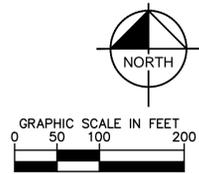
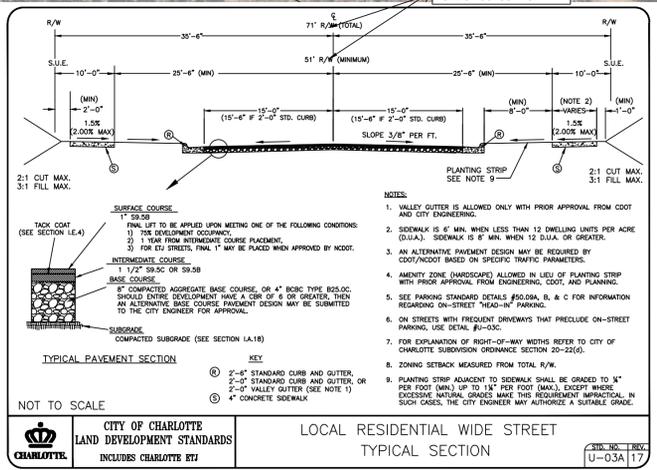
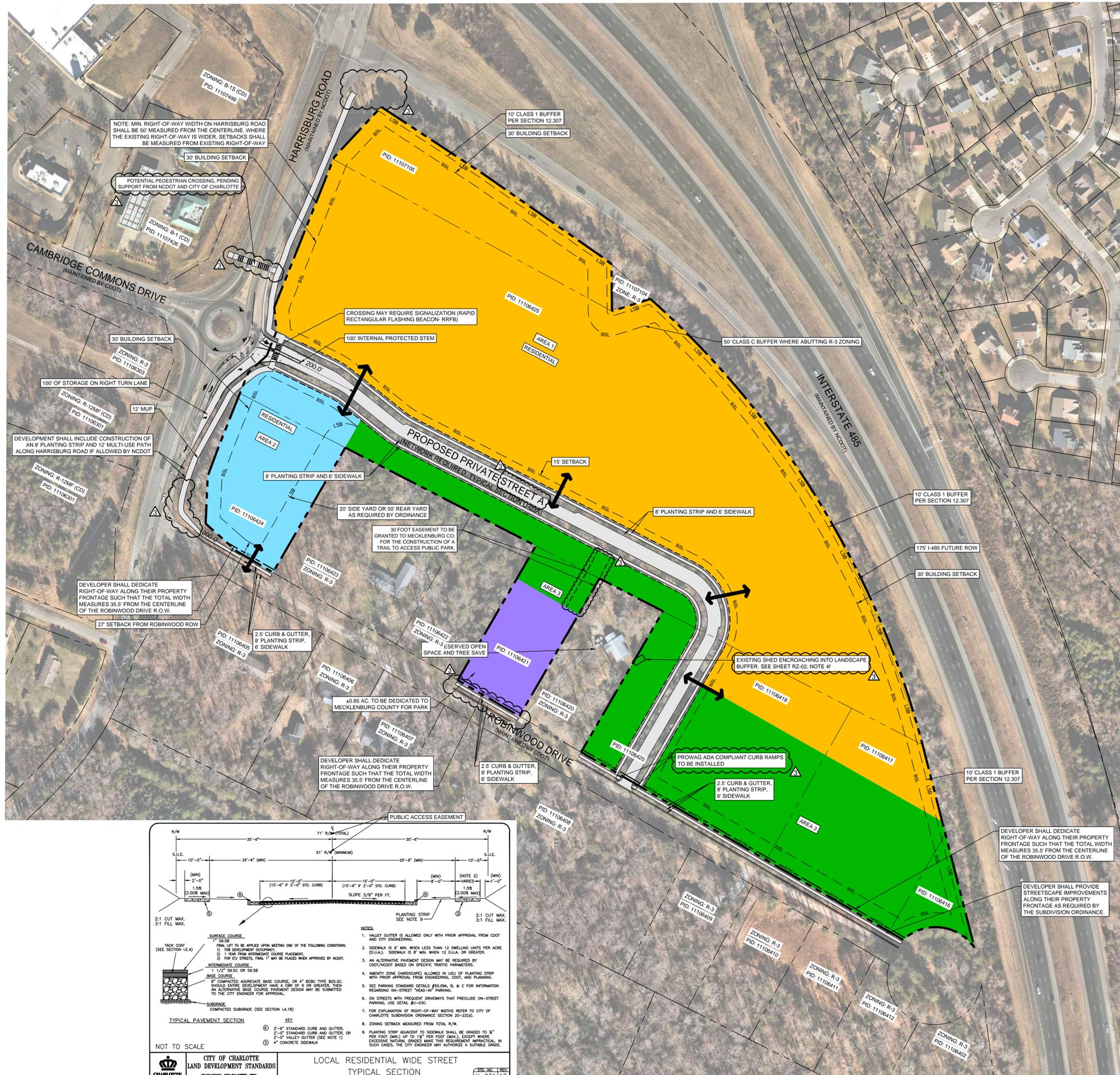


Plotted By: Harrison, Trevor Sheet: Set: Harrisburg Road Mixed Use 02 - DWG: Rezoning Plansheets RZ-01 Site Plan.dwg

LEGEND

	REZONING BOUNDARY
	AREA 1
	AREA 2
	AREA 3
	PORTION OF AREA 3 TO BE DEDICATED TO MECKLENBURG COUNTY FOR PARK
	POTENTIAL FUTURE ACCESS



HARRISBURG ROAD REZONING
PREPARED FOR
GREEN STREET LAND CO. LLC
NORTH CAROLINA
MECKLENBURG COUNTY

TECHNICAL DATA SHEET

KH PROJECT	014097009	DATE	02-23-2022	SCALE	AS SHOWN	DESIGNED BY	TRH	MTB	RBD
REVISIONS	No.	DATE	BY						
3		02/23/22	JGS	REVISED PER CITY COMMENTS					
2		01/17/22	MAG	REVISED PER CITY COMMENTS					
1		12/13/21	TRH	REVISED PER CITY COMMENTS					

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Plotted By: Harrison, Trevor Sheet Set: Harrisburg Road Mixed Use Rezoning LOVOUTRZ-02 REZONING DEVELOPMENT NOTES February 24, 2022 05:11:52pm K:\CHL_PRR\A014097_Green Street Co\008_Harrisburg Road Mixed Use_02 - DWG_Rezoning\PlanSheets\RZ-02_Zoning Notes.dwg

**Green Street Land Co. LLC
Development Standards
02/24/2022
Rezoning Petition 2021-175**

Site Development Data:

- Acreage: ± 26.84 acres
- Tax Parcel #: 111-071-05, 111-064-25, 111-064-24, 111-064-21, 111-064-19, 111-064-18, 111-064-17, and 111-064-16
- Existing Zoning: R-3
- Proposed Zoning: R-12MF(CD)
- Existing Uses: Residential.
- Proposed Uses: Up to 295 multi-family residential dwelling units, and a public park as allowed by right and under prescribed conditions in the R-12MF zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: As allowed by the Ordinance. Building height to be measured as required by the Ordinance.
- Parking: Will be provided as required by the Ordinance. The Petitioner will provide a minimum of three (3) EV ready parking spaces (an EV-Ready space is defined as: Installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space).

1. General Provisions:

Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Green Street Land Co. LLC to accommodate the development of a residential community on an approximately 26.84 acre site located on the eastern side of Harrisburg Road, north of Robinwood Drive and south of I-485 (the "Site").

Development Areas. For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on Sheet RZ-1 as Development Area 1, 2 and 3 (each a "Development Area" and collectively the "Development Areas");

c. 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, (i) the regulations established under the Ordinance for the R-12MF(CD) zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Areas 1, 2, and 3) shall govern all development taking place on the Site.

d. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development 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 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

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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 generally 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.

e. Planned/Unified Development. The Site (including the various Development Areas) shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, density requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserves the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and density requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all density requirements will be regulated by any development limitations set forth in Section 2 below as to the Site as a whole and not individual portions or lots located therein.

2. Permitted Uses & Development Area Limitation:

a. Development Area 1, and 2 may be developed with up to 295 multi-family residential dwelling units, together with accessory uses as allowed in the R-12MF(CD) zoning district. However, Development Area 2 will be limited to a maximum of 15 townhome style units and Development Area 3 may only be used as a tree save, public park, and open space.

b. A portion of Development Area 3, approximately .85 acres, will be dedicated and conveyed to Mecklenburg County for use as a public park. The location of the area to be conveyed is generally illustrated on the Rezoning Plan. This area will be dedicated and conveyed to Mecklenburg County prior to the issuance of the final certificate of occupancy.

3. Access, and Transportation Improvements:

a. Access to the Site will be from Harrisburg Road and Robinwood Drive as generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a 12-foot multi-use path (MUP) along the Site's frontage along Harrisburg Road. Curb and gutter will also be provided as required by Chapter 19.

c. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage along Robinwood Drive. The Petitioner will also provide curb & gutter along Robinwood Dr. as required by Chapter 19 & 20 of the City Code. Additional R/W will be dedicated if required to accommodate the required roadway improvements.

d. The Petitioner will construct a network required private street (Private Street A) with a public access easement that will extend from Harrisburg Rd. to Robinwood Dr. as generally depicted on the Rezoning Plan. The new private street will be constructed to meet a local residential wide street cross-section as generally depicted on the Rezoning Plan.

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c. The Petitioner will construct a pedestrian crosswalk on Private Street A near its intersection with Harrisburg Rd. This pedestrian crosswalk may require signalization (Rapid Rectangular Flashing Beacon - RRFB). The location and design of the crosswalk will be reviewed by CDOT and NCDOT during the permitting process for the Site.

f. The Petitioner will construct two PROWAG compliant ADA curb ramps at the intersection of Robinwood Dr. and the proposed Private Street A as generally depicted on the Rezoning Plan.

g. As part of the constructing of the access to Site from Harrisburg Rd. as the fourth leg of the existing roundabout the Petitioner will retain the two (2) northbound through lanes and add a slip right lane with 100 feet of storage into the development as required by NCDOT.

h. The Petitioner will work with CDOT and NCDOT to provide a pedestrian crossing on Harrisburg Rd. as generally depicted on the Rezoning Plan. The construction of the crossing is subject to the approval of CDOT and NCDOT, if approval is not granted the Petitioner will not be required to provide the crossing.

i. If the Petitioner can provide a pedestrian crossing at the roundabout to allow pedestrians to cross Harrisburg Rd. safely the Petitioner will also explore and use best efforts to extend a sidewalk connection from Harrisburg Rd. to an existing sidewalk in the abutting shopping center. The location of the sidewalk extension to be determined during the permitting process with approvals required by stakeholders, including NCDOT and CDOT. If there is insufficient r/w or the adjoining property owners are unwilling to provide an easement to construct the sidewalk the Petitioner will not be required to make a sidewalk connection.

j. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be post for any improvements not completed at the time the first certificate of occupancy is requested and released.

k. The location of the proposed intersections and driveway locations are preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.

l. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

m. 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.

n. The Petitioner will dedicate and convey to CDOT 50 feet of additional right-of-way from the existing centerline of Harrisburg Road. The additional right-of-way will be dedicated and conveyed prior to the issuance of the first certificate of occupancy.

o. 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, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

p. 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

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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

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

a. A 30-foot setback will be provided as measured from the future right-of-way of Harrisburg Road as generally depicted on the Rezoning Plan. A 30-foot setback will also be provided from the full right-of-way of I-485 as generally depicted on the Rezoning Plan.

b. Along the Site's frontage on Robinwood Drive a 27-foot setback will be provided.

c. Along the internal public street, a 15-foot setback as measured from the public access easement as allowed by Section 9.303.19 of the Ordinance will be provided as generally depicted on the Rezoning Plan. The public access easement will follow the back of the sidewalk located on either side of the street.

d. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

e. A 50-foot Class C Buffer will be provided along the property boundaries that abut single-family zoning or use. The proposed Class C buffer can be reduced with a fence or berm as allowed by the zoning regulations.

f. The Petitioner reserves the right to allow an existing accessory structure that is part of 5100 Robinwood Dr. to encroach into the required Class C Buffer as generally depicted on the Rezoning Plan. The required planting for this portion of Buffer will be arranged to avoid the existing structure and any area of the buffer maintained by the adjoining property owner.

g. Improved open space areas and amenities cannot be located within required buffers.

h. The Petitioner reserves the right to request an Alternative Buffer approval per Section 12.304 for the portion of the Site that abuts tax parcel # 111-071-04, as this parcel is unbuildable and providing a buffer would serve no purpose.

i. Trash collection from the Site will be from dumpsters or a trash compactor.

5. General Design Guidelines:

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 and on handrails/railings.

b. All residential ground floor units will have entrances facing the street, and when within 15 feet of the sidewalk located along the street shall be raised a minimum of 12-24". If individual entrances are not feasible at least one common entrance will be provided. Individual or common entrances will not be required if the building is three (3) or more feet below the grade of the adjoining public street.

c. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/face plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.

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d. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

e. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of the proposed building will be articulated with a water table a minimum of three (3) feet in height.

f. Building elevations facing existing public street or the new private street shall not have expanses of blank walls greater than 10 feet.

g. Architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

h. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
- (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

i. Ground mounted utility structures, such as HVAC units, shall be screened architecturally or with evergreen plant material.

j. Retaining walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

k. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

l. 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. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

m. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space and Amenity Area Improvements:

a. Open space amenity areas will be provided as generally depicted on the Rezoning Plan. A minimum of 8,000 square feet of improved open space will be provided at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area. Additional open space areas as indicated on the Rezoning Plan will also be provided. Some these open space areas may be set aside as tree save areas while others may be improved with trails and sitting area.

7. Dedication and Conveyance of Land to Mecklenburg County for Park:

a. The Petitioner will dedicate and convey to Mecklenburg County for use as park approximately .85 acres of land located along Robinwood Drive as generally depicted on the Rezoning Plan. The Petitioner will

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also provide a 30-foot access easement to Mecklenburg County for the construction of a trail from Private Street A to the area to be dedicated to Mecklenburg County for a public park. The land to be dedicated and conveyed may not include tree save areas for the remainder of the Site. The dedication and conveyance of the .85 acres and the access easement to Private Street A will occur prior to the issuance of the final certificate of occupancy.

8. Environmental Features:

a. 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 to accommodate actual storm water treatment requirements and natural site discharge points.

b. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

c. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans. Tree save area is not required to be provided for the .85 acres of land to be conveyed to Mecklenburg County for a future park.

d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

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 21 feet in height.

10. Signs:

a. Reserved.

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:

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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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NO.	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	DATE	BY
3				02/23/22	JGS
2				01/17/22	MAG
1				12/13/21	TRH

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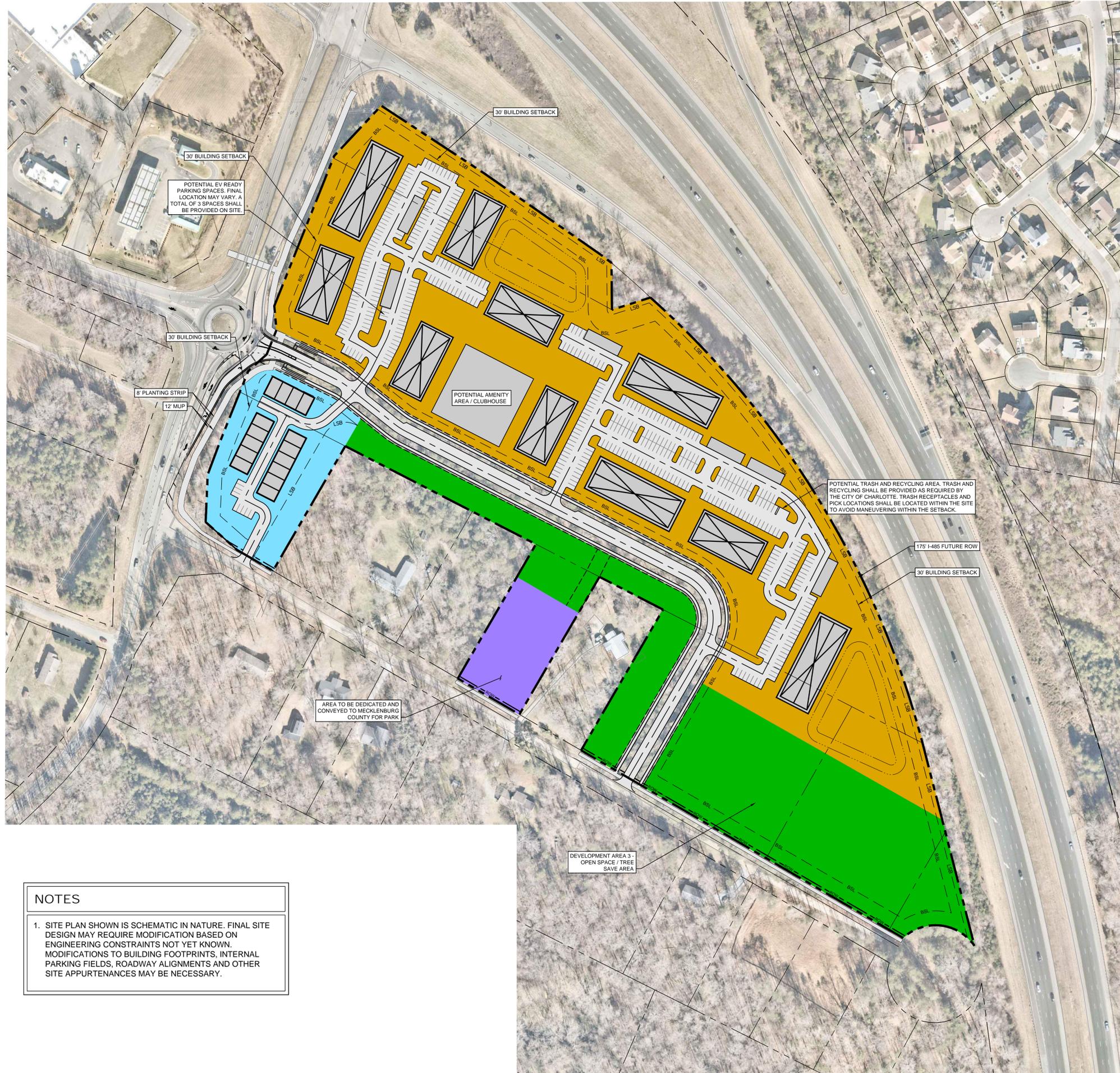
NOT FOR CONSTRUCTION

KH PROJECT	014097009
DATE	02-24-2022
SCALE	AS SHOWN
DESIGNED BY	TRH
DRAWN BY	MTB
CHECKED BY	RBD

REZONING DEVELOPMENT NOTES

HARRISBURG ROAD REZONING
PREPARED FOR
GREEN STREET LAND CO. LLC
NORTH CAROLINA
MECKLENBURG COUNTY

Plotted By: Harrison, Trevor Sheet Set: Harrisburg Road Mixed Use Rezoning Layout: RZ-03 SCHEMATIC SITE PLAN February 24, 2022 09:12:05pm K:\CHL_PEL\014097 Green Street Co\009 Harrisburg Road Mixed Use\02 - DWG\Rezoning\Plan\sheet\PEZ-03 Schematic Site Plan.dwg



NOTES

1. SITE PLAN SHOWN IS SCHEMATIC IN NATURE. FINAL SITE DESIGN MAY REQUIRE MODIFICATION BASED ON ENGINEERING CONSTRAINTS NOT YET KNOWN. MODIFICATIONS TO BUILDING FOOTPRINTS, INTERNAL PARKING FIELDS, ROADWAY ALIGNMENTS AND OTHER SITE APPURTENANCES MAY BE NECESSARY.

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KH PROJECT: 014097009
 DATE: 02-23-2022
 SCALE: AS SHOWN
 DESIGNED BY: TRH
 DRAWN BY: MTB
 CHECKED BY: RBD

SCHEMATIC SITE PLAN

HARRISBURG ROAD REZONING
 PREPARED FOR
GREEN STREET LAND CO. LLC
 NORTH CAROLINA
 MECKLENBURG COUNTY

SHEET NUMBER
RZ-03

No.	REVISIONS	DATE	BY
3	REVISED PER CITY COMMENTS	02/23/22	JGS
2	REVISED PER CITY COMMENTS	01/17/22	MAG
1	REVISED PER CITY COMMENTS	12/13/21	TRH