



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 7.54 ACRES

TAX PARCEL #: 229-171-36

EXISTING ZONING: MUDD-O (SPA)

PROPOSED ZONING: MUDD(CD)

EXISTING USES: VACANT

PROPOSED USES: 306 MULTI-FAMILY AND/OR
SINGLE-FAMILY ATTACHED (TOWNHOME-STYLE)
RESIDENTIAL UNITS

MAXIMUM BUILDING HEIGHT: SIXTY-FIVE (65) FEET FOR
MULTI-FAMILY BUILDINGS AND FORTY-FIVE (45)
FEET FOR SINGLE-FAMILY ATTACHED BUILDINGS,
MEASURED PER ORDINANCE STANDARDS

PARKING: PARKING SHALL BE PROVIDED PER
ORDINANCE

NOTE: PLAN TO COMPLY WITH CHARLOTTE TREE SAVE
ORDINANCE. TREE SURVEY TO BE PROVIDED AT
LAND DEVELOPMENT.

KEY MAP

SEAL

**PRELIMINARY
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PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 12/17/21
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**REA FARMS
RESIDENTIAL
REZONING**

GREYSTAR DEVELOPMENT EAST,
LLC

11500 PROVIDENCE RD

CHARLOTTE, NC 28277

PETITION #2021-282

LANDDESIGN PROJ.# 1021374

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.21.2021
2	PER STAFF COMMENTS	06.13.2022
3	PER STAFF COMMENTS	07.11.2022
4	PER STAFF COMMENTS	08.18.2022

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

SCALE NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100
ORIGINAL SHEET SIZE: 24" X 36"

EXISTING CONDITIONS

SHEET NUMBER

RZ-1

KEY MAP

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SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

GREYSTAR DEVELOPMENT EAST, LLC
REA FARMS RESIDENTIAL
REZONING PETITION NO. 2021-282
8/18/2022

3

Development Data Table:

Site Area:
Tax Parcel:
Existing Zoning:
Proposed Zoning:
Existing Use:
Proposed Uses:

+/- 7.54 acres
A portion of 229-171-36
MUDD-O (SPA)
MUDD(CD)
Vacant
298 Multi-family and 8 Single-family Attached (townhome-style) Residential Units, subject to conversion rights below
Sixty-Five (65) Feet for Multi-family buildings and Forty-Five (45) feet for Single-Family Attached buildings, measured per Ordinance standards
Per Ordinance standards

Maximum Building Height:

Per Ordinance standards

Parking:

Per Ordinance standards

- I. General Provisions
1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Greystar Development East, LLC (the "Petitioner") to accommodate the development of a residential community that is integrated with the existing Rea Farms development, on that approximately 7.54-acre site at the northwest intersection of Midway Park Drive and Walnut Branch Lane, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel Number 229-171-36.

2. 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").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD 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, 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.

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

The Site may be devoted only to a maximum of 298 multi-family and 8 single-family attached (townhome style) residential units, including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district, subject to the below conversion rights. A minimum of six (6) townhome-style units shall be provided.

Conversion Rights. Unused multi-family unit entitlements may be converted to additional townhome units at a rate of 1 townhome unit for every 2 multi-family units so converted.

- III. Transportation
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 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).

2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private drives, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.

3. The existing eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the public street frontages of the Site shall remain or be replaced with the same minimum planting strip and sidewalk widths.

4. Petitioner shall construct the Proposed private street South Rea Park Lane area connecting Rea Park to Red Rust Lane, as generally depicted on the Rezoning Plan. A public access easement shall be provided. The proposed street alignment shall maintain horizontal curve radii of 50-feet minimum (private).

5. Petitioner 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.

6. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the Site.

- IV. Architectural Standards
1. 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.I.F.S., cementitious siding (such as hardi-plank), stucco, or other materials approved by the Planning Director.

2. Prohibited Exterior Building Materials: a. vinyl siding (except for allowable vinyl hand rails, windows, soffits, doors and trim features) and b. concrete masonry units not architecturally finished.

3. Stacked Multi-family Building Design Standards:

a. 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 all network required streets (public or private).

ii. 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).

iii. Parking lots shall not be located between any buildings and any network required public or private streets.

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

v. Ground floor height shall be a minimum of twelve (12) feet.

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

i. 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 ten (10) feet wide and shall project or recess a minimum of six (6) feet extending through the building.

ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

iii. 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.

iv. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.

- v. Ground floor transparency (measured 3' to 10' from finished grade) shall be a minimum of 50% and upper floor transparency (% wall area of story) shall be a minimum of 25%.

c. Residential 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, parapets, and/or architectural accent features.

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

a. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.

b. Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting a public street.

c. Each attached dwelling unit shall contain a minimum one (1) car garage.

d. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.

e. All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or shall provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels.

f. Garage doors fronting public streets, if provided, shall minimize the visual impact by either providing a setback of 12-24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

g. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
5. Meter banks shall be located outside of the setback.

6. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from nearest public/private network required street.

7. 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.

8. Any buildings fronting the public green shall include primary entrances that open toward the public green (Rea Park Lane).

- V. Environmental Features & Open Space
1. The Petitioner 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.

2. 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.

3. The Petitioner shall comply with the Charlotte Tree Ordinance

4. Open space shall be provided as generally depicted on the Rezoning Plan, and amenitized to include a minimum of two (2) of the following: community seating and gathering areas, passive and active recreation, pool, courtyard, gazebo, dog park, garden, playground, grill stations, enhanced landscaping, specialty lighting, and/or other elements approved by the Planning Director. The proposed pedestrian walkway, as generally depicted on the Rezoning Plan, shall be publicly accessible (no gates or access restrictions) and contain a minimum of 3,270 square feet of public open space area.

I. Lighting

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.

- VII. 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(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.

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METES AND BOUNDS

SHEET NUMBER

RZ-4