDD-O Provisions to allow for the following optional deviation:
a) To allow for the use of a "green screen" to meet the screening requirements of the Ordinance as alternative screening between surface parking and Public Street 2, as shown on the Technical Data Sheet.
b) To allow signs located on any building wall of a structure to have a maximum sign surface of all signs on one wall not to exceed 10% of building wall area to which the sign is attached for a maximum of 200 square feet.
c) To allow a ground mounted or monument sign and such sign shall have a maximum height of five (5) feet and a maximum face area of fifty (50) square feet.

- III. Permitted Uses**
The Site may be devoted to multifamily residential uses together with any incidental or accessory uses associated therewith.
- IV. Maximum Development**
The Site may be devoted to up to 350 residential units together with any incidental or accessory uses associated therewith.
- V. Transportation**
a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
b) Petitioner shall dedicate as public right of way the area generally depicted on the Technical Data Sheet to accommodate the future construction of an extension of Public Street 1. Construction of such future connection shall not be the responsibility of the Petitioner and until such time as a public street connection is constructed by others the area shall be used as a private driveway connection.
c) Petitioner shall provide Public Street 1 to be extended from Wilkinson Boulevard, running north through the Site, as generally depicted on the Technical Data Sheet.
d) Petitioner shall provide Public Street 2 to be extended from Suttle Avenue, running west through the Site, as generally depicted on the Technical Data Sheet.
e) Public Street 2 shall be substantially completed prior to receiving a certificate of occupancy for the building fronting the west side of Suttle Avenue and north side of Public Street 2 and the building fronting the west side of Suttle Avenue and the north side of Wilkinson Boulevard. Public Street 1 shall be substantially completed prior to receiving a certificate of occupancy for the building fronting the west side of Public Street 1.
1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

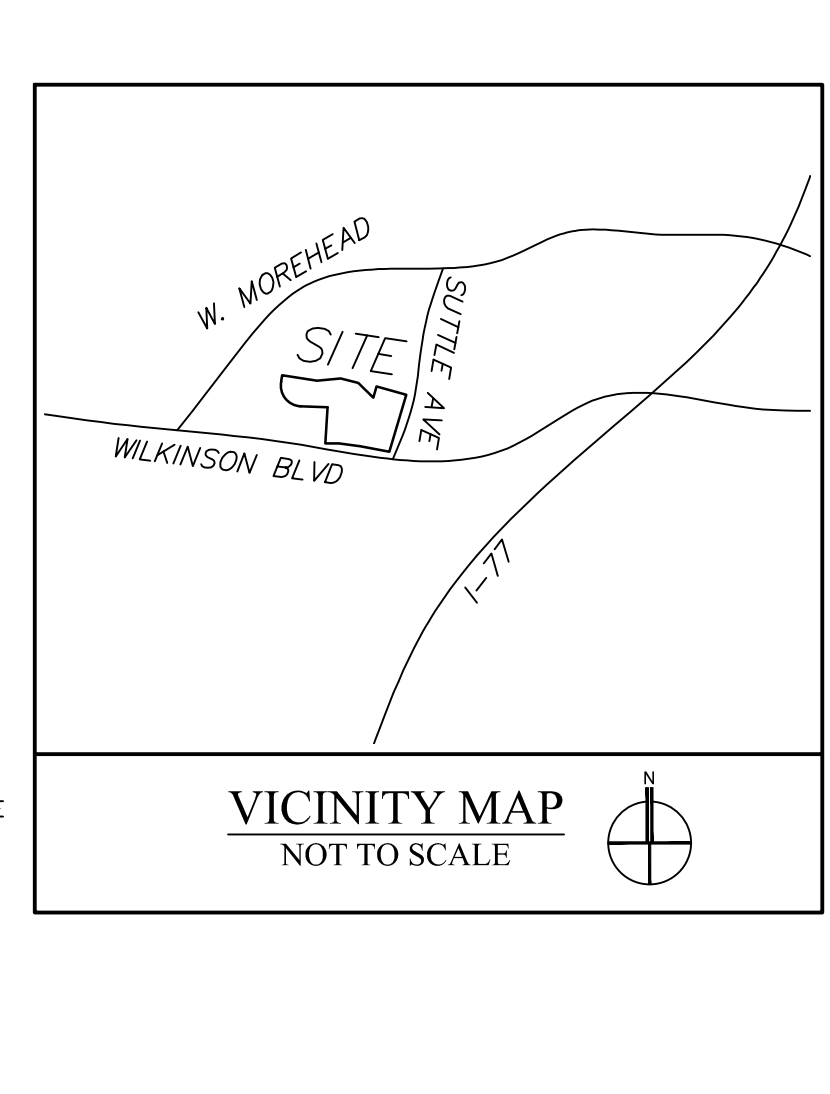
- VI. Architectural and Streetscape Standards**
a) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
b) Prohibited Exterior Building Materials:
1. Vinyl siding (but not vinyl hand rails, windows or door trim); and
2. Concrete Masonry Units not architecturally finished.
c) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
1. Buildings shall be placed so as to present a front or side facade to Wilkinson Boulevard, Suttle Avenue, and Public Street 1, as shown on the site plan schematic.
2. Buildings shall front a minimum of 50% of the street frontage on Wilkinson Boulevard, Suttle Avenue, and Public Street 1 (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities). All other streets containing less than 50% building frontage will be adequately screened with a mixture of walls and landscaping.
3. Parking lots shall not be located between any building and Wilkinson Boulevard, Suttle Avenue, or Public Street 1. Parking lots on any other network required public or private street will be adequately screened with a mixture of walls and landscaping.
d) Building Massing and Height shall be designed to break up long monolithic building forms as follows:
1. Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full floor.
e) Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
1. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
2. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

3. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as (but not limited to) banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
f) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a flat roof and parapet walls.
3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
g) Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
h) Residential ground floor entrances shall be raised a minimum of 8', with stoops provided on all public streets other than Wilkinson Blvd.
i) Security gates for private parking areas shall be set back at least 40 feet from any network required public or private street.
j) Petitioner shall provide an eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's Suttle Avenue frontage.
k) Petitioner shall provide five (5) foot wide sidewalk extensions at forty (40) foot intervals between all areas which are adjacent to angled on-street parking spaces, as generally depicted on the Site Plan.
l) Where angled parking is proposed on the future streets and consistent with the Schematic Site Plan, the Petitioner shall install sidewalk extensions across the planting strip. Sidewalk extensions shall be 5 feet wide minimum and generally located approximately midway between required street trees. Final sidewalk extension locations may be adjusted to accommodate street and/or pedestrian lighting fixtures as needed. Where planting strip areas for large maturing street trees are less than 274 square feet, the Petitioner shall install cantilevered sidewalk extensions such that the soil volume beneath the extension is counted towards the minimum required area. In the event the planting strip provided is

- greater than 8 feet wide and constitutes 274 square feet minimum of planting area exclusive of the sidewalk extension, then the Petitioner will be permitted to install typical on grade concrete sidewalk extensions without cantilevers or additional reinforcing. In no event shall sidewalk extensions be required where parallel or no on-street parking is proposed.
- VII. Internal Side Yards and Rear Yards**
The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- VIII. Environmental Features**
Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and City of Charlotte Tree Ordinance.
- IX. Lighting**
a) All parking area lighting fixtures will be shielded with full cut-off fixtures.
b) Pedestrian scale lighting will be provided within the site. Ground-mounted lighting fixtures will not exceed twenty-five (25) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.
- X. Signage**
The Petitioner shall limit the number of signs to one per street frontage.
- XI. Amendments to Rezoning Plan**
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- XII. Binding Effect of the Rezoning Documents and Definitions**
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

SITE DEVELOPMENT DATA

SITE ACREAGE:	±10.04 ACRES
TAX PARCEL #:	067-021-08, 067-021-09, 067-021-16, 067-021-52
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O; 5-YEAR VESTED RIGHTS
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL UP TO 350 RESIDENTIAL UNITS
PROPOSED DENSITY:	34.86 UNITS/ACRE
MAXIMUM BUILDING HEIGHT:	UP TO 75 AND 5 STORIES
PARKING PROVIDED:	SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS

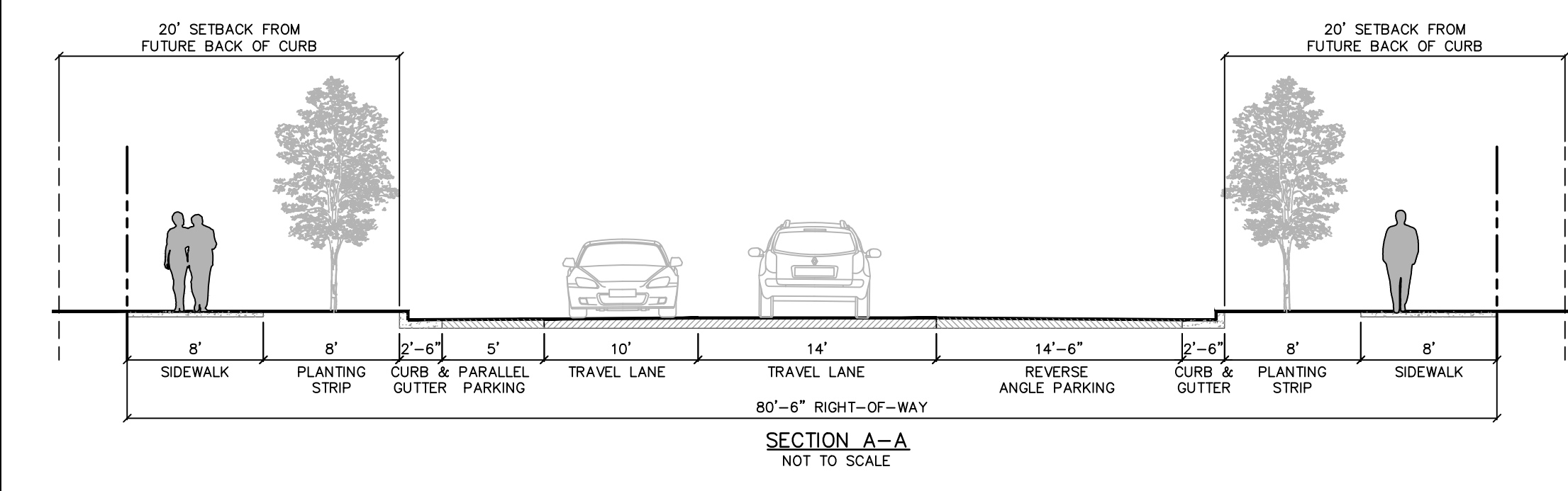
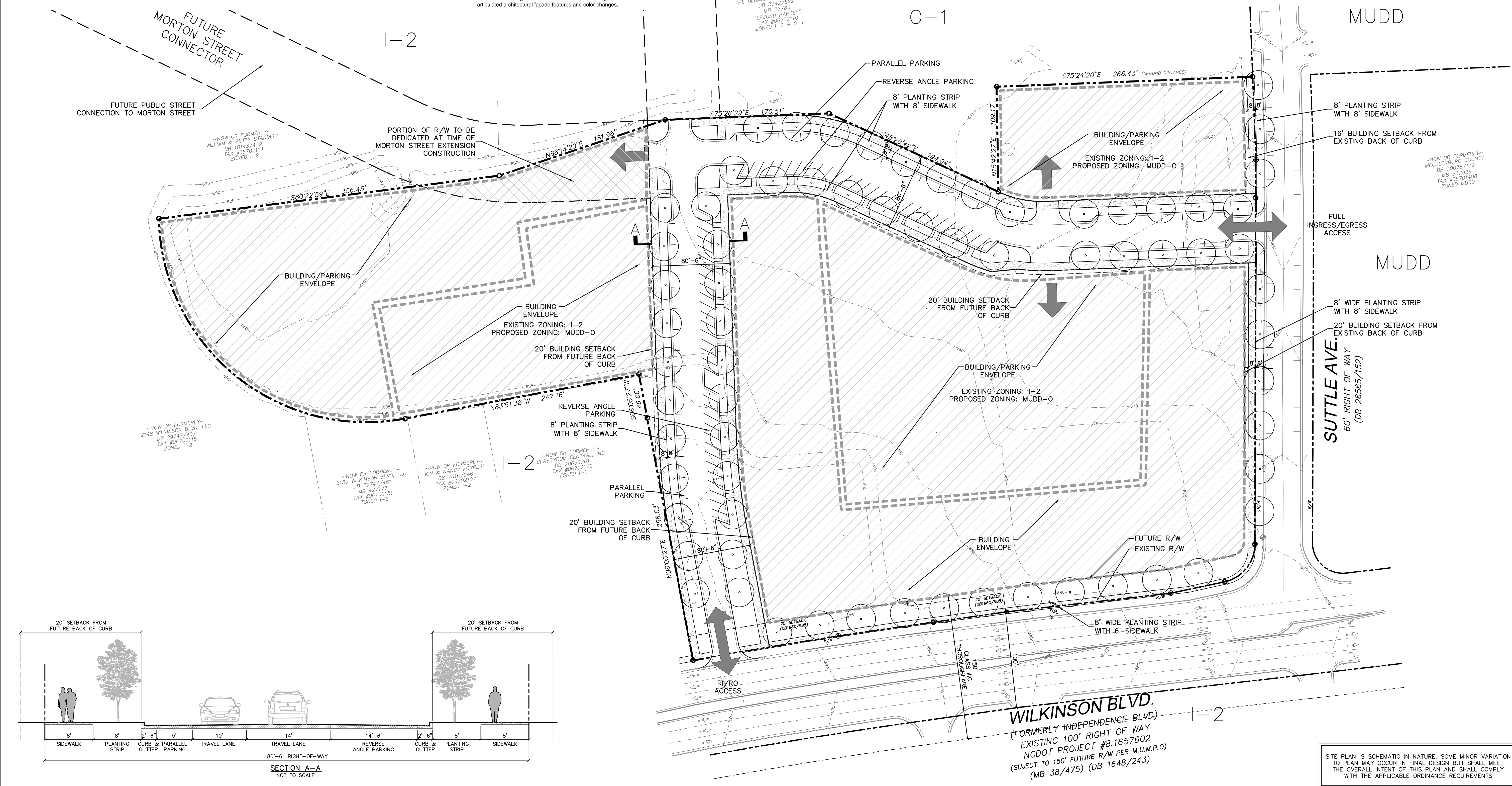


drG DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

Planning Department
APPROVED BY CITY COUNCIL
April 17, 2017



PETITION 2017-032

BRYANT PARK APARTMENTS

CHARLOTTE, NC

ALLIANCE RESIDENTIAL COMPANY

708 EAST BLVD., SUITE E
CHARLOTTE, NC 28203
704-941-0972

TECHNICAL DATA SHEET

SCALE: 1"=50'

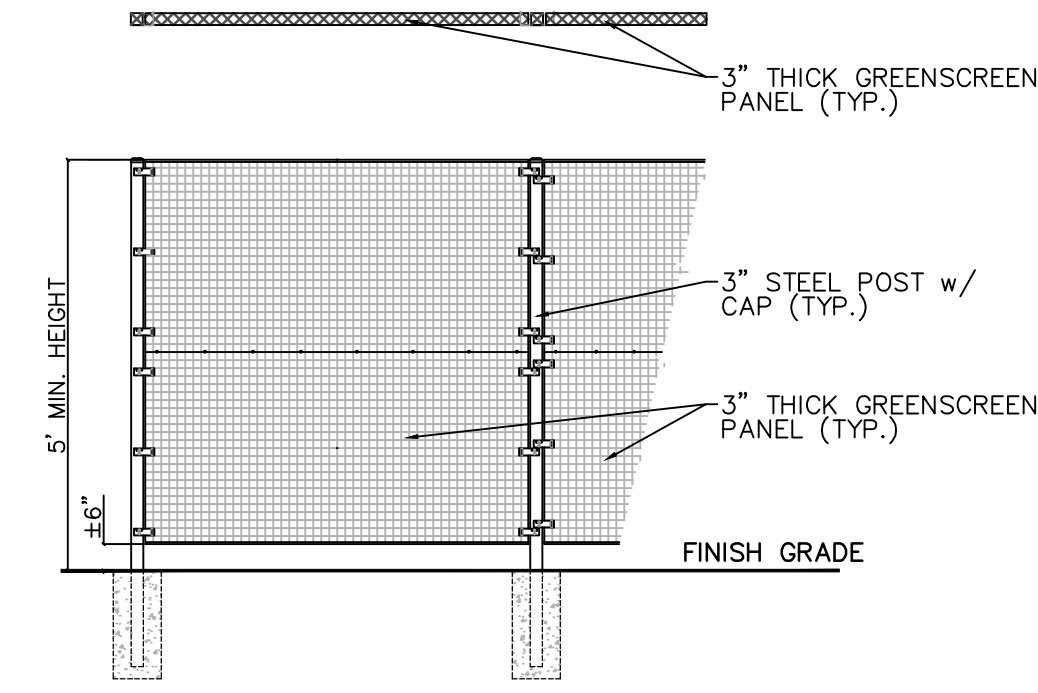
PROJECT #: 355-008
DRAWN BY: BMS
CHECKED BY: BS

DECEMBER 15, 2016

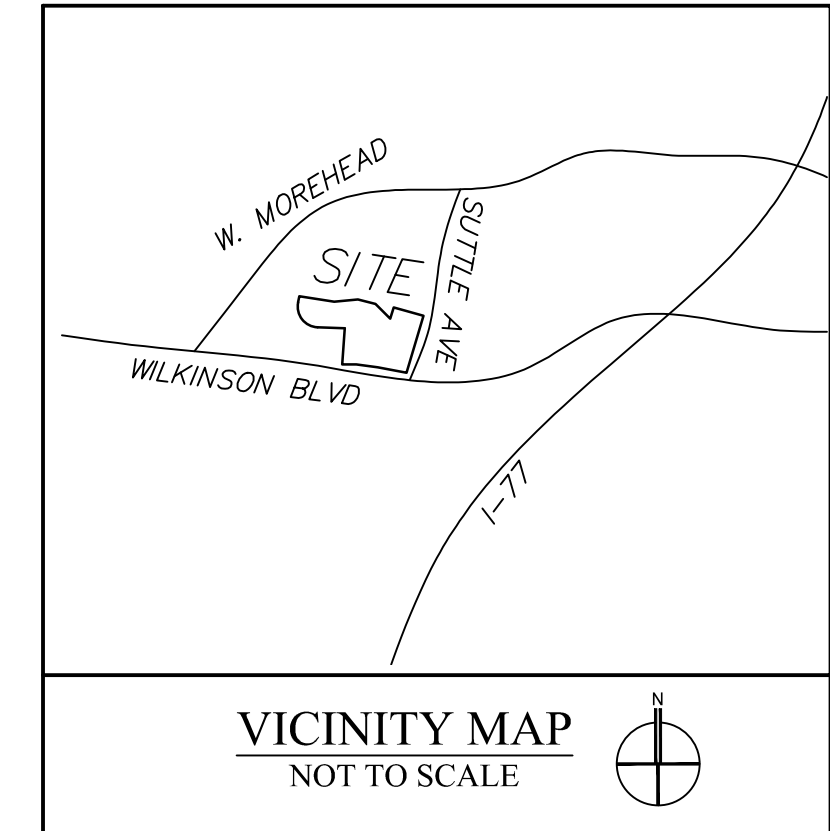
REVISIONS:
1. 2-20-17 PER 1ST REVIEW COMMENTS
1. 3-27-17 FOR ZONING COMMITTEE

SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

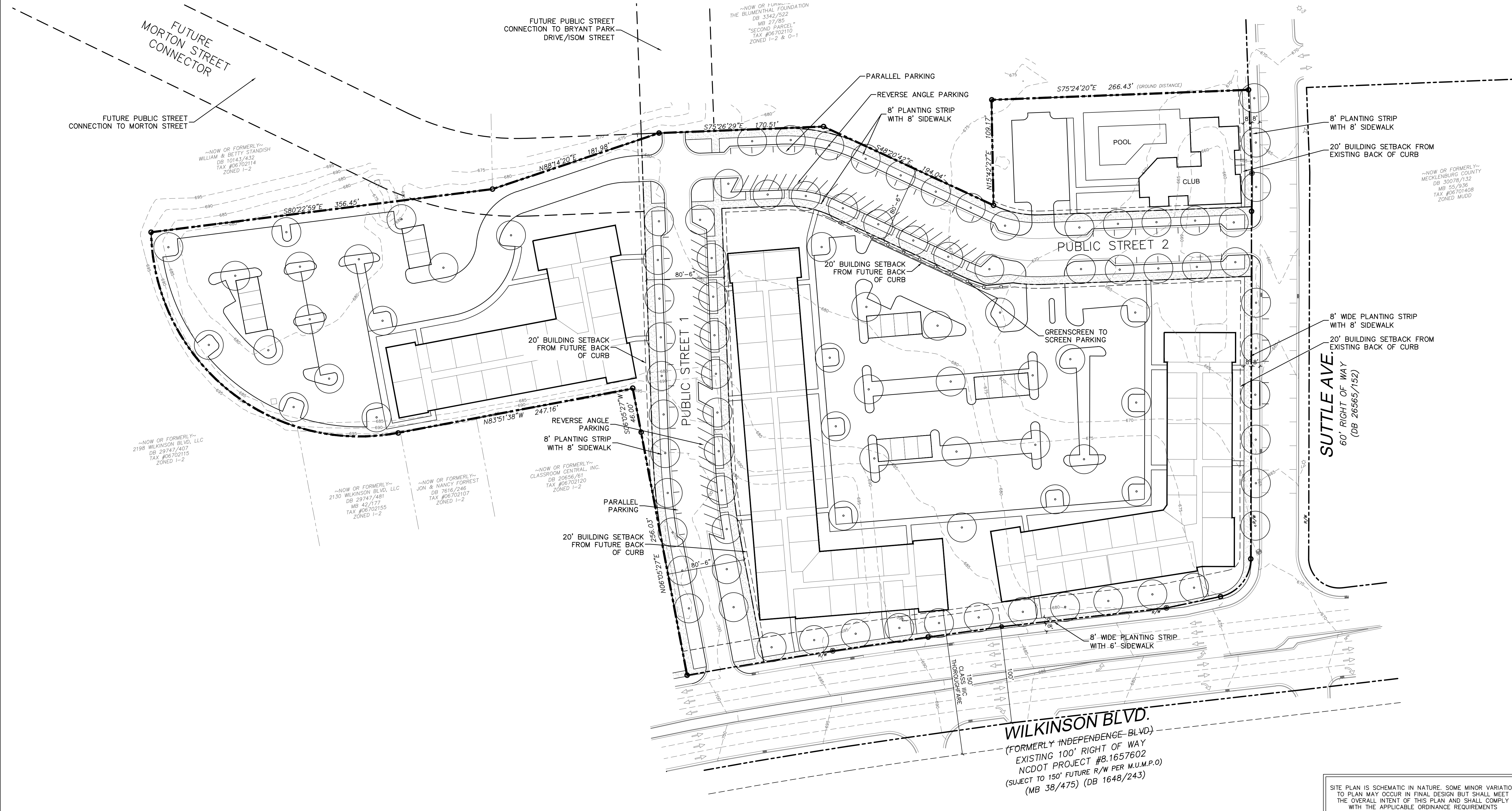
RZ1.0



GREENSCREEN DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

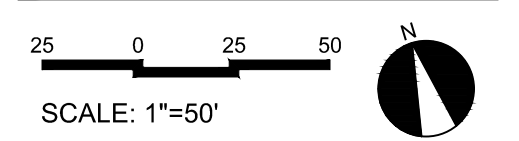


PETITION 2017-032

BRYANT PARK APARTMENTS

ALLIANCE RESIDENTIAL COMPANY
CHARLOTTE, NC
708 EAST BLVD., SUITE E
CHARLOTTE, NC 28203
704-941-0972

**SCHEMATIC
ILLUSTRATIVE
PLAN**



SCALE: 1"=50'
PROJECT #: 355-008
DRAWN BY: BMS
CHECKED BY: BS

FEBRUARY 20, 2017

REVISIONS:
MARCH 27, 2017 - FOR ZONING COMM

SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

WILKINSON BLVD.
(FORMERLY INDEPENDENCE BLVD.)
EXISTING 100' RIGHT OF WAY
NCDOT PROJECT #8.1657602
(SUBJECT TO 150' FUTURE R/W PER M.U.M.P.O.)
(MB 38/475) (DB 1648/243)