

Vicinity Map - NTS

ROUGEMONT - SINGLE FAMILY RESIDENTIAL

ZONING: R-3

GREENWAY VILLAGE - SINGLE & MULTI-FAMILY RESIDENTIAL

ZONING: UR-2 (CD)



WOODFIELD DEVELOPMENT



ZONING: UR-3 (CD)

RESPONSIBLE PARTY: WOODFIELD
 • MAXIMIZE STORAGE OF SOUTHBOUND LEFT TURN LANE ALONG N. COMMUNITY HOUSE RD.
 • SIGNAL MODIFICATIONS TO COORDINATE WITH THE (2) SIGNALS AT OTHER STUDY INTERSECTIONS ALONG N. COMMUNITY HOUSE RD.

THE LOWRIE APARTMENTS

ZONING: CC

RESPONSIBLE PARTY: CMS
 • SIGNALIZE INTERSECTION & COORDINATE WITH TWO SIGNALS AT OTHER STUDY INTERSECTIONS ALONG N. COMMUNITY HOUSE RD.
 • REDUCE TAPER OF WESTBOUND LEFT TURN LANE ALONG N. COMMUNITY HOUSE RD TO 50'.
 • NORTHBOUND LEFT TURN LANE WITH 200' OF STORAGE & APPROPRIATE TAPER ALONG TORINGDON WAY.
 • CONVERT NORTHBOUND LEFT TURN LANE TO A THROUGH LANE WITH FULL STORAGE ALONG TORINGDON WAY.
 • TWO INGRESS LANES ON THE SITE ACCESS.
 • MAXIMIZE STORAGE OF THE EASTBOUND LEFT TURN LANE ALONG N. COMMUNITY HOUSE RD.
 • SIGNALIZATION REQUIRES CONSTRUCTING OR UPGRADING ADA-COMPLIANT PEDESTRIAN FACILITIES. TIE-IN WITH EXISTING FIBER OPTIC CABLE ON N. COMMUNITY HOUSE RD.

SITE DATA:

Rezoning Petition:	2021-160
Parcel Numbers:	223-481-02, and a portion of 223-481-01 and 223-481-03
Jurisdiction:	CITY OF CHARLOTTE
Existing Zoning:	MX-2 (INNOV) & R-3
Proposed Zoning:	MUDD-O
Acreage:	73.97 Acres
Tree Save Required:	11.10 Acres
Min. Tree Save to be provided and preserved in accordance with the Ordinance:	11.10 Acres
Front Setback:	14', or Right-of-Way, whichever is greater
Side:	None, 10' from Residential
Rear:	None, 10' from Residential

AREA "A"

Existing Use:	Vacant
Proposed Use:	Institutional / High School
Max. Building Height:	70'
Parking:	School: 1.0 spaces per 500 sf Stadium Event: Approx. 800 Spaces
Bldg. Square Footage:	High School: Approx. 311,000 sf

AREA "B"

Existing Use:	Vacant
Proposed Use:	Residential Multi-Family
Max. Building Height:	70'
Parking:	Min. 1.5 spaces per residential unit, all other parking as required by the Ordinance
Improved Urban Open Space:	Per the Ordinance Requirements
Total Units:	420 Units
Dwelling Units/ Acre:	20.48 DUA

LEGEND

- PROPERTY LINE
- PARKING ENVELOPE
- BUILDING ENVELOPE
- POTENTIAL TREE SAVE AREA
- ZONING BUFFER AREA
- WETLANDS

Potential Tree Save Area

Potential Underground Water Quality

AREA 'A'

AREA 'B'

SPRINGHILL SUITES BY MARRIOTT

ZONING: CC

RESPONSIBLE PARTY: WOODFIELD
 • 12' MULTI-USE PATHWAY
 • SOUTHBOUND LEFT TURN LANE ALONG JOHNSTON ROAD WITH 100' OF STORAGE & APPROPRIATE TAPER, OR AS OTHERWISE COORDINATED WITH CDOT DURING THE PERMITTING PHASE.

Seals:

Corp. NC license: F-1320

Catholic Diocese Site - CMS & Woodfield Development
 North Community House Road
 Charlotte, North Carolina

Petition No: 2021-160
 Project no: 17000344.01
 Date: 06.18.2021
 Revisions:
 2021-09-13 STAFF COMMENTS
 2021-10-11 STAFF COMMENTS
 2021-11-15 STAFF COMMENTS
 2021-12-13 STAFF COMMENTS
 2022-01-20 STAFF COMMENTS
 2022-02-11 STAFF COMMENTS

NOT FOR CONSTRUCTION

Sheet Title:
Rezoning Site Plan

Sheet No:
RZ-1

NORTH
 SCALE: 1" = 100'



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**PETITIONERS: CATHOLIC DIOCESE SITE
CHARLOTTE-MECKLENBURG SCHOOLS & WOODFIELD DEVELOPMENT LLC
REZONING PETITION NO. 2021-160
2/10/2022**

Development Data Table:

Site Area:	+/- 73.97 acres
Tax Parcel:	223-481-03, 223-481-02, and a portion of 223-481-01
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	MUDD-O, with five (5) year vested rights
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Institutional (Secondary/High School) and Multi-family Residential
Maximum Building Height:	Seventy (70) Feet, measured per Ordinance standards
Parking:	Minimum of 1.5 spaces per residential unit, 800 total on-site stadium parking spaces, all other parking per Ordinance standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition jointly filed by Charlotte-Mecklenburg School and Woodfield Development LLC (the "Petitioners") to accommodate the development of high school and residential community on that approximately 73.97-acre site bound by Johnston Road, North Community House Road, and Endhaven Lane, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 223-481-02 and portions of 223-481-03 and 223-481-01.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the MUDD 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, locations and sizes of the development 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 Rezoning 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. Optional Provisions

- The Petitioner requests an optional provision for the following:
- To allow parking between the building and the public street where generally depicted on the Rezoning Plan within Area A (proposed high school area); and
 - To allow a minimum total of 800 vehicular parking spaces for stadium events, which is less than the typical MUDD minimum requirements for stadium events. Additional parking will be provided off-site to offset the deficiency.

III. Permitted Uses

The portion of the Site designated as Area A may be devoted only to a maximum of 311,000 institutional uses (secondary/high school), including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district. The portion of the Site designated as Area B may be devoted only to residential uses, containing a maximum of 420 multi-family residential units, including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district.

IV. Transportation

- 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 any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (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 CDOT.
- The Petitioner shall provide a bike/pedestrian connection (not vehicular connection) to Barrett Place, as generally depicted on the Rezoning Plan.
- The Petitioner shall provide reservation for a twelve (12) foot wide multi-use path from Barrett Place stub into the Site and northward, toward the greenway, as generally depicted on the Rezoning Plan.
- As recommended in the Traffic Impact Study, the following improvements shall be completed:
 - At the intersection of N Community House Road and Endhaven Lane (to be provided by CMS):
 - Maximize storage of the southbound left turn lane along N Community House Road; and

- Signal modifications to coordinate with the two signals at other study intersections along N Community House Road.
- At the intersection of N Community House Road and Toringdon Way/Site Access 1 (to be provided by CMS):
 - Signalize intersection and coordinate with two signals at other study intersections along N Community House Road;
 - Reduce taper of westbound left turn lane along N Community House Road to 50 feet;
 - Provide a northbound left turn lane with 200' of storage and appropriate taper along Toringdon Way
 - Convert the northbound left turn lane to a through lane with full storage along Toringdon Way;
 - Provide two ingress lanes on the site access;
 - Maximize storage of the eastbound left turn lane along N Community House Road;
 - Signalization will require constructing or upgrading ADA-compliant pedestrian facilities (including ramps, APS pushbuttons, and crosswalks) for crossing all approaches. Signalization will also require tie-in with the existing fiber optic cable on N Community House Road.
 - At the intersection of Johnston Road at N Community House Road (to be provided by CMS):
 - Coordinate with two signals at other study intersections along N Community House Road.
 - At the intersection of Johnston Road at Site Access 2 (to be provided by the Residential Developer):
 - Provide a southbound left turn lane with 100 feet of storage and appropriate taper, or as otherwise coordinated with CDOT during the permitting phase of development based upon reasonable site constraints, or as otherwise coordinated with CDOT during the permitting phase of development based upon reasonable site constraints.

- Petitioner(s) shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the first building certificate of occupancy for the development area for which the right(s)-of-way relates to.
- Unless stated otherwise herein, the Petitioner(s) shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy as it relates to the responsible party listed in Section VI.5. for the development area for which the transportation improvement(s) relates to. Identified transportation improvements necessary to access the school shall be completed prior to the school being placed in operation. This shall include the entrance from N. Community House Rd, improvements at the intersection of Toringdon and on N. Community House Rd, and proposed signal.

V. Architectural Standards

- Preferred Exterior Building Materials: all principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building entire façade facing such network required street using brick, stone, simulated stone, pre-cast stone, synthetic stone, stucco/E.L.F.S., cementitious siding (such as hardi-plank), or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: a. vinyl siding (but not vinyl hand rails, windows, soffits, doors and trim features) and b. concrete masonry units not architecturally finished.
- Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - Buildings shall be placed so as to present a front or side façade to all network required streets (public or private).
 - Residential buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replating areas and storm water facilities).
 - Parking lots shall not be located between any buildings and any network required public or private streets in Area B.
 - Driveways intended to serve single units shall be prohibited on all network required streets.
- Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows: Building sides greater than 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
 - Residential buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets when required by MUDD ordinance standards. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - Residential 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.
 - Residential Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- 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, parapets, and/or architectural accent features.
 - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
- Meter banks shall be located outside of the setback.
 - Rooftop HVAC and related mechanical equipment will be screened from public view at grade from nearest public/private network required street.
 - Service Area Screening: All dumpster enclosure areas, refuse areas, recycling, and storage shall be screened from view from network required public or private streets, common open spaces and any adjacent residential uses with materials and design complimentary to the principal structure. Such design shall include a minimum of 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
 - Urban open space shall be provided as generally depicted on the Rezoning Plan, and amenitized to potentially include but not be limited to community seating and gathering areas, passive and active recreation, and/or specialty lighting.

VI. Buffers, Landscaping, and Greenway

- Petitioner shall provide a 75-foot Class B Buffer (or 56.25' with a fence as permitted under the Ordinance) along the Site's eastern property line as generally depicted on the Rezoning Plan.
- Petitioner(s) shall coordinate with Mecklenburg County Park and Recreation (MCPRD) on greenway connectivity from the Site to and through wetland areas, as generally depicted on the Rezoning Plan. Such greenway may be constructed by others and is in no way intended to be a requirement of the Petitioner to construct. However, the Petitioner(s) shall agree to convey easements on mutually agreed-upon connectivity. The exact configurations are to be determined based upon future funding commitments to construct said greenway.

VII. Environmental Features

- The Petitioners shall comply with the Charlotte City Council approved and adopted 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 Petitioners shall comply with the Charlotte Tree Ordinance.

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 Petitioners and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner(s)" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner(s) or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

01817-001/00306607-8
303653753 v1 02/11/2022

01817-001/00306607-8 303653753 v1

01817-001/00306607-8 303653753 v1

Seals:

Corp. NC license: F-1320

**Catholic Diocese Site -
CMS & Woodfield Development**
North Community House Road
Charlotte, North Carolina

Petition No : 2021-160

Project no: 17000344.01

Date: 06.18.2021

Revisions:

- 2021-09-13 STAFF COMMENTS
- 2021-10-11 STAFF COMMENTS
- 2021-11-15 STAFF COMMENTS
- 2021-12-13 STAFF COMMENTS
- 2022-01-20 STAFF COMMENTS
- 2022-02-11 STAFF COMMENTS

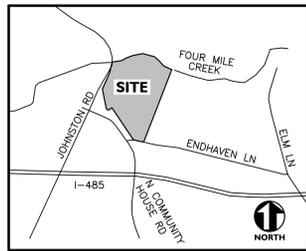
**NOT FOR
CONSTRUCTION**

Sheet Title:

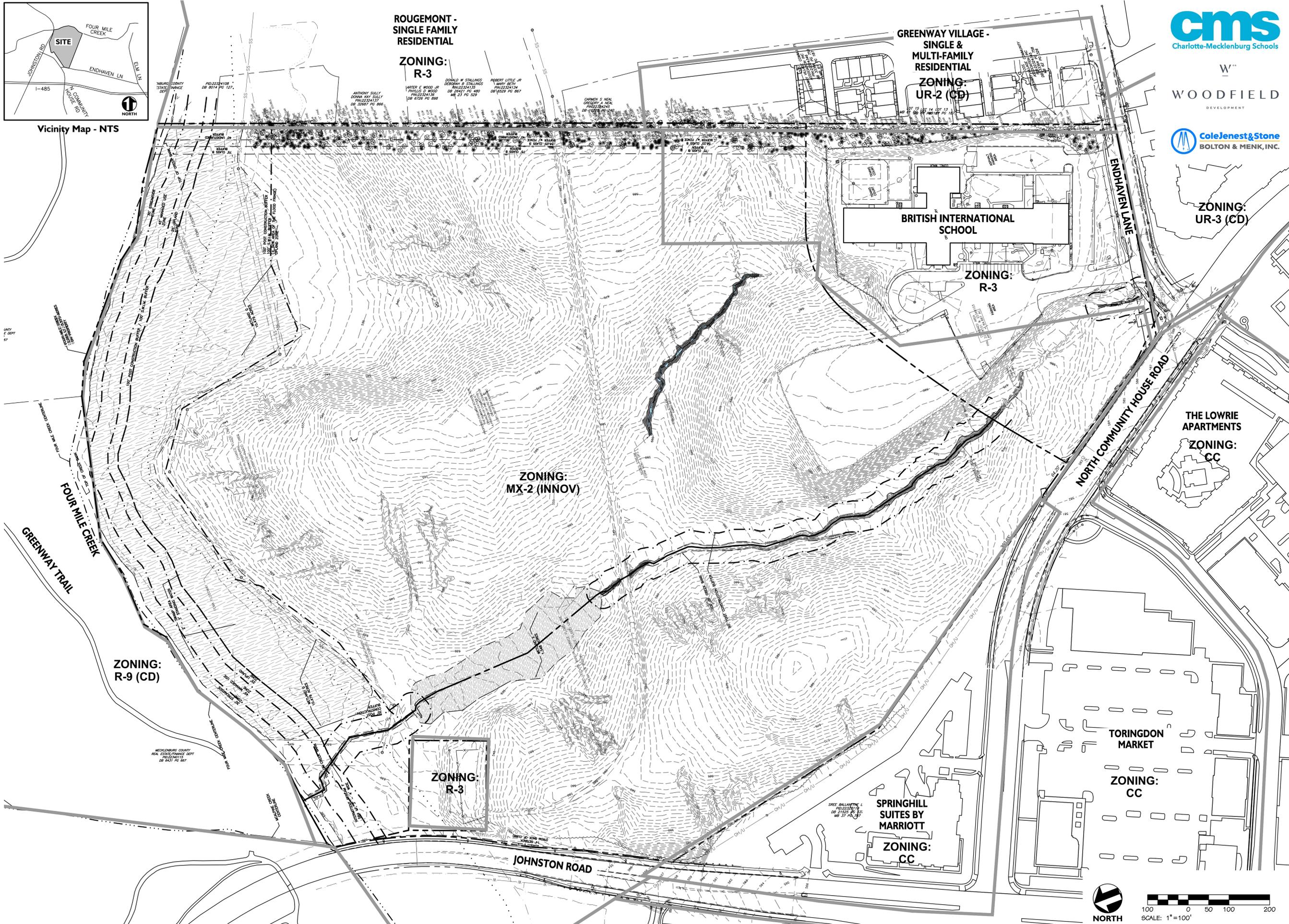
**Rezoning
Notes**

Sheet No:

RZ - 2



Vicinity Map - NTS



ZONING:
R-9 (CD)

ZONING:
R-3

ZONING:
MX-2 (INNOV)

GREENWAY VILLAGE -
SINGLE &
MULTI-FAMILY
RESIDENTIAL
ZONING:
UR-2 (CD)

BRITISH INTERNATIONAL
SCHOOL
ZONING:
R-3

ZONING:
UR-3 (CD)

THE LOWRIE
APARTMENTS
ZONING:
CC

TORINGDON
MARKET
ZONING:
CC

SPRINGHILL
SUITES BY
MARRIOTT
ZONING:
CC

ROUGEMONT -
SINGLE FAMILY
RESIDENTIAL
ZONING:
R-3



Seals:

Corp. NC license: F-1320

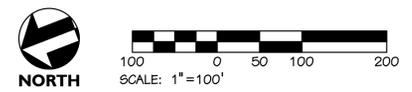
Catholic Diocese Site - CMS & Woodfield Development

North Community House Road
Charlotte, North Carolina

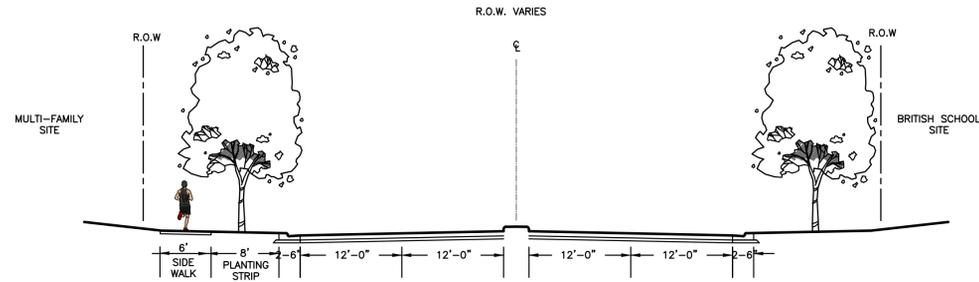
Petition No : 2021-xxx
Project no: 17000344.01
Date: 06.18.2021
Revisions:

**NOT FOR
CONSTRUCTION**
Sheet Title:
**Existing
Conditions**

Sheet No:
RZ - 3

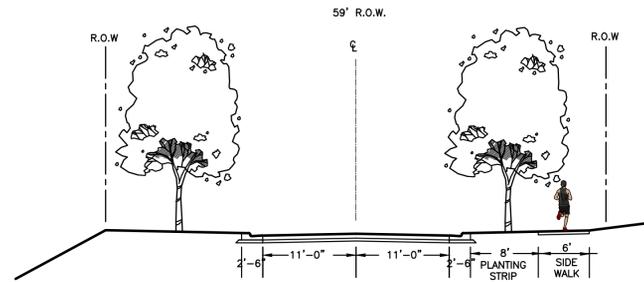


SECTION A



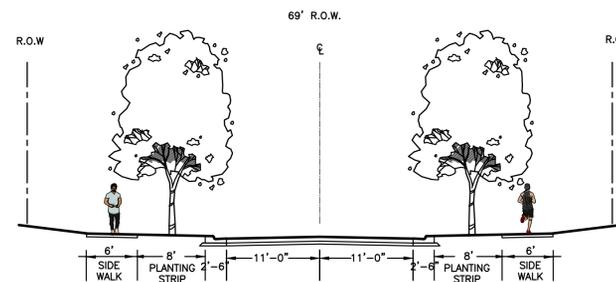
○ **Entrance Road (Community House Road to Roundabout)**
N.T.S.

SECTION B



○ **Entrance Road (Roundabout to Bus Drive)**
N.T.S.

SECTION C



○ **Local Residential Wide Street**
N.T.S.



Seals:

Corp. NC license: F-1320

**Catholic Diocese Site -
CMS & Woodfield Development**
North Community House Road
Charlotte, North Carolina

Petition No: 2021-160
Project no: 17000344.01
Date: 06.18.2021
Revisions:
△ 2021.09.13 STAFF COMMENTS

NOT FOR CONSTRUCTION

Sheet Title:
Typical Road Sections

Sheet No:
RZ-4