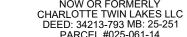


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SETBACK — — — — 704.333.0325 BUILD-TO-LINE — — — — — MWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-065 OSHA SETBACK — — — — — — — — — — — — — … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … … …	LEGEND] LandDesig
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OSHA SETBACK — — — — — — — — — — — — CENTERLINE — — — — — — — — — — — EXISTING EASEMENTS	SETBACK	
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EXISTING EASEMENTS	OSHA SETBACK	
	CENTERLINE	
PROP. RIGHT-OF-WAY	EXISTING EASEMENTS	
	PROP. RIGHT-OF-WAY	

--Acreage: ± 19.89

- --Tax Parcel #: 02506206 & 02506209

- --- Fax Parcel #: 02500200 & 02500209 --Existing Zoning: OFC --Proposed Zoning: IMU(CD) --Existing Uses: Vacant --Proposed Uses: Residential dwellings units as permitted by right and under prescribed --Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the IMU zoning district (all as more specifically described and restricted below in Section 3).
 --Maximum Number of Residential Dwelling Units: Up to three hundred (300) multi-family stacked dwelling units as allowed by right and under prescribed conditions in the IMU zoning district.
 --Maximum Building Height: As per the IMU building height standards.
 --Parking: As required by the Ordinance.

NOW OR FORMERLY ROBERT W. GORDON, II DEED:16541-194 PARCEL #025-062-05 8.646 ACRES

CHARLOTTE, NORTH CAROLINA LANDDESIGN PROJ. 1023376 **REVISION / ISSUANCE** NO. DESCRIPTION DATE

REZONING

PETITION #

2024-029

NOT FOR

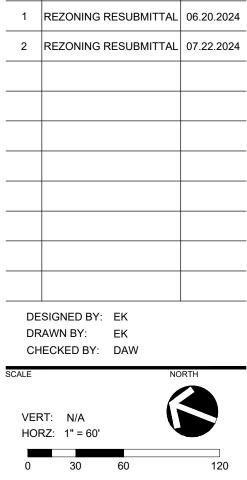
CONSTRUCTION

EMBREY TWIN

LAKES

EMBREY PARTNERS

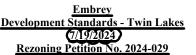
SEAL



TECHNICAL DATA SHEET



ORIGINAL SHEET SIZE: 24" X 36"



Site Development Data: --Acreage: ± 19.89

--Tax Parcel #: 02506206 & 02506209

--Parking: As required by the Ordinance.

- --Existing Zoning: OFC --Proposed Zoning: IMU(CD)
- --Existing Uses: Vacant

--Proposed Uses: Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the IMU zoning district (all as more specifically described and restricted below in Section 3). --Maximum Number of Residential Dwelling Units: Up to three hundred (300) multi-family stacked dwelling units as allowed by right and under prescribed conditions in the IMU zoning district. --Maximum Building Height: As per the IMU building height standards.

General Provisions:

Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Embrey ("Petitioner") to accommodate the development of a residential community on an approximately 19.81-acre site located on Twin Lakes Parkway (the "Site").

b. 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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the IMU zoning classification shall govern all development taking place on the Site.

c.Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space 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 Plan 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 Article 37.3 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent 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 Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

Permitted Uses & Development Area Limitations:

a. The principal building(s) constructed on the Site shall be developed with up to three hundred (300) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the IMU zoning district.

b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than area median income. The Petitioner shall ensure that no fewer than 10% of the total number of units developed on the Site, for a period of not less than 10 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income. It is understood that this voluntary provision is specific to rent and does not include utilities. The area median income (or AMI) is the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median, based on applicable standards as established by U.S. Department of Housing and Urban Development ("HUD") for the Charlotte-Concord-Gastonia, NC Area.

Charlotte Housing Trust Fund: The Petitioner shall volunatriy contribute \$200,000 to the City of Charlotte Affordable Housing Trust Fund prior to the issuance of the first certificate of occupancy for the Site.

Access and Transportation Improvements:

- a. Access to the Site will be from Twin Lakes Parkway as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.
- b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable published standards.
- c. The Petitioner shall dedicate fifty (50) feet of right-of-way from the Alexandriana and Statesville road centerlines.
- d. The Petitioner shall dedicate 31.5 feet of right-of0way from the Twin Lakes Parkway road centerline.
- c. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- e. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- f. The Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot multiuse path along Alexandriana Road and Statesville Road. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. ntained by the City shall meet ADA/PROWAG requirement
- g. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot sidewalk along Twin Lakes Parkway. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- h. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approval by CDOT prior to construction/installation.
- i. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- j. The Petitioner shall provide an eight (8) foot sidewalk extension from the site along Alexandriana to North Lake Auto Plaza Boulevard within the existing right of way. Such connection will fill in a current sidewalk gap on adjacent parcels. In the event right of way is not available, the Petitioner shall not be required to provide such sidewalk extension.
- k. It is understood all required roadway improvements, including off site improvements if applicable and along the site's frontage, shall be approved and constructed prior to the issuance of the site's first certificate of occupancy.
- I. The Petitioner shall implement the following improvements to achieve the required multi-modal mitigation points as set forth on the Rezoning Plan. It is understood the above multi-modal mitigation improvements may be substituted for other improvements upon CDOT approval.

4. <u>Streetscape:</u>

a. Streets A and B are designed as a Local Residential Wide per CLDSM U-03C1. A minimum twenty (20) foot setback shall be provided from the back of the proposed sidewalks.

Architectural Standards:

a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. b. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose

the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. c.Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination and/or one of the following: brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.

d. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.

Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Articles 23 through 28 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required green space areas will be determined during the land development approval process for the Site. Green space areas will comply with the requirements of the Ordinance.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject toRZ.02 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.
- d. The Petitioner shall coordinate with Mecklenburg County Park and Recreation to dedicate up to 5± acres of open space inclusive the Site's required tree save and a 2.5± acre Conservation Easement

<u>Lighting:</u>

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. <u>CATS:</u>

a. The Petitioner shall provide a bus pad standard 60.02A along Alexandriana Road and along Statesville Road. The final location shall be coordinated during the Land Development plan review process.

9. <u>Amendments to the Rezoning Plan:</u>

the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. Binding Effect of the Rezoning Application:

owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

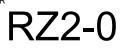
SITE DEVELOPMEN	NT DATA - COMPREH	ENSIVE TRANSPORTATION	REVIEW SUMMARY		
Proposed Trip Generation					
Land Uses	Density	Daily Trips/Peak Hour Trips			
1) Multifamily (Mid-Rise)	350 Dwelling Units	1,623 Daily Trips (142 AM Peak Hou	(142 AM Peak Hour Trips / 137 PM Peak Hour Trips)		
		Total:	1623		
Mulitmodal Mi	tigation	Tier:			
		Required Points:	14		
List of Mitigations:					
 All loading and solid waste pickup 	o within the site – 14 points				
	}	Tier:			
Transportation Demand Ma	nagement Mitigation	Required Points:			
ist of Mitigations:		Required Points.			
	ate Man decignated bioucle fac	ility along the development frontage (ii	neluding ordinance requirements)		
		ycling to and from the site. – 3 points	including ordinance requirements)		
		t required by UDO Article 19.4. – 1 points	at a state of the		
		ate of 1 per 20 dwelling units. – 1 point			
		in a covered area such as a bicycle stor			
supplies necessary perform basic m		in a covered area such as a bicycle stor	age room of galage with tools and		
supplies necessary perform basic in					
TIS Required (Yes/No): No					
CO Phasing (list CO phasing of CTR r	mitigations and/or TIS improve	ements if applicable): N/A			

SITE DEVELOPMEN	NT DATA - COMPREH	ENSIVE TRANS	PORTATIO	N REVIEW SUMMARY	
oosed Trip Generation					
Land Uses	Density	Daily Trips/Peak Hour Trips			
ultifamily (Mid-Rise)	350 Dwelling Units)
		Total:		1623	
Nulitmodal Ni	tigation		Tier:		3
Mulitmodal Mi	ligation	Rec	quired Points:		14
of Mitigations:					
l loading and solid waste picku	p within the site – 14 points				
			Tier:		3
Transportation Demand Ma	nagement Mitigation	Rec	quired Points:		6
of Mitigations:			·		
	ets Map designated bicycle fac	cility along the develor	oment frontage	(including ordinance requirements)
or off-street trails or crossing t			-		,
cycle Parking – Provide bicycle p		·			
cycle Parking – Provide secure I			· · · · · · · · · · · · · · · · · · ·		
				orage room or garage with tools an	4
blies necessary perform basic m		in a covereu area suci	Tas a Dicycle st	orage room of galage with tools an	u
mes necessary perform basic in					
hereined (Vec (Ne): Ne					
Required (Yes/No): No			NI / A		
Phasing (list CO phasing of CTR r	mitigations and/or TIS improv	ements if applicable):	N/A		

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

223 NORTH GRAHAM STREE CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658 REZONING **PETITION #** 2024-029 NOT FOR CONSTRUCTION **EMBREY TWIN** LAKES EMBREY PARTNERS CHARLOTTE, NORTH CAROLINA LANDDESIGN PR 1023376 **REVISION / ISSUANCE** NO. DESCRIPTION DATE 1 REZONING RESUBMITTAL 06.20.2024 2 REZONING RESUBMITTAL 07.22.2024 DESIGNED BY: MVA DRAWN BY: JTA CHECKED BY: DAW VERT: N/A HORZ: AS SHOWN

DEVELOPMENT NOTES



ORIGINAL SHEET SIZE: 24" X 36"