







PROJECT

**CENTRO  
MONTFORD**

1700 ABBEY PLACE  
CHARLOTTE, NC 28209

**REZONING**

**ASCENT  
REAL ESTATE CAPITAL**  
2100 CRESCENT AVENUE  
SUITE 200  
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021302

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	04-11-2022

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE NORTH

VERT: N/A  
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"  
SHEET TITLE

**DEVELOPMENT STANDARDS**

SHEET NUMBER

**RZ2-0**

**REZONING PETITION #2021-240**  
**PETITIONER: ASCENT REAL ESTATE CAPITAL, LLC**  
**HEDGEMORE/ABBEY PLACE**

**Site Development Data:**

- ACREAGE: ± 1.67 ACRES
- TAX PARCEL #: 175-142-08
- EXISTING ZONING: MUDD(CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED USES: 252 MULTI-FAMILY RESIDENTIAL UNITS WITH UP TO 3,500 S.F. OF RETAIL SALES LIMITED TO THOSE PERMITTED IN THE B-1 DISTRICT, PROFESSIONAL BUSINESSES AND/OR GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 95 FEET AS MEASURED FROM AVERAGE GRADE.
- PARKING: PER THE OPTIONAL PROVISION REQUEST

**I. GENERAL PROVISIONS**

- Site Location.** These development standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the "Petitioner") to accommodate development of a multi-family residential community on an approximately 1.67-acre site located on the southeast corner of the intersection of Hedgemore Drive and Abbey Place in Charlotte, NC (the "Site").
- 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, or as otherwise provided in the Optional Provisions herein, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations, if provided, are graphic representations of this development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards provided, further that any alterations or modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Number of Building Principal and Accessory.** The total number of principal buildings to be developed on the Site for residential uses shall not exceed what is shown on the Rezoning Plan. 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(s) located within the same development area as the accessory structure/building.

**II. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS**

- Subject to the restrictions and limitations listed below, the principal building(s) constructed on the Site may be developed with up to 252 multi-family residential dwelling units and up to 3,500 square feet of retail sales limited to uses permitted in the B-1 district, professional businesses and general offices (in addition to accessory uses to multi-family residential). All non-residential uses that are not accessory to the multi-family residential component of the site shall be located only on the first/ground floor along the frontage of Hedgemore Drive and/or Abbey Place.

*For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls, provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms, and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas, if included, will be provided as required by the Ordinance or these Development Standards).*

**III. OPTIONAL PROVISIONS**

- The Petitioner requests the ability to provide a minimum of one (1) parking space per residential unit for 90% of the residential units (meaning a 10% parking reduction request for residential units), which may be accommodated on-site and on-street. Petitioner shall provide bike storage 10% in excess of MUDD standards and provide refrigerated storage space for grocery delivery services to account for the reduced vehicular parking spaces. If retail uses are provided, they shall meet minimum parking requirements for the MUDD district.

**IV. ACCESS**

- Access to the Site shall be from Abbey Place and Hedgemore Drive 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 development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with applicable published standards.
- The alignment of the internal drives, 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.

**V. TRANSPORTATION**

- Proposed Improvements.** The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

- Petitioner shall provide a 50 x 50-ft approach site triangle at the intersection of Abbey Place and Hedgemore Drive per the City of Charlotte's Sight Distance Policy.
- Petitioner shall construct ADA parking in accordance with ADA law.
- 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. Right-of-way shall be set at 2' behind the back of sidewalk where feasible.
- All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued unless otherwise phased.

- Standards, Phasing and Other Provisions.**

- CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT, as applicable, to the roadway improvements within their 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 project area, by way of a private/public partnership effort or other public sector project support.
- The Petitioner will install additional concrete at the corner of Abbey Place and Hedgemore Drive to allow for cyclists to maneuver around the building corner clear of pedestrians existing the building. The final design of the corner treatment will be determined during the commercial permit process. Note that this transition area will not be brick pavers but will be concrete with the construction joints designed in a manner that is consistent with the construction joints on typical shared use paths that the City has constructed.

**VI. ARCHITECTURAL STANDARDS**

- The final design of the building will include a variety of colors and materials within the façade to help break up the building massing and help create a quality architectural treatment in keeping with the high quality urban multi-family development. In addition, the building will utilize some or all of the following elements: façade surface articulation and depth, balconies with painted railings, decorative cast masonry elements, architectural cast concrete walls, decorative canopy elements at points along the base of the building and at the corner roof element. The building materials on the building will reflect a modern aesthetic in keeping with the surrounding area and be a combination of the following: brick, stone, precast stone, architecturally finished exposed concrete, cementitious siding (such as Hardie Plank or Hardie Panel), stucco, wood, or other materials approved by the Planning Director. Vinyl as a building material may only be used on windows and soffits.
- Meter banks will be screened where visible from public view at grade level.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade level within the area of the Site adjacent to such equipment.
- Building modulation shall be provided to break up massing for facades longer than 150 feet in building length along the primary street, but not at ground level to accommodate the parking deck. For buildings of 150' in length or longer along Hedgemore Drive or Abbey Place, facades shall be divided into shorter segments by means of modulation. Such modulation shall occur at intervals of no more than sixty (60) feet and shall be no less than two (2) feet in depth, and no less than ten (10) feet in width.
- The ground floor building façade at the corner of Hedgemore Drive and Abbey Place shall present as commercial and/or residential amenity/leasing space to activate the corner at the pedestrian level.
- The building shall have one (1) prominent entrance located on the corner of Abbey Place and Hedgemore Drive. The entrance shall be treated with additional materials to emphasize its significance.
- Blank walls shall not exceed twenty (20) feet along Hedgemore Drive and Abbey Place.

**VII. STREETScape, LANDSCAPING AND BUFFERS**

- A setback as required by the MUDD zoning district and the Park Woodlawn Small Area Plan will be established along Abbey Place and Hedgemore Drive. Refer to the Site Plan for setback widths and location.
- The Petitioner will provide a ten (10) foot sidewalk and minimum eight (8) foot planting strip along the Site's frontage on existing and proposed streets. Where proposed sidewalk abuts building, sidewalk shall be a minimum of twelve (12) feet wide. Sidewalks may meander around large mature trees.

**VIII. ENVIRONMENTAL FEATURES**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The location, size, and type of stormwater 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.
- The Site will comply with the Tree Ordinance. The dedicated open space area may be included in the required tree save calculations.
- 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. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.



