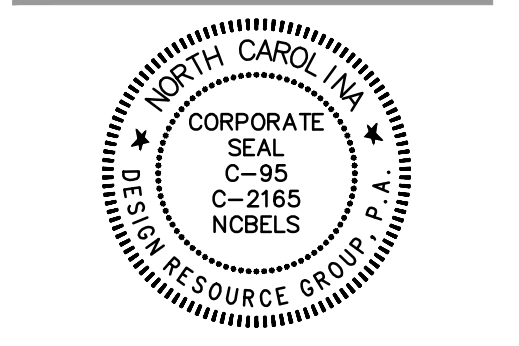


DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
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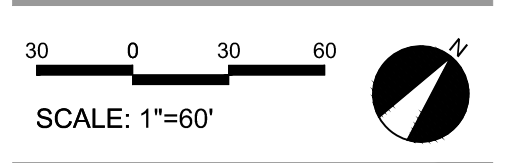
REZONING PETITION
 FOR PUBLIC HEARING
 2022-199

REZONING DOCUMENTS

MISSION HIGHWAY 29
 CHARLOTTE, NC

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

SCHEMATIC
SITE PLAN

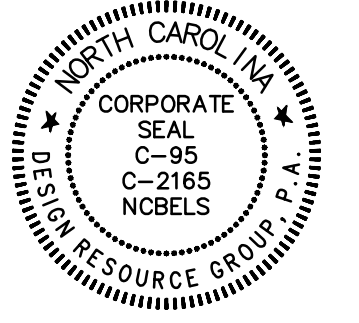


PROJECT #: 695-007
 DRAWN BY: BG
 CHECKED BY: TH

OCTOBER 28, 2022

REVISIONS:
 05/15/23 PER STAFF COMMENTS

RZ1.00



DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 19.91 ACRES
TAX PARCEL:	051-091-04, 051-091-14, 051-091-03 AND 051-091-13
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12MF(CD)
EXISTING USE:	VACANT
MAXIMUM DEVELOPMENT:	200 MULTI-FAMILY RESIDENTIAL DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	40' WITH ALLOWANCE UP TO 48' AS PERMITTED PER THE ORDINANCE
PARKING:	MEET OR EXCEED ORDINANCE MINIMUMS

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MISSION PROPERTIES (THE 'PETITIONER') TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 19.91-ACRE SITE LOCATED AT 12808, 12762, AND 12736 NORTH TRYON STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE 'SITE'). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 051-091-04, 051-091-14, 051-091-03 AND 051-091-13.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE (THE 'ORDINANCE').
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-12MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, THE BUILDING LOCATIONS AND SIZES AND THE SHAPES OF THE BUILDING FOOTPRINTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO (200) MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-12MF ZONING DISTRICT.

III. TRANSPORTATION & STREETScape

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA/CHARLOTTE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE (NCDOT/CDOT).
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.
- PETITIONER SHALL CONSTRUCT AND MAINTAIN A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND (12) FOOT WIDE MULTI-USE PATH ALONG THE SITE'S NORTH TRYON STREET FRONTAGE. MULTI-USE PATH MAY BE PROVIDED OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A PUBLIC ACCESS EASEMENT.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO NCDOT/CITY OF CHARLOTTE, AS APPLICABLE, PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT-OF-WAY SHALL EITHER BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK OR A SIDEWALK UTILITY EASEMENT SHALL BE UTILIZED AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL PUBLIC TRANSPORTATION IMPROVEMENTS ARE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FINAL BUILDING CERTIFICATE OF OCCUPANCY. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
- 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.
- A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVED, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/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

- 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 ('HARDPLANK') AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- 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.
- MULTI-FAMILY BUILDING PLACEMENT AND SITE 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 WITH A FRONT APPEARANCE ALONG PUBLIC STREETS THROUGH THE USE OF ENTRANCES AND OR WALKWAYS DIRECTLY TO THE SIDEWALK FRONTING THE PUBLIC STREET.
 - 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 SCENES; (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.
 - BUILDINGS SHALL HAVE A MINIMUM SIXTEEN (16) FOOT SEPARATION FROM EACH OTHER.
- MULTI-FAMILY BUILDING MASSING AND 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/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.
 - BUILDING HEIGHT SHALL BE A MAXIMUM OF FORTY-EIGHT (48) FEET, AS PERMITTED AND MEASURED PER THE ORDINANCE.
- MULTI-FAMILY ARCHITECTURAL ELEVATION DESIGN: ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:
 - 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, PLASTERS, AND/OR CHANGE IN MATERIALS.
 - BLANK WALLS: BUILDING ELEVATIONS FACING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET.
 - 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.
- MULTI-FAMILY BUILDING 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 EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G., DORMERS, GABLES, ETC.).
 - 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.
 - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT, EXCLUDING VENTS, WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE.
- SERVICE AREA SCREENING: SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:
 - SERVICE AREAS WILL BE SCREENED VIA OPAQUE FENCES, WALLS AND/OR EVERGREEN SHRUBBERY.
 - 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 SITE.
 - 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.
- 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.
- WALKWAY CONNECTIONS SHALL BE PROVIDED TO ADJOIN ALL UNITS TO PUBLIC SIDEWALKS.

V. AMENITIES AND OPEN SPACE

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

- 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.
- 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.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

- 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.
- PETITIONER SHALL COORDINATE WITH CDOT REGARDING STREET AND PEDESTRIAN LIGHTING DURING THE PERMITTING PHASE OF DEVELOPMENT.

VIII. 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.