

C4 Investments, LLC
Development Standards
01/16/18
Rezoning Petition No. 2017-190

Site Development Data:

- Acreage: ± 9.82 acres
--Tax Parcel #: 089-064-39
--Existing Zoning: R-4
--Proposed Zoning: UR-2(CD)
--Existing Uses: vacant
--Proposed Uses: Up to 180 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
--Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
--Maximum Building Height: The proposed buildings will be a maximum of three (3) story buildings. The allowed building height will be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by C4 Investments, LLC ("Petitioner") to accommodate the development of a 180 multi-family residential dwelling unit community on approximately 9.82 acre site located at 924 W Sugar Creek Road (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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 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 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 Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i.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 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.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 11. 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 located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 180 multi-family residential dwelling units together with accessory uses as allowed by the UR-2 zoning district.
- b. Parking spaces and maneuvering for parking spaces may not be located between the proposed buildings and West Sugar Creek Road as generally depicted on the Rezoning Plan.

3. Access and Transportation:

- a. Access to the Site will be from West Sugar Creek Road in the manner generally depicted on the Rezoning Plan. Access to the Site will line up with Merlane Drive.
- b. The placement and configuration of the vehicular access points 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 in accordance with applicable published standards.
- c. The Petitioner will install a pedestrian refuge island at the southern end of the Site on W. Sugar Creek Road as generally depicted on the Rezoning Plan. The Petitioner will also install as part of the pedestrian refuge island an Active Warning Beacon (e.g. Flashing Pedestrian Beacon). The installation of the pedestrian refuge island and Active Warning Beacon is subject to the approval of NCDOT and CDOT.
- d. The Petitioner will provide for a driveway connection from the Site to the parcels to the north along the northern property line. Two (2) possible locations for the proposed driveway have been indicated on the Rezoning Plan. Only one connection is proposed, the Petitioner will coordinate the location of the proposed driveway with the adjoining property owner. The connection to the adjoining parcel is subject to the Petitioner and the adjoining property owner reaching a mutual agreement on the location and other matters typical and customary regarding a shared access (e.g. maintenance, compatibility of the proposed uses to share the driveway, access easements, etc.).
- e. The Petitioner will dedicate 50 feet of right-of-way as measured from the existing center line of West Sugar Creek Road to the NCDOT.
- f. The Petitioner will measure the proposed setback along W. Sugar Creek Road from the future back of curb; the future back of curb is to be located eight (8) feet behind the existing back of curb along W. Sugar Creek Road as generally depicted on the Rezoning Plan.
- g. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.
- h. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

i.The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A 20 foot setback as measured from the future back of curb (as described above) will be provided along West Sugar Creek Road as generally depicted on the Rezoning Plan. The last four (4) feet of the proposed setback may be used as a transition zone; the four (4) foot transition zone will be located between the back of the sidewalk and the face of the building if located outside of the R/W. The principle buildings will not be allowed to be located in the four (4) foot transition zone, however, stoops, porches, steps, rails, and similar items may be located within the transition zone.
- b. Cantilevered balconies located above the first floor may extend up to two (2) feet into the transition zone described in above.
- c. Along West Sugar Creek Road an eight (8) foot planting strip will be provided and an eight (8) foot sidewalk will be provided as generally depicted on the Rezoning Plan.
- d. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the proposed buildings on the Site and to the sidewalks along West Sugar Creek Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- e. A 30 foot class C buffer will be provided where the Site abuts existing single-family homes as generally depicted on the Rezoning Plan. If the zoning on the adjoining property changes to a use or zoning no longer requiring a buffer as outlined in the Ordinance the

buffer may be eliminated.

- f. Screening requirements of the Ordinance will be met.

- g. Above ground backflow preventers will be screened from public view and will be located outside of the proposed setback.

6. General Design Guidelines:

- a. Preferred Exterior Building Materials: All principal and accessory buildings abutting W. Sugar Creek Road and the internal private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- b. Prohibited Exterior Building Materials:
- i.Vinyl siding (but not vinyl hand rails, windows or door trim).

- ii. Concrete Masonry Units not architecturally finished.

- c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- i.Buildings shall be placed so as to present a front or side façade to W. Sugar Creek Road and the internal private street.

- ii. Buildings shall front a minimum of 50% of the total W. Sugar Creek Street and the internal private street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

- iii. Parking lots shall not be located between any building and W. Sugar Creek Road and the internal private street.

- iv. Driveways intended to serve single units shall be prohibited on all network required streets.

- d. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- i.Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.

- e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- i.Building elevations shall be designed with vertical bays or articulated architectural façade 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.

- ii. Buildings shall be designed with a recognizable architectural base on all facades facing W. Sugar Creek Road and the internal private street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

- iii. Building elevations facing W. Sugar Creek Road and the internal private street shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- f. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- i.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.

- ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

- iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- g. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
- h. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. 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.
- c. For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the Petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owners(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.
- d. The Site will comply with the Tree Ordinance.

8. Signage:

- a. Signage as allowed by the Ordinance will be provided.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 26 feet in height. Street lights new and existing along West Sugar Creek Road are not subject to this standard.

10. CATS Waiting Pad for a New Bus Stop On Sugar Creek Road:

- a. The Petitioner will construct a bus stop along the Site's frontage on Sugar Creek Road. The bus stop will be designed and constructed per Charlotte Land Development Standard 60.02A. The location of the bus stop to be determined during the land development permitting process for the Site.

11. 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 of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

- b. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the

WEST SUGAR CREEK AFFORDABLE
REZONING PETITION No. 2017-190
CHARLOTTE, NC
DEVELOPMENT STANDARDS

REVISIONS:
01.16.18 - PER CITY COMMENTS

DATE: 11/27/17
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
PROJECT #: 1017333
SHEET #:

RZ-3

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