

DEVELOPMENT STANDARDS
REZONING PETITION – 908, 914, AND 922 TOM HUNTER ROAD
THE PRIME COMPANY (PETITIONER)

II. GENERAL PROVISIONS
SITE LOCATION.

THESE DEVELOPMENT STANDARDS, ALONG WITH THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND OTHER ACCOMPANYING GRAPHICS (COLLECTIVELY REFERRED TO AS THE “REZONING PLAN”), ARE SUBMITTED IN SUPPORT OF A REZONING PETITION FILED BY THE PRIME COMPANY (“PETITIONER”) TO FACILITATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 6.42 ACRES LOCATED ON THE WEST SIDE OF TOM HUNTER ROAD, NORTH OF ITS INTERSECTION WITH OLD CONCORD ROAD (THE “SITE”).

GOVERNING ORDINANCE.
DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE “ORDINANCE”). WHERE PROVISIONS OF THE REZONING PLAN CONFLICT WITH THE ORDINANCE, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY. UNLESS OTHERWISE NOTED HEREIN, DEVELOPMENT SHALL COMPLY WITH THE REGULATIONS FOR THE N2-B NEIGHBORHOOD 2 DISTRICT.

GRAPHICS AND MODIFICATIONS
THE LAYOUT, LOCATIONS, AND SIZES OF DEVELOPMENT ELEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND SUBJECT TO MINOR MODIFICATIONS DURING DESIGN DEVELOPMENT AND PERMITTING. PER SECTION 6.207 OF THE ORDINANCE, MINOR CHANGES THAT DO NOT MATERIALLY ALTER THE OVERALL DESIGN INTENT SHALL NOT REQUIRE FORMAL ADMINISTRATIVE AMENDMENT, BUT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DIRECTOR. MINOR ADJUSTMENTS INCLUDE:

- SHIFTING BUILDING FOOTPRINTS OR PARKING AREAS TO ACCOMMODATE GRADING OR UTILITIES.
- RECONFIGURING INTERNAL DRIVEWAYS AND PARKING LAYOUTS TO MEET CDOT STANDARDS.
- CHANGES NECESSARY TO COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- ADJUSTMENT TO THE LOCATION OF TREES AND OTHER PLANTINGS

ALL OTHER MODIFICATIONS SHALL FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OUTLINED IN **SECTION 6.207** OF THE ORDINANCE

III. PERMITTED USES
THE SITE MAY BE DEVELOPED WITH UP TO 168 MULTIFAMILY RESIDENTIAL DWELLING UNITS, ALONG WITH ACCESSORY USES PERMITTED IN THE N2-B ZONING DISTRICT.

WORKFORCE HOUSING COMMITMENT
100% OF THE NON-MANAGER UNITS (IF ANY) WILL BE RESTRICTED TO AN AVERAGE OF 60% OF THE AREA MEDIAN INCOME PER IRC SECTION 42 STANDARDS

IV. TRANSPORTATION ACCESS & CIRCULATION.
PRIMARY ACCESS WILL BE PROVIDED FROM TOM HUNTER ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL DRIVEWAY AND CURB CUT LOCATIONS MAY BE MODIFIED TO MEET CDOT/NCDOT REQUIREMENTS, INCLUDING SIGHT DISTANCE AND SPACING STANDARDS.

STREETSCAPE
ALONG THE SITE’S FRONTAGE, THE PETITIONER SHALL INSTALL:

- AN 8-FOOT PLANTING STRIP
- AN 8-FOOT MULTI-USE PATH (MUP)
- BOTH SHALL BE LOCATED WITHIN A 20-FOOT SETBACK FROM THE FUTURE BACK-OF-CURB.
- FOR A TOTAL OF DEDICATION OF 40-FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE.

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE’S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2’ BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

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

CURB & GUTTER.
NEW CURB AND GUTTER WILL BE LOCATED A MINIMUM OF 24 FEET FROM THE CENTERLINE OF TOM HUNTER ROAD PER THE ADOPTED STREETS MAP.

BICYCLE FACILITIES
THE PETITIONER SHALL CONSTRUCT BICYCLE FACILITIES BY LOCATING THE CURB AND GUTTER 24-FEET FROM THE CENTER LINE IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP.

SITE LAYOUT STANDARDS
FOR BUILDINGS ALONG TOM HUNTER ROAD THE PRIMARY PEDESTRIAN ENTRY TO EACH PRINCIPAL STRUCTURE ABUTTING A FRONTAGE SHALL FACE THE FRONTAGE.

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE’S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2’ BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

V. ARCHITECTURAL STANDARDS
MATERIALS:
THE FOLLOWING BUILDING MATERIALS ARE LIMITED TO 25% OF EACH FAÇADE ALONG A FRONTAGE. THEY MAY ALSO BE USED AS A COMPONENT OF CONSTRUCTION WHEN NOT A SURFACE FINISH MATERIAL WITHOUT LIMITATION.

A. CORRUGATED METAL SIDING; HOWEVER, THE REUSE OF PRE-FABRICATED SHIPPING CONTAINERS IS PERMITTED AND IS NOT SUBJECT TO THIS LIMITATION, SUBJECT TO COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE CODES

B. EXTERIOR INSULATION FINISHING SYSTEMS (EIFS) IS PROHIBITED ON THE GROUND FLOOR OF A MULTI-FAMILY STACKED DWELLING AND MULTI-FAMILY ATTACHED DWELLING WHEN NOT ON A SUBLOT (THE 25% PERMISSION IN ITEM 1 ABOVE DOES NOT APPLY)

C. PLAIN CONCRETE MASONRY UNITS (CMU)

D. PLASTIC

E. T-111 COMPOSITE PLYWOOD SIDING

F. VINYL

MASSING AND FAÇADES:
BUILDINGS ALONG TOM HUNTER ROAD EXCEEDING 150 FEET IN LENGTH SHALL INCLUDE BUILDING ARTICULATIONS OF AT LEAST 10 FEET IN WIDTH EVERY 60 FEET OF LENGTH THAT ARE AT LEAST 2’ IN DEPTH.

FOR MULTI-FAMILY STACKED BUILDINGS 150’ OR MORE IN LENGTH, RECESSES OR PROJECTIONS OF THE FAÇADE OF AT LEAST 1’ IN DEPTH, AND NO LESS THAN 10’ IN WIDTH ARE REQUIRED AT INTERVALS OF NO MORE THAN 60’ LINEARLY. THIS SHALL NOT BE REQUIRED ON ANY PORTION OF A MULTI-FAMILY STACKED BUILDING 50’ OR MORE IN HEIGHT ABOVE AVERAGE GRADE.

WINDOWS, DOORS, PORCHES, OR OTHER ARCHITECTURAL FEATURES ARE REQUIRED ON ALL FRONTAGE-FACING FACADES TO AVOID THE APPEARANCE OF BLANK WALLS.

ARCHITECTURAL FEATURES (BANDING, MEDALLIONS, VARIED MATERIALS) SHALL BE USED TO AVOID MONOTONY.

ARCHITECTURAL FEATURES LIKE PORCHES WITH DIRECT SIDEWALK ACCESS SHALL BE PROVIDED ALONG TOM HUNTER ROAD TO GIVE THE BUILDINGS A TOWNHOME FEEL AND SHALL BE BETWEEN 1’ AND 5’ ABOVE THE GRADE OF THE ADJACENT SIDEWALK WHEN LOCATED WITHIN 10’ OF THE BACK OF SIDEWALK. PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES WHEN PROVIDED, SHOULD E COVERED AND BE AT LEAST 6’ DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.

THE GROUND FLOOR TRANSPARENCY BETWEEN 3’ AND 10’ FROM GRADE WILL MEET OR EXCEED 25% OF THE WALL AREA.

THE UPPER FLOOR TRANSPARENCY WILL MEET OR EXCEED 15% OF THE WALL AREA PER STORY PER BUILDING.

RESIDENTIAL BUILDING DESIGN STANDARDS A FRONTAGE SHALL HAVE A MINIMUM OF ONE PROMINENT ENTRANCE, AS DEFINED IN THIS ORDINANCE. THE NUMBER OF PROMINENT ENTRANCES REQUIRED SHALL BE DETERMINED BY THE BUILDING LENGTH ALONG THE FRONTAGE AND THE MAXIMUM SPACING IN I OF TABLE 5-4.

ROOF DESIGN.
MINIMUM SLOPE FOR PITCHED ROOFS SHALL BE 3.5:12.

SERVICE AREAS.
DUMPSTER AND RECYCLING AREAS SHALL BE SCREENED WITH MATERIALS COMPATIBLE WITH BUILDING FINISHES.

METER BANKS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS.

VI. STREETScape AND LANDSCAPING

A 20-FOOT SETBACK WILL BE PROVIDED FROM THE FUTURE BACK OF CURB ALONG TOM HUNTER ROAD.

A 10-FOOT CLASS C LANDSCAPE YARD WITH A 6-FOOT FENCE WILL BE INSTALLED ALONG BOTH THE EASTERN, WESTERN, AND NORTHERN PROPERTY LINES, AS GENERALLY SHOWN ON THE REZONING PLAN. THE EASTERN LANDSCAPE YARD TO BE PLANTED TO THE CLASS B STANDARD.

VII. ENVIRONMENTAL FEATURES

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

VIII. PARKS, GREENWAYS, AND OPEN SPACE

ON-SITE OPEN SPACE

MULTI-FAMILY ATTACHED DEVELOPMENT IN THE N2-B AND N2-C ZONING DISTRICTS SHALL PROVIDE A MINIMUM OF 150 SQUARE FEET OF OPEN SPACE PER DWELLING UNIT. SUCH OPEN SPACE MAY BE PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF.

OPEN SPACE

PROVIDE MORE DETAIL FOR THE CENTRAL OPEN SPACE BY INCLUDING THE LANGUAGE BELOW IN THE OPEN SPACE STANDARDS:

PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TONEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THEDESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCEDLANDSCAPE YARDS, TREE SAVE, ETC.).

A. ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES).

I. NOTE: WHEN THIS ELEMENT IS UTILIZED, THE STANDARDS SHALL BE PRESCRIBED BY THE PETITIONER AND SHOULD OUTLINE THE NUMBER, LOCATION, AND FOLIAGE TYPE OF THE ENHANCED PLANTINGS ALONG WITH DETAILS RELATED TO THE DIMENSIONS OF ANY PLANTING BEDS (RAISED OR OTHERWISE).

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS.

A.THE DETAILS IN WHICH THE SPECIALTY PAVING MATERIALS ARE UTILIZED TO SATISFY THE REQUIREMENTS OF THIS NOTE SHALL INCLUDE DETAILS/TECHNICAL NOTES ON SAID MATERIALS AND THE LOCATION IN WHICH THEY WILL BE PLACED.

B. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. THE TREATMENT USED SHALL INCLUDE DETAILS/TECHNICAL NOTES ON THE FINISH AND THE LOCATION IN WHICH THEY WILL BE PLACED.

3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.

A. NOTE: WHEN ELEMENT IS USED, DETAILS/TECHNICAL NOTES ON THE SHADING INTERVENTION ALONG WITH THE LOCATION OF INSTALLATION OF SHADE STRUCTURE OR TREE(S) SHOULD BE PROVIDED.

4. SEATING OPTIONS THAT INCLUDE MOVABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. A.SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 30 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVABLE AND FIXED.

B. LOCATIONS WHERE THE SEATING REQUIREMENT IS BEING IMPLEMENTED, ALONG WITH THE CALCULATIONS CONFIRMING THAT THE REGULATION HAS BEEN MET, SHALL BE INCLUDED ON THE REZONING PLAN.

5. HAVE A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.

6. PUBLIC ART/SCULPTURE.

A. PUBLIC ART, EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMS, ALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF TYPE, SIZE, AND LOCATION) SHALL BE PROVIDED. DETAILS AROUND THE ARTIST, ACTUAL ARTWORK ARE NOT REQUIRED.

B. THE PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR IMPLEMENTING ANY PUBLIC ART. IF INTERESTED IN THE CREATIVE POOL COORDINATE WITH THE CITY'S URBAN DESIGN CENTER FOR THE CREATIVE POOL LIST.

7. INTERACTIVE ELEMENTS THAT USERS THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.

A. NOTE: WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE THE DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.

8. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE.

A. NOTE: WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION

9. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000 FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS REQUIREMENT.