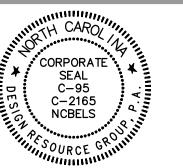


DESIGN **RESOURCE** GROUP

LANDSCAPE ARCHITECTURE TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208

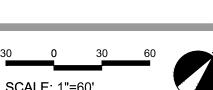


REZONING PETITION FOR PUBLIC HEARING 2022-199

REZONING DOCUMENTS

MISSION PROPERTIES
1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

SCHEMATIC SITE PLAN



OCTOBER 28, 2022

1.05/15/23 PER STAFF COMMENTS

RZ1.00

UTILITY EASEMENT SHALL BE UTILIZED AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK. 5.UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL PUBLIC TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FINAL BUILDING CERTIFICATE OF OCCUPANCY.

6.ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

7.A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION, CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

IV. ARCHITECTURAL STANDARDS FOR MULTI-FAMILY RESIDENTIAL DWELLING BUILDINGS 1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING

2.PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING. HOWEVER, THE USE OF VINYL SIDING IN INTERIOR BREEZEWAYS, AND VINYL WINDOWS, HANDRAILS, SOFFITS, DOORS, GARAGE DOORS, AND RAILINGS SHALL BE PERMITTED., AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

3.MULTI-FAMILY BUILDING PLACEMENT AND SITE DESIGN: BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:

A. BUILDING STREET FRONTAGE: BUILDINGS SHALL BE ARRANGED AND ORIENTED WITH A FRONT APPEARANCE ALONG PUBLIC STREETS THROUGH THE USE OF ENTRANCES AND OR WALKWAYS DIRECTLY TO THE SIDEWALK FRONTING THE PUBLIC STREET.

B. BUILDING ENTRANCES SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCES THROUGH A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING SCONCES; (II) ARCHITECTURAL DETAILS CARRIED ABOVE THE GROUND FLOOR; (III) COVERED PORCHES, EVES, CANOPIES, AWNINGS OR SUNSHADES: (IV) ARCHWAYS: (V) TRANSOM WINDOWS: (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.

C. BUILDINGS SHALL HAVE A MINIMUM SIXTEEN (16) FOOT SEPARATION FROM EACH OTHER.

SITE AREA:

TAX PARCFI: EXISTING ZONING:

EXISTING USE:

"ORDINANCE").

PARKING:

4.MULTI-FAMILY BUILDING MASSING AND HEIGHT: BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING

A. BUILDING MASSING: BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL EXTEND OR RECESS A MINIMUM OF TWO (2) FEET, EXTENDING THROUGH ALL FLOORS. MODULATIONS SHALL OCCUR AT LEAST EVERY SIXTY (60) FEET, IF PROVIDED.

B. BUILDING HEIGHT SHALL BE A MAXIMUM OF FORTY—EIGHT (48) FEET, AS PERMITTED AND MEASURED PER THE ORDINANCE.

5.MULTI-FAMILY ARCHITECTURAL ELEVATION DESIGN: ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS: A. VERTICAL MODULATIONS AND RHYTHM: BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT BE LIMITED TO, A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS, AND/OR CHANGE IN MATERIALS.

B. BLANK WALLS: BUILDING ELEVATIONS FACING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET.

C. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, BUILDING ARTICULATION, AND/OR CHANGE IN MATERIALS WILL BE PROVIDED TO AVOID UNARTICULATED BLANK WALLS

STRUCTURE THROUGH THE FOLLOWING STANDARDS: A. LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G., DORMERS,

6.MULTI-FAMILY BUILDING ROOF FORM AND ARTICULATION: ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF

B. FOR PITCHED ROOFS, IF PROVIDED, THE ALLOWED MINIMUM PITCH SHALL BE 5:12 (FIVE FEET IN VERTICAL HEIGHT FOR EVERY TWELVE IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. C. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT, EXCLUDING VENTS, WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE

7. SERVICE AREA SCREENING: SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:

A. SERVICE AREAS WILL BE SCREENED VIA OPAQUE FENCES, WALLS AND/OR EVERGREEN SHRUBBERY.

B. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.

C. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SITE.

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D. ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES. PETITIONER AGREES TO MEET ALL REQUIREMENTS AS STATED IN CHAPTER 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE, COMPACTOR AND RECYCLING AREAS.

8.PETITIONER SHALL PROVIDE A FIFTY (50) FOOT CLASS C BUFFER (WHICH MAY BE REDUCED BY 25% PER ORDINANCE STANDARDS) WHERE ADJACENT TO SINGLE-FAMILY ZONED PROPERTY, AS GENERALLY DEPICTED ON THE REZONING PLAN.

(9.WAĽKWAY CONNECTIONS SHALL BE PROVIDED TO ADJOIN ALL UNITS TO PUBLIC SIDEWAĽKS. V. AMENITIES AND OPEN SPACE

NEAREST SINGLE-FAMILY STRUCTURE.

THE PETITIONER SHALL PROVIDE A MINIMUM OF 12,000 SQUARE FEET OF AMENITIZED AREAS AND/OR OPEN SPACE THROUGHOUT THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE A MINIMUM OF ONE (1) OF THE FOLLOWING PRIMARY AMENITIES: POOL, CLUBHOUSE, OUTDOOR COMMUNITY GATHERING SPACES, AS WELL AS A MINIMUM OF TWO (2) OF THE FOLLOWING SECONDARY AMENITIES: GRILLS, COMMUNITY GARDEN, SEATING AREA, GYM, CABANA, DOG PARK, PICNIC TABLES, BENCHES, PAVILION, GAZEBO, ELEVATED HARDSCAPE AREAS, WALKING TRAILS AND/OR ENHANCED LANDSCAPING. VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER 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.

Z.DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

3. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY—ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED. Z.PETITIONER SHALL COORDINATE WITH COOT REGARDING STREET AND PEDESTRIAN LIGHTING DURING THE PERMITTING PHASE OF DEVELOPMENT.

1.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.

2.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.

REZONING PETITION FOR PUBLIC HEARING

REZONING DOCUMENTS

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DEVELPMENT

695-007

SCALE: NTS

PROJECT #: DRAWN BY: CHECKED BY:

OCTOBER 28, 2022

REVISIONS: 1.05/15/23 PER STAFF COMMENTS