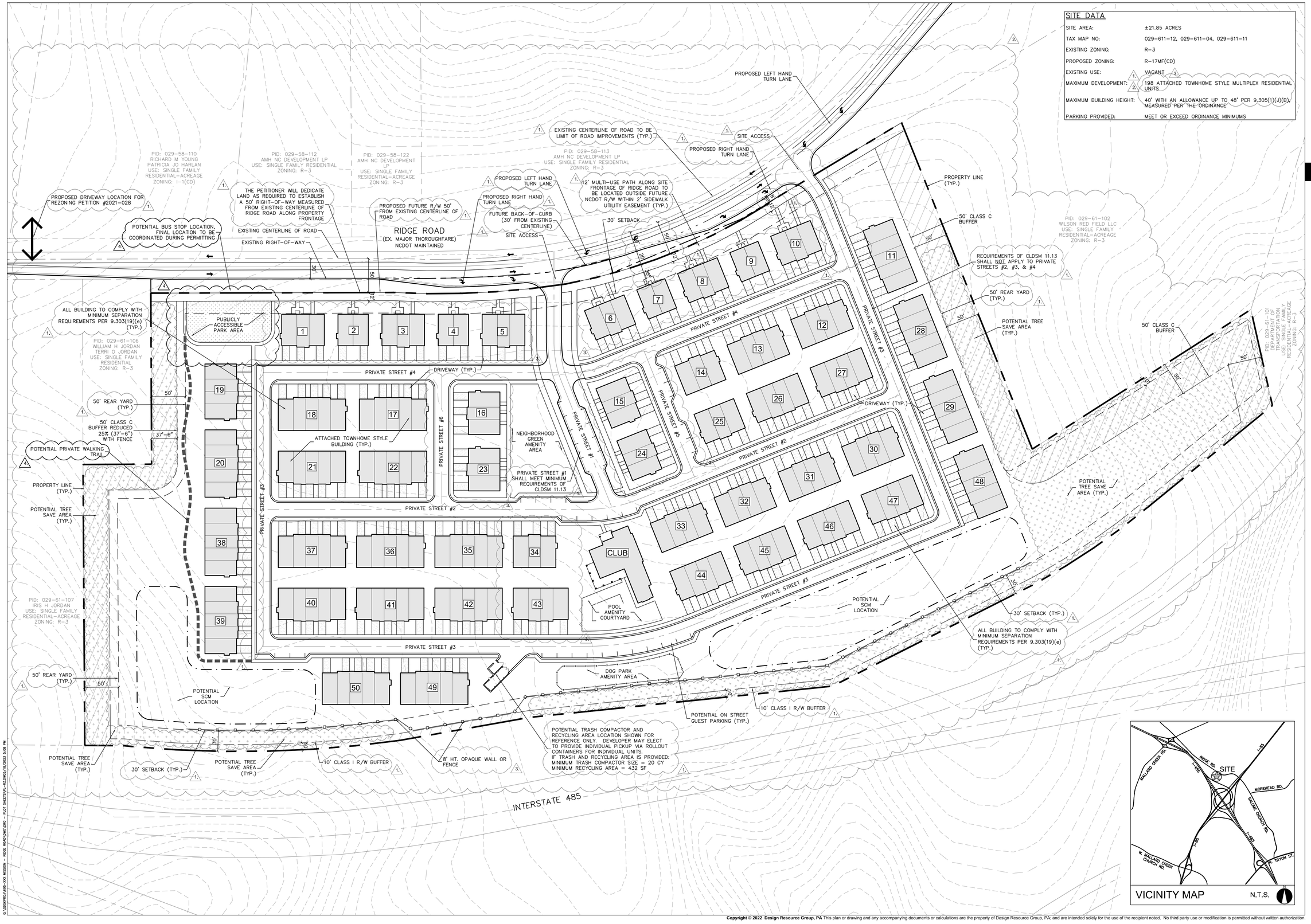

SITE DATA

SITE AREA:	±21.85 ACRES
TAX MAP NO:	029-611-12, 029-611-04, 029-611-11
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-17MF(CD)
EXISTING USE:	VACANT
MAXIMUM DEVELOPMENT:	198 ATTACHED TOWNHOME STYLE MULTIPLEX RESIDENTIAL UNITS
MAXIMUM BUILDING HEIGHT:	40' WITH AN ALLOWANCE UP TO 48' PER 9.305(1)(J)(B), MEASURED PER THE ORDINANCE
PARKING PROVIDED:	MEET OR EXCEED ORDINANCE MINIMUMS

DESIGN RESOURCE GROUP

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION
FOR PUBLIC HEARING
2022-084

REZONING DOCUMENTS

RIDGE ROAD

CHARLOTTE, NC

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

SCHEMATIC SITE PLAN

30 0 30 60
SCALE: 1"=60'

PROJECT #:	695-010
DRAWN BY:	BG
CHECKED BY:	TH

MAY 10, 2022

REVISIONS:
1. 12/12/22 PER STAFF REVIEW COMMENTS
2. 02/20/23 PER STAFF REVIEW COMMENTS
3. 03/23/23 PER STAFF REVIEW COMMENTS
4. 05/18/23 PER STAFF REVIEW COMMENTS

RZ1.00

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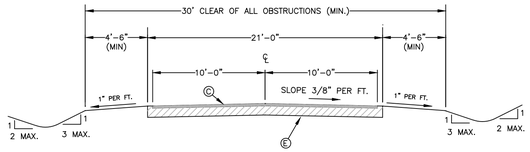
NOTES:

1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'
4. THIS DETAIL IS NOT TO BE USED TO MEET INTERNAL/EXTERNAL CONNECTIVITY REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE.



DITCH TYPE

GUIDELINES FOR PRIVATE STREET DESIGN:

1. INTERNAL STREET ALIGNMENT:
   MAXIMUM GRADE: 10%
   MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
   MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
   SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION I.B.2.

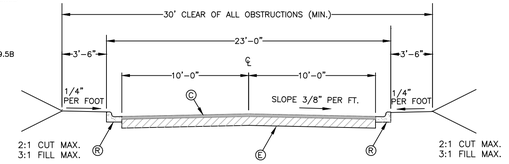
   NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

Ⓒ 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B

Ⓔ 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0C

Ⓡ CURB AND GUTTER (REFERENCE 10.17A AND B)



CURB AND GUTTER

NOT TO SCALE

PRIVATE STREET MINIMUM SECTIONS #1

11.13 17

1.

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 20.85 ACRES
TAX PARCEL:	029-611-12, 029-611-04, AND 029-611-11
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-17MF(CD)
EXISTING USE:	VACANT
MAXIMUM DEVELOPMENT:	198 ATTACHED TOWNHOME STYLE RESIDENTIAL DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	40' WITH AN ALLOWANCE UP TO 48' PER 9.305(1)(J)(B), MEASURED PER THE ORDINANCE
PARKING:	MEET OR EXCEED ORDINANCE MINIMUMS

I. GENERAL PROVISIONS

1. 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 MIXED RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 20.85-ACRE SITE LOCATED ON THE SOUTH SIDE OF RIDGE ROAD, ABUTTING THE INTERSTATE I-85 AND INTERSTATE I-485 INTERCHANGE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN ("THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 029-611-12, 029-611-04, AND 029-611-11.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE ("THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-17MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. 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.
5. 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

1.
2. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF ONE HUNDRED NINETY-EIGHT (198) ATTACHED TOWNHOME-STYLE RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-17MF ZONING DISTRICT.
3.

III. TRANSPORTATION & STREETSCAPE

1. 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).
1.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.
3. PETITIONER SHALL PROVIDE RIGHT-TURN LANES AT BOTH DRIVEWAY ENTRANCES PER NCDOT STANDARDS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. PETITIONER SHALL PROVIDE FUTURE BACK OF CURB ALONG THE SITE'S FRONTAGE OF RIDGE ROAD AT 30' FROM THE EXISTING ROAD CENTERLINE. AS LONG AS IMPROVEMENTS CAN BE MADE WITHIN THE LIMITS OF THE CENTERLINE OF THE EXISTING ROAD, THE PETITIONER SHALL CONSTRUCT A FULL THREE LANE SECTION ON RIDGE ROAD ALONG THE SITE'S FRONTAGE, AS COORDINATED WITH NCDOT.
5. PETITIONER SHALL CONSTRUCT AND MAINTAIN A MINIMUM TWELVE (12) FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE OF RIDGE ROAD, OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A SIDEWALK UTILITY EASEMENT.
6. PETITIONER SHALL DEDICATE AN AREA ALONG THE WESTERN SIDE OF THE SITE'S RIDGE ROAD FRONTAGE FOR A CATS BUS STOP AND CONTRIBUTE $7,500 TO CATS FOR A BUS SHELTER, AS GENERALLY DEPICTED ON THE REZONING PLAN, FINAL LOCATION OF WHICH TO BE DETERMINED DURING THE PERMITTING PHASE OF DEVELOPMENT. DEDICATION AND CONTRIBUTION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
3.
7. 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.
8. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
9. 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.

IV. ARCHITECTURAL STANDARDS

1. ATTACHED TOWNHOME STYLE ARCHITECTURAL STANDARDS:
1.
   A. PITCHED ROOFS, IF PROVIDED, SHALL BE SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
   B. USABLE FRONT PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND SHALL BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST FOUR (4) FEET DEEP.
2.
   C. GARAGE DOORS ACCESSED DIRECTLY FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK AT LEAST SIX (6) INCHES FROM THE FRONT WALL PLANE OF THE UNIT OR THE GARAGE DOORS SHALL PROVIDE ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, OR OTHER DESIGN ELEMENTS SHALL BE PROVIDED OVER THE GARAGE DOOR OPENING.
3.
   D. BUILDINGS FRONTING RIDGE ROAD SHALL CONTAIN A MAXIMUM OF THREE (3) UNITS PER BUILDING.
2. SERVICE AREA SCREENING: SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:
1.
   A. SERVICE AREAS WILL BE SCREENED VIA OPAQUE FENCES, WALLS AND/OR EVERGREEN SHRUBBERY.
   B. ABOVE GROUND UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
   C. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SITE.
1.
   D. 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.
3. PETITIONER SHALL PROVIDE A FIFTY (50) FOOT CLASS C BUFFER (WHICH MAY BE REDUCED BY 25% PER ORDINANCE STANDARDS) WHERE ABUTTING SINGLE-FAMILY ZONED PROPERTY AND A TEN (10) FOOT CLASS I RIGHT-OF-WAY BUFFER ALONG THE I-85 FRONTAGE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

V. AMENITIES AND OPEN SPACE

2.

THE PETITIONER SHALL PROVIDE A MINIMUM OF 0.50 ACRES 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.

PETITIONER SHALL PROVIDE A PUBLICLY ACCESSIBLE PARK AREA WITH A "TOT LOT" IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. VI. ENVIRONMENTAL FEATURES

1. 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.
2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

1. 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.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. 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.

DESIGN RESOURCE GROUP

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NORTH CAROLINA PROFESSIONAL CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION
FOR PUBLIC HEARING
2022-084

REZONING DOCUMENTS

RIDGE ROAD
CHARLOTTE, NC

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

DEVELOPMENT STANDARDS

SCALE: NTS

PROJECT #:	695-010
DRAWN BY:	BG
CHECKED BY:	TH

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RZ2.00

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J:\DESIGN\LAND-xxx MISSION - RIDGE ROAD\DWG\DRG - PLOT SHEETS\L-RZ.DWG\TH\2023 5:06 PM