



VICINITY MAP
NTS

ACREAGE: ± 48.21 ACRES FOR REZONING SITE WITH 36.67 ACRES IN CHARLOTTE ETJ/MECKLENBURG COUNTY ("CLT PORTION") AND 11.54 ACRES IN CONCORD/CABARRUS COUNTY ("CONCORD PORTION");

NOTE: THE 11.54 ACRE CONCORD PORTION TO BE GOVERNED BY CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 AND 204 TO PROMOTE UNIFIED DEVELOPMENT OF ENTIRE ± 48.21 ACRE REZONING SITE. 36.67-ACRE CHARLOTTE PORTION WAS REZONED IN 2021 AS R-22MF (CD) AND IS BEING REZONED R-22MF (CD) (SPA) WITH THE CONCORD PORTION TO BE PART OF UNIFIED DEVELOPMENT.

TAX PARCEL #: PART OF 02959103 AND 02959105 (MECK. CO.) FOR CLT PORTION AND 4589528820000 & 45896244650000 (CABARRUS CO.) FOR CONCORD PORTION

EXISTING ZONING: R-22MF(CD) FOR CLT PORTION PER PET. #2021-020 AND C-2 FOR CONCORD PORTION

PROPOSED ZONING: R-22MF(CD) (SPA) FOR CLT PORTION AND R-22MF (CD) FOR CONCORD PORTION, ALL WITH FIVE YEARS VESTED RIGHTS

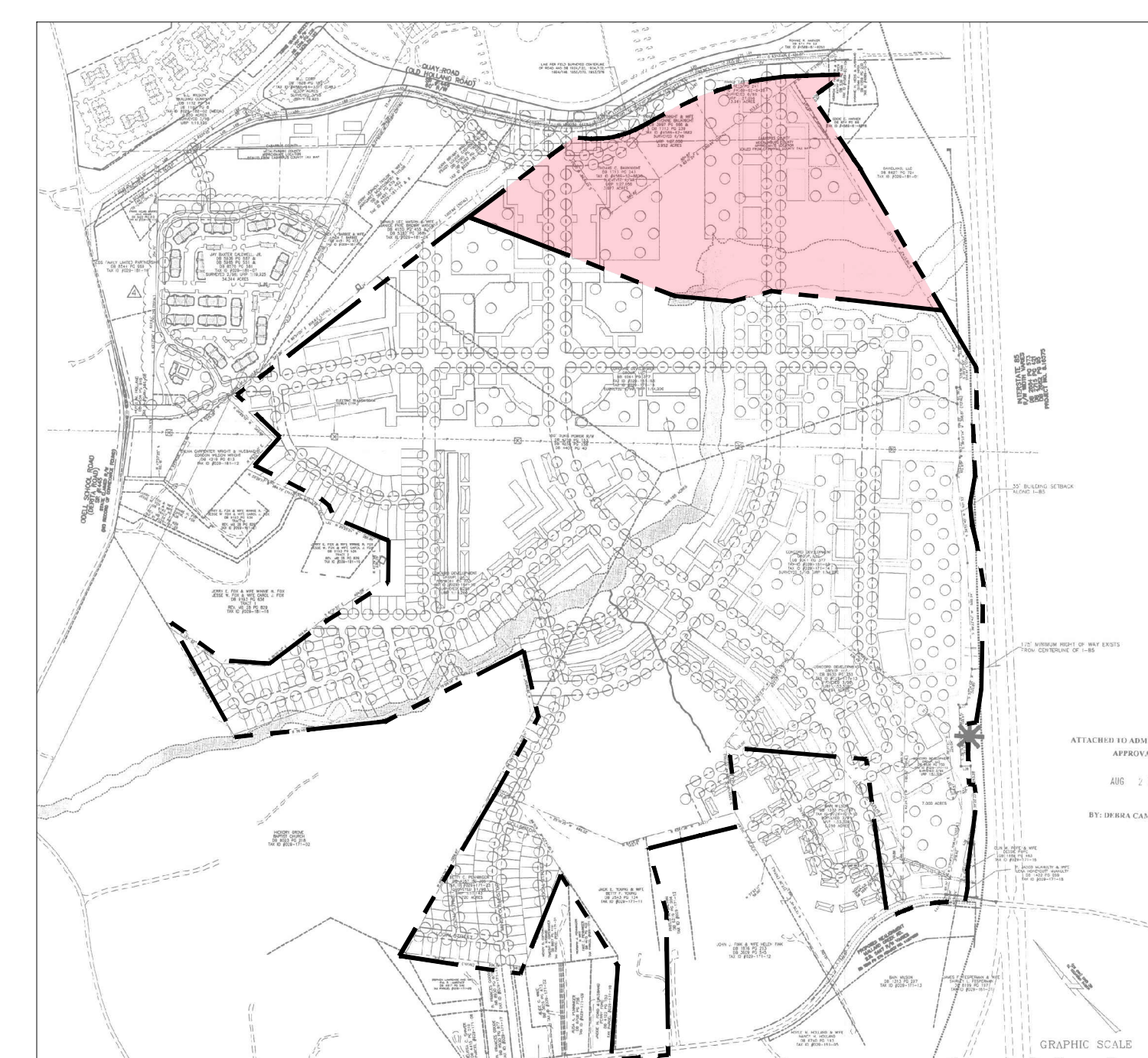
EXISTING USES: VACANT
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-22MF ZONING DISTRICT FOR ALL OF THE SITE, AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
UP TO 700 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION ONLY: THIS INCLUDES ORIGINALLY REZONED 488 UNITS PER PET. #2021-020 AND BY WAY OF THIS REZONING AN ADDITIONAL 212 MULTI-FAMILY UNITS FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS. THERE IS NO INCREASE IN THE NUMBER OF UNITS ORIGINALLY APPROVED/PLANNED.]

MAXIMUM BUILDING HEIGHT: ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

NOTE: PURPOSE OF REZONING PETITION: THIS REZONING APPLICATION INVOLVES THE APPLICATION OF CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 & 204 WHICH PERMITS LOCAL GOVERNMENTS TO MUTUALLY AGREE TO ASSIGN EXCLUSIVE PLANNING/DEVELOPMENT JURISDICTION ENTIRE 48.21-ACRE REZONING SITE OF WHICH A 36.67-ACRE PORTION (I.E. THE CLT PORTION) LIES IN CHARLOTTE ETJ AND 11.54-ACRE PORTION IN CONCORD (I.E. CONCORD PORTION) TO ONE LOCAL JURISDICTION - IN THIS INSTANCE FOR CHARLOTTE ETJ TO GOVERN PLANNING/DEVELOPMENT.



PREVIOUSLY APPROVED 2013 RZ
NTS

- 1 COMMUNITY ENCROACHMENT
- 2 FEMA FLOODWAY
- 3 FUTURE 100YR FLOODPLAIN
- 4 FEMA EXISTING 100YR FLOODPLAIN
- 5 WETLAND
- 6 TRIBUTARY

KEY MAP

SEAL

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC
REZONING
#2023-028

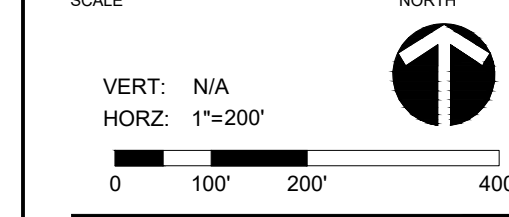
DESIGNER PROJ #
1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23
2	REZONING SUBMITTAL	09.11.23
3	REZONING SUBMITTAL	10.19.23
4	REZONING SUBMITTAL	11.16.23

DESIGNED BY: KST
DRAWN BY: CKB
CHECKED BY: JYK

SCALE








TECHNICAL DATA

NO.	TAX PARCEL #	OWNER	PERMIT #	STATUS
1	029-591-01	DAVIDLAND LLC	08627-724	R-3
2	458-791-1759-0000	DAVIDLAND LLC / A NC LLC	03033-0044	LI
3	458-961-8976-0000	QUAY LLC / A NC LLC	09853-0036	LI
4	458-962-8251-0000	HARKER RONNIE R / MARTHA H WF	12242-0271	LI
5	458-963-6730-0000	MALLAT CONCORD MILLS LP	10206-0313	C-2
6	029-181-04	ROBERT LUNN	33182-1	R-3

SHEET NUMBER
RZ-1

SITE LEGEND

- PROPOSED PROPERTY LINE 
- COUNTY LINE 
- DEVELOPMENT AREA 
- PUBLIC ROAD 
- POTENTIAL ACCESS 



PROJECT

SCALE

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC
REZONING
#2023-028

LANDDESIGN PROJ#
1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	REZONING SUBMITTAL	09.11.23
3	REZONING SUBMITTAL	10.19.23
4	REZONING SUBMITTAL	11.16.23

DESIGNED BY: KST
DRAWN BY: CKS
CHECKED BY: JYK

SCALE

VERT: N/A
HORZ: 1"=200'
0 100 200 400

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

SITE LEGEND

PROPOSED PROPERTY LINE 
COUNTY LINE 



DEVELOPMENT AREA B
PROP. ZONING:
R-22 MF(CD)
11.54 AC

DEVELOPMENT AREA A
PROP. ZONING:
R-22 MF(CD) (SPA)
36.67 AC

PROJECT

SEAL

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC
REZONING
#2023-028

LANDDESIGN PROJ# 1020184

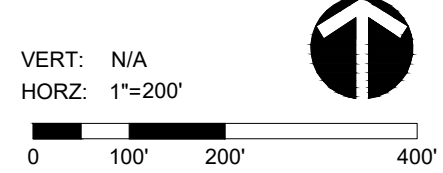
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DESIGNED BY: KST
DRAWN BY: CKS
CHECKED BY: JYK

SCALE

VERT: N/A
HORZ: 1"=200'



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

Childress Klein - Kings Grant Residential Rezoning for Unified Development of 48.21 Acres (36.67 Acres Currently Zoned R-22MF (CD) in Charlotte & Adding 11.54 Acres in Concord)

**Development Standards
(11/16/2023)
Rezoning Petition No. 2023-028**

Site Development Data:

-**Acres:** ± 48.21 acres for Rezoning Site with 36.67 acres in Charlotte ETJ/Mecklenburg County ("CLT Portion") and 11.54 acres in Concord/Cabarrus County ("Concord Portion");

NOTE: *the 11.54 acre Concord Portion to be governed by Charlotte ETJ planning/development regulations per N.C.G.S. Sections 160D-203 and 204 to promote unified development of entire 48.21-acre Rezoning Site. 36.67-acre Charlotte Portion was rezoned in 2021 as R-22MF (CD) and is being rezoned R-22MF(CD) (SPA) with the Concord Portion to be part of Unified Development.*

-**Tax Parcel #s:** Part of 02959103 and 02959105 (Meck. Co.) for CLT Portion and 4589528820000 & 45896244650000 (Cabarrus Co.) for Concord Portion

-**Existing Zoning:** R-22MF(CD) for CLT Portion per Pet. #2021-020 and C-2 for Concord Portion

-**Proposed Zoning:** R-22MF(CD) (SPA) for CLT Portion and R-22MF (CD) for Concord Portion, all with five years vested rights

-**Existing Uses:** Vacant

-**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the R-22MF zoning district for all of the Site, as more specifically described below in Section 2 (which shall control).

-**Maximum Gross Square Feet of Development:** up to 700 multi-family residential units, as more specifically set forth in Section 2 (which shall control). **[NOTE FOR INFORMATION ONLY: this includes originally rezoned 488 units per Pet. #2021-020 and by way of this Rezoning an additional 212 multi-family units for project total of 700 multi-family units. There is no increase in the number of units originally approved/planned.]**

-**Maximum Building Height:** Allowed building heights will be limited to 65 feet. Building height will be measured as defined by the Ordinance.

-**Parking:** As required by the Ordinance.

NOTE/PURPOSE OF REZONING PETITION: THIS REZONING APPLICATION INVOLVES THE APPLICATION OF CHARLOTTE ETJ PLANNING/DEVELOPMENT REGULATIONS PER N.C.G.S. SECTIONS 160D-203 & 204 WHICH PERMITS LOCAL GOVERNMENTS TO MUTUALLY AGREE TO ASSIGN EXCLUSIVE PLANNING/DEVELOPMENT JURISDICTION ENTIRE 48.21-ACRE REZONING SITE OF WHICH A 36.67-ACRE PORTION (I.E. THE CLT PORTION) LIES IN CHARLOTTE ETJ AND 11.54-ACRE PORTION IN CONCORD (I.E. CONCORD PORTION) TO ONE LOCAL JURISDICTION - IN THIS INSTANCE FOR CHARLOTTE ETJ TO GOVERN PLANNING/DEVELOPMENT.

The City of Charlotte adopted a Resolution entitled "Resolution of King Grant Split Jurisdiction Authority" on August 28th, 2023, and the City of Concord adopted a resolution entitled "Resolution of Concord City Council for Application of Sec. 160D-203 & 204 Split Jurisdiction Authority" on June 8th, 2023. These resolutions approved the utilization of Charlotte ETJ Planning/Development Regulations to the 11.54 acres located in Concord upon the approval of this Rezoning Petition by the City of Charlotte.

I. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Childress Klein Properties ("Petitioner") to accommodate development of a residential community on the approximately 48.21 acre site located off of Quay Road near I-85 and adjacent to ±274.5 acres (the "Kings Grant Business Park Site") consisting of Development Area 1 of Kings Grant rezoning Petition #2021-028 (the "Kings Grant 2021 Rezoning"), and all located within the northeast intersection of I-85 and Ridge Road; the 48.21 acre property governed hereby, as generally depicted on Sheet RZ-1 is referred to as the "Site" or "Rezoning Site").

This Rezoning seeks to ensure a unified development plan with common uniform zoning and development regulations for the development of a residential multi-family community on the entire 48.21-acre Rezoning Site, which includes both the 36.67-acre CLT Portion and the 11.54-acre Concord Portion. Petitioner seeks application of Charlotte ETJ planning/development regulations pursuant to the application of N.C.G.S. Sections 160D-203 and 204 which permits local governments to mutually agree to assign exclusive planning and development regulation jurisdiction for the entire 48.21-acre Rezoning Site of which a portion lies in Charlotte ETJ and a smaller portion in Concord to one local jurisdiction, namely in this instance Charlotte ETJ planning and development jurisdiction.

NOTE: THIS REZONING SUPERSEDES THE KINGS GRANT 2021 REZONING AS TO THE 36.67-ACRE CLT PORTION. It is further acknowledged that the Kings Grant 2021 Rezoning rezoned the 36.67-acre CLT Portion R-22MF (CD) and for illustrative purposes showed the Concord Portion as "Development Area 2 Extension" as a unified planned master development with the CLT Portion. It is further acknowledged that this Rezoning shall supersede the Kings Grant 2021 Rezoning as to the 36.67-acre CLT Portion, which is combined with the 11.54-acre Concord Portion as the combined Rezoning Site for this Rezoning.

b. Development Areas. For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on Sheet RZ-1 as Development Area A and Development Area B (each a "Development Area" and collectively the "Development Areas").

c. 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 in existence upon the date of filing of this Rezoning as of January 31, 2023 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-22MF(CD) zoning classification for the Site as generally depicted on the Rezoning Plan shall govern all development taking place the Site.

d. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas 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 Plans 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 the design development and construction phases, it is intended that this Rezoning Plan provide 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. These instances would include changes to graphics if they are:

- (i) 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
- (ii) minor and don't materially change the overall design intent generally depicted on the Rezoning Plan. 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; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

e. Number of Buildings Principal and Accessory; Accessory Building Design. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed twenty-seven (27); provided, further, the maximum number of principal buildings in each instance above may be reduced. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building. The size of accessory structures/buildings located within the Site zones will be limited to 20% of the building area of the principal buildings constructed within such Development Areas to which the accessory structure/building (other than parking structures) relate.

f. Planned/Unified Development. The Site (including various Development Areas) shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side, rear and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site as a whole and not individual portions or lots located thereon.

g. Five Year Vested Rights. 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 level 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, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

h. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structural parking facilities (including, without limitation, covered and elevated parking within such facilities), utility or similar pump-station facilities, enclosed loading dock/service areas, balconies, outdoor dining areas and all gathering areas whether on the roof of a building or at street level.

i. Project Phasing. Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape improvements, roadway improvements and the like may take place in connection with the phase of development to which such improvements relate as described herein in Section 3 below.

2. Permitted Uses & Development Area Limitations

a. Permitted Uses on Site. The Site may be developed with up to 700 multi-family residential units and other uses permitted by-right or under prescribed conditions together with accessory uses, all as allowed in the R-22MF zoning district.

b. Workforce Housing. The Petitioner shall voluntarily provide a workforce housing program to ensure that no fewer than 5% of the total amount of rental units developed within the Site for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income, said affordability shall be determined in accordance with applicable US Department of Housing and Urban Development definitions and standards in effect as of the date of approval of this Rezoning Petition. The proposed rent limits are to be calculated using MTSP (Multi-family Tax Subsidy Projects) rent limits (AMI x 80%) / 12 months x 30% Max % Income-to-housing).

3. Transportation Improvements and Access/Pedestrian Circulation:

I. Proposed Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

a. The transportation improvements previously committed to as part of Rezoning Petition 2021-028 will be applicable to the development occurring within Development Area A and B.

II. Standards, Phasing and Other Provisions.

a. CDOT Standards. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, (as it relates to the roadway improvements within its 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 northeastern Mecklenburg area, by way of any applicable private/public partnership effort or other public sector project support.

b. Phasing. Roadway improvements shall be completed in phases, or subphases, that align with the permitted uses and development levels as described by Rezoning Petition 2021-028.

c. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection I. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a., above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein or for other similar reasons and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT (with the concurrence of NCDOT, as applicable), upon a review of the current status and scheduled progress of the transportation improvements, will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; 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 a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Alternative Improvements. In addition to other provisions set forth herein, 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; provided, however, the proposed alternate transportation improvements provided (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

e. 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/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.

III. Access and Pedestrian Circulation.

a. External Access Points; Road Designations. Access to the Site will be from: (i) a connection by way of the extension of Road B as generally depicted on the Rezoning Plan from its location on the adjacent portion of Rezoning Petition 2021-028, as a public road for a portion of Road B located within Mecklenburg County and a private road (built to public street standards) for the portion of Road B within Mecklenburg County beginning at the intersection of Road A and extending eastward towards the intersection with Quay Road located within Concord/Mecklenburg County by construction by way of Road A, as a private rear (built to public street standards) for the entirety both the portion of Road A located within Mecklenburg County and for the portion of Road A located within Concord, NC, connecting to Quay Rd as generally depicted on the Rezoning Plan. A public access easement will be recorded over these two roads to allow public access over these two Private Roads. Petitioner or assigns shall properly maintain the private portion of such Roads A and B.

b. Internal Access Points. The number and location of access points internal to the Site to and from the Roads and internal driveways will be determined during the building permit process and thereafter additional or fewer driveways and/or additional roads may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances, and regulations.

c. Cross-section for Designated Network Roads. The Roads as generally depicted on Sheet RZ-1 will be designed to meet the applicable public street cross-section set forth on the Rezoning Plan or if not set forth as required by the Subdivisions regulations and the Ordinance. Where such cross-sections are set forth on the Rezoning Plan and exceed the requirements of the Subdivision regulations such cross-sections shall control over those contained in the Subdivision regulations.

d. Modifications. Minor modifications to the alignment of the internal vehicular circulation and driveways may be made by the Petitioner, with the approval of Planning and CDOT, to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards.

e. Road Designations and Installations. As described in III.a. above, portions of Road B and Road A will be extended and constructed as private roads built to public street standards and in accordance with the phasing plan described above in this Section 3. Roads A and B will be constructed to local/office commercial wide standards.

4. Architectural Standards and Parking Location Restrictions:

a. General Site Considerations

- (i) Buildings shall be placed so as to present a front or side facade to Roads B & A, and Quay Road.
- (ii) Buildings shall front a minimum of 50% of the total required street frontage for Roads B & A and Quay Road (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- (iii) All principal and accessory buildings abutting Roads B & A and Quay Road shall comprise a minimum of 30% 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 Zoning Administrator. Vinyl shall be prohibited except for handrails, windows or door trim.

b. Facade Composition & Articulation

- (i) The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances, by providing some of these or similar type of features; changes in materials, larger openings, columns/pilasters or other architectural features in keeping with the architectural vernacular of the building, roof overhangs or canopies, light fixtures and/or additional landscaping treatments.
- (ii) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, artwork and landscaping. Blank walls cannot be addressed with landscape elements only.
- (iii) Public & Private road fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
- (iv) On corner lots, the architectural treatment of a building's intersecting Public & Private Road Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
- (v) First Story Facades of all buildings along Public & Private Roads shall incorporate columns, awnings, arcades, windows, doors, or other architectural elements.
- (vi) Facades shall provide visual divisions between the first two stories and the upper-level stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary facade materials or colors.
- (vii) Facades above the first two stories shall incorporate windows, arches, or other architectural details.
- (viii) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.
- (ix) 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.
- (x) Buildings shall be designed with a recognizable architectural base on all facades facing Public & Private Roads. Such base may be executed through use of preferred exterior building materials or articulated architectural facade features and color changes.
- (xi) Building elevations facing Public & Private Roads 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.
- (xii) 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.
- (xiii) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

5. Streetscape, Landscaping and Buffer:

a. Quay Road. Petitioner shall seek to provide; (i) a 25-foot setback as measured from the existing back of curb of Quay Road in Development Area B and (ii) an eight (8) foot sidewalk and minimum eight (8) foot planting strip along Quay Road.

b. Roads B and A: Along Site's frontage on Roads B & A within the Site the setback shall follow the requirements of the Ordinance for the R-22MF district.

c. Roads B & A: Along both sides of Roads B & A an eight (8) foot planting strip and an eight (8) foot sidewalk will be installed.

It is noted that the streetscape standards set forth above shall control over those set forth in the land development standards manual.

d. Buffer and/or Landscape Areas.

e. Open Space.

- (i) A minimum of 40% of the Site will be set aside as open space (e.g. tree save areas, stream buffers, landscape buffers, landscape areas, improved open space areas, as well as other similar open space areas as defined by the Ordinance). The open space may be distributed throughout the Site.
- (ii) A minimum of 5% of the open space (approximately .36 acres) must be developed as improved open space. Improved open space will have landscape areas, walking paths, and/or seating/gathering areas. Additional improvements, such as lighting, shade structures, water features, play structures, outdoor exercise areas etc. may be provided in some of the improved open space areas but are not required. Improved open space areas may be distributed throughout the Site.
- (iii) Within the proposed Open Space area, the Petitioner will create a trail network that will link the proposed multi-family residential area on the Site to the industrial area as set forth in the Kings Grant Business Park Site under Kings Grant 2021 Rezoning as generally depicted on the Rezoning Plan. The trail will be six (6) feet wide and will be improved with either gravel, mulch, or other natural materials, or compacted earth. The trail network will also include occasional gathering areas as generally depicted on the Rezoning Plan. The gathering areas will be improved with seating.
- (iv) Dedication of Open Space to Park & Rec Under Kings Grant 2021 Rezoning Plan. It is understood that this Rezoning shall not adversely affect the efforts of Childress Klein and assigns in connection with commitments under the Kings Grant 2021 Rezoning to will work cooperatively with Mecklenburg County Park and Recreation ("Park & Rec") to provide for the dedication of a minimum of 12 acres from within the natural open space areas set forth on the Kings Grant 2021 Rezoning, and Park & Rec may use these areas for the installation of greenway trails and associated shelters/seating areas (1 acre of such dedicated areas may be used for such shelters/seating areas). It is understood that the areas so dedicated to Park & Rec under the Kings Grant 2021 Rezoning shall be retained and treated as natural open space areas and tree save areas; as applicable, for the purposes of compliance with open space, tree save and similar commitments set forth on the Kings Grant 2021 Rezoning, and Park & Rec may use these areas for shelters/seating areas may infringe on the tree save compliance areas. The location(s) of the dedicated areas shall be determined during the design development of the Site and dedication(s) shall occur as development takes place in areas adjacent to the dedication areas. Adjustments to the commitments set forth herein may be made, subject to the written agreement of the designer and capital planning for Park & Rec. The Petitioner will work in good faith with Park & Rec to have the dedicated open space area accessible to development within the MF Site and to a public road by way of walking trails and/or pedestrian sidewalks to ensure accessibility.

6. Environmental Features

a. Post Construction Ordinance. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance in existence at the time of filing of the Rezoning.

b. Storm Water Approval. The location, size, and type of storm water management system 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.

c. Tree Ordinance. The Site shall comply with the Tree Ordinance in existence at the time of filing of the Rezoning.

d. SWIM/PCSO. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

7. Signage:

a. Signage as allowed by the Ordinance may be provided.

8. CATS:

a. Petitioner commits to work in good faith with CATS to provide a public connection to the nearest CATS bus stop which is located to the north of the Site across Quay Rd. on the Concord Mills property.

9. Lighting:

a. All new lighting within the Site shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting the Site, except streetlights located along Public/Private Roads, will be limited to 20 feet in height.

10. Amendments to the Rezoning Plan:

a. 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.

11. Binding Effect of the Rezoning Application:

a. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REVISED

S&L

PROJECT

**KINGS GRANT
MULTIFAMILY**

CHARLOTTE, NC

REZONING

#2023-028

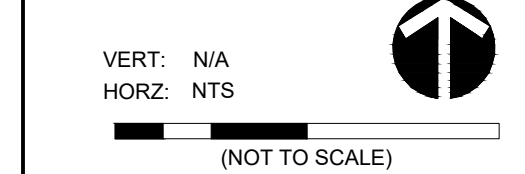
PROJECT NO. 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.30.23
2	REZONING SUBMITTAL	09.11.23
3	REZONING SUBMITTAL	10.19.23
4	REZONING SUBMITTAL	11.16.23

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

S&L NORTH



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5