

NOTES:

- EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

STRATFORD
RICHARDSON
YMCA

YMCA OF GREATER CHARLOTTE

CHARLOTTE,

NORTH CAROLINA

REZONING PETITION #:
2021-267

LANDDESIGN PROJ.#
1021129

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	11.22.2021
2	2ND REZONING SUBMITTAL	05.16.2022
3	3RD REZONING SUBMITTAL	06.13.2022
4	4TH REZONING SUBMITTAL	08.15.2022
5	5TH REZONING SUBMITTAL	09.22.2022

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

SCALE

VERT: N/A
HORZ: 1" = 50'

SHEET TITLE

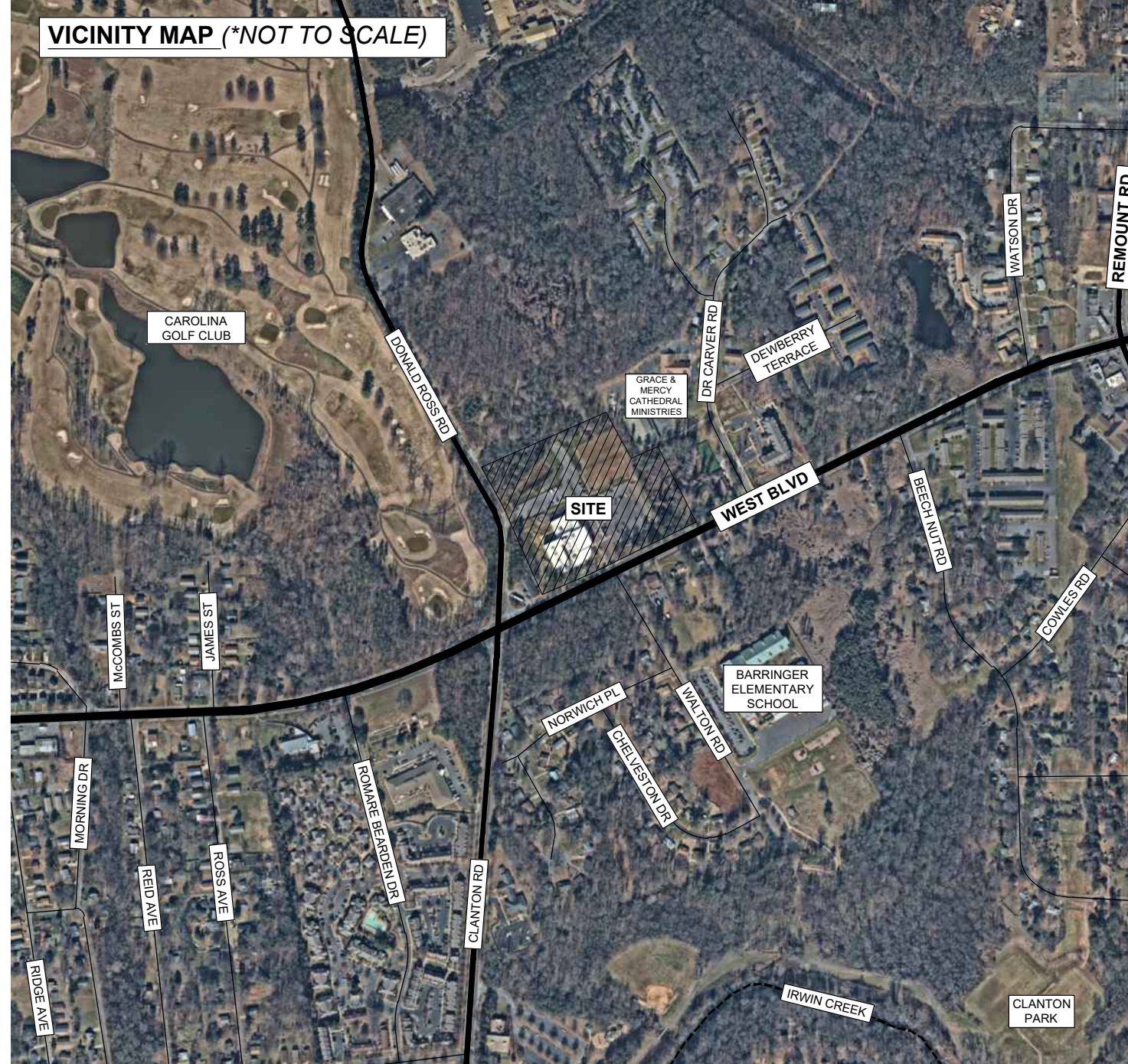
EXISTING CONDITIONS

SHEET NUMBER

RZ-EC



VICINITY MAP (*NOT TO SCALE)



KEY MAP

SEAL

DEVELOPMENT DATA TABLE

--Acreage: ±12.46 acres

--Tax Parcel #: 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.

--Existing Zoning: Inst. (CD) & R-22MF

--Proposed Zoning: MUDD-O

--Existing Uses: YMCA and Vacant

--Proposed Uses: Indoor recreational uses, civic uses, medical clinic and offices uses, a library, a financial institution, and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).

--Maximum Development Amounts: Up to 53,000 square feet of gross floor area of indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 7,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 22,000 square feet of gross floor area, and retail uses, or a financial institution with up to 5,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.

--Maximum Building Height: Up to 65 feet. The minimum average building height for the building façades fronting West Blvd. will be 16 feet. Building height to be measured per the Ordinance.

--Parking: As required by the Ordinance. The Petitioner will provide a minimum of two (2) EV ready parking spaces within Building Envelope A & B, and a minimum of two (2) within Envelope C (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).

--Urban Open Space: Urban Open Space as required by the Ordinance will be provided.

NOTES:

- THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
- REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

NOT FOR
CONSTRUCTION

PROJECT

STRATFORD
RICHARDSON
YMCA

YMCA OF GREATER CHARLOTTE

CHARLOTTE,
NORTH CAROLINAREZONING PETITION #:
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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 50'

ORIGINAL SHEET SIZE: 24" X 36"

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01



Line Table		
Line #	Length	Direction
L1	55.477	N41° 35' 04.28"E
L2	24.635	N04° 09' 08.16"W
L3	12.393	N29° 42' 02.75"E
L4	29.813	N63° 45' 45.12"E
L5	12.405	N16° 44' 06.85"E
L6	21.829	N38° 38' 02.75"E
L7	18.035	N75° 35' 05.93"E
L8	20.355	N18° 16' 39.40"E
L9	25.188	N64° 05' 19.15"E
L10	28.912	N44° 34' 02.61"E
L11	19.780	N34° 55' 56.08"E
L12	31.102	N57° 57' 19.21"E
L13	17.557	N18° 24' 24.52"W
L14	14.102	N37° 54' 27.81"W
L15	22.313	N24° 31' 35.97"E
L16	24.052	N47° 45' 21.28"E
L17	33.735	N23° 04' 28.93"E
L18	16.056	N62° 43' 05.17"E
L19	48.623	N11° 59' 26.28"W
L20	29.851	N72° 09' 52.73"E
L21	33.403	N85° 58' 47.64"E
L22	23.539	N68° 44' 02.41"E
L23	19.595	N03° 44' 46.74"W
L24	17.614	N45° 29' 04.39"E
L25	17.119	N10° 09' 08.20"E
L26	33.858	N02° 24' 01.63"W
L27	41.211	N12° 04' 05.71"E
L28	24.357	N28° 33' 42.67"W
L29	22.082	N66° 10' 43.59"W
L30	28.799	N42° 28' 48.05"E
L31	14.894	N24° 26' 28.46"E

KEY MAP

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

SCALE

VERT: N/A
HORZ: 1" = 80'

0 40 80 160
ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-02



KEY MAP

SEAL

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STRATFORD
RICHARDSON
YMCA

YMCA OF GREATER CHARLOTTE
CHARLOTTE,
NORTH CAROLINA

REZONING PETITION #:
2021-267

LANDDESIGN PROJ.# 1021129

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5	5TH REZONING SUBMITTAL	09.22.2022

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

SCALE: NORTH
VERT: N/A
HORZ: 1" = 40'
0 20 40 80
ORIGINAL SHEET SIZE: 24" X 36"
SHEET TITLE

EXISTING TREES

SHEET NUMBER

RZ-03

YMCA of Greater Charlotte
Development Standards
09/22/2022
Rezoning Petition No. 2021-267

Site Development Data:
--**Acreage:** ± 12.46 acres
--**Tax Parcel #:** 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.
--**Existing Zoning:** Inst. (CD) & R-22MF
--**Proposed Zoning:** MUDD-O
--**Existing Uses:** YMCA and Vacant
--**Proposed Uses:** Indoor recreational uses, civic uses, medical clinic and offices uses, a library, a financial institution, and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).
--**Maximum Development Amounts:** Up to 53,000 square feet of gross floor area of Indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 7,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 22,000 square feet of gross floor area, and retail uses, or a financial institution with up to 5,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.
--**Maximum Building Height:** Up to 65 feet. The minimum average building height for the building façades fronting West Blvd. will be 16 feet. Building height to be measured per the Ordinance
--**Parking:** As required by the Ordinance. The Petitioner will provide a minimum of two (2) EV ready parking spaces within Building Envelope A & B, and a minimum of two (2) within Envelope C (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).
--**Urban Open Space:** Urban Open Space as required by the Ordinance will be provided.

1. **GENERAL PROVISIONS:**
- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte. ("Petitioner") to accommodate the development of a YMCA, medical clinic and office uses, retail uses and a library on an approximately 12.46-acre site located on the norths side of West Blvd. between Dr. Carver and Donald Ross Rd. (the "Site").
- b. **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, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building Areas (as defined below) 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 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 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.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to five (5). 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.

2. **PERMITTED USES, BUILDING ENVELOPE AREA LIMITATIONS:**

Building Envelopes. For ease of reference, the Rezoning Plan sets forth three (3) Building Envelopes as generally depicted on Sheet RZ-01 as Building Envelope A, Building Envelope B, and Building Envelope C (each a "Building Envelope" and collectively the "Building Envelopes").

- i. Within Building Envelope A & B the principal buildings constructed on the Site may be developed with up to 53,000 square feet of gross floor area of Civic, and Indoor Recreational uses, 7,000 square feet of gross floor area of Medical Clinics and Offices uses, and up to 5,000 square feet of gross floor area retail uses or a financial institution. Within Building Envelope C the principal building constructed on the Site may be developed with a library with up to 22,000 square feet of gross floor area as permitted by right, and under prescribed conditions together with accessory uses allowed in the MUDD zoning district. Mobile Food Vending and Outdoor Fresh Produce Stands are also allowed uses as prescribed by the Ordinance in Section 12.539.

3. **OPTIONAL PROVISIONS:**

- a. The Petitioner requests an optional provision to allow a financial institution with an accessory drive through window within Development Area B. The proposed accessory drive-through window may not be located between the building and West Blvd.
- b. The Petitioner requests an optional provision to allow the existing sidewalk and planting strip within Building Envelope A to remain.

4. **Transportation Improvements and Access:**

- a. Access to the Site will be from West Blvd. and Donald Ross Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will improve the Site's frontage on West Blvd. with an eight (8) foot planting strip and an eight (8) foot sidewalk, except along the West Blvd. where the existing YMCA is located. Along the Site's frontage on Donald Ross Rd. where there is no existing sidewalk an eight (8) foot planting strip and an eight (8) foot sidewalk will be added, where there currently exists a sidewalk and planting strip they will be preserved. The new sidewalk along West Blvd. may meander to preserve existing trees.
- c. The Petitioner will dedicate and convey 50 feet of right-of-way from the existing center line of West Blvd. Along Donald Ross Rd. the Petitioner will dedicate and convey 35 feet of right-of-way from the existing center line of Donald Ross Rd. as generally depicted on the Rezoning Plan.

d. The Petitioner will extend existing eastbound left turn lane on West Blvd., located at the existing YMCA driveway to provide 100-feet of storage and a 50-foot taper as generally depicted on the Rezoning Plan.

- e. d. If required by NCDOT the Petitioner will construct west bound right turn lanes with 100 feet of storage and an appropriate taper at each of the proposed driveways on West Blvd. The right turn lane at the eastern most driveway to be installed when the driveway is constructed.
- f. e. If required by NCDOT or CDOT the Petitioner will extend and concrete median on West Blvd. from Walton Rd. to the end of the west bound right turn lane taper. The median to be extended as part of the construction of the eastern most driveway.
- g. f. Each driveway will have a minimum of a 100-foot driveway stem as measured from the future r/w of West Blvd.
- h. g. The Petitioner will provide the following improvements at the intersection of West Blvd. Clanton Rd./Donald Ross Rd.:
 - (i) 4 section flashing yellow arrows (protected-permitted left turn phases) on all approaches;
 - (ii) bicycle detection for Clanton Rd. & Donald Ross Rd. approaches;
 - (iii) Accessible Pedestrian Signal (APS) push button for all pedestrian crossings. In addition, upgrade pedestrian ramps in each quadrant of the intersection to meet ADA/PROWAG compliance; and
 - (iv) Leading Pedestrian Interval+ (LPI+) that includes a LED right turn blank out sign and 4-section flashing yellow arrow for the northbound right turn lane on Clanton Rd. These improvements will be completed prior the issuance of the first CO within Building Envelope B, subject to the Petitioner ability to request that CDOT allow a letter of Credit to be posted for any of the improvements not in place at the time the first CO is issued.
- h. The Petitioner will add a buffered bike lane along the Site's frontage on West Blvd. where the existing curb and gutter is required to be relocated to accommodate roadway improvements required by CDOT or NCDOT. The installation of the buffered bike lane is subject to the approval of NCDOT.

- i. The Petitioner will construct required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first (1st) certificate of occupancy, unless specified otherwise, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as allowed by City regulations.
- j. The Petitioner will dedicate via fee simple conveyance 37.5 feet of right-of-way from the existing center line of Donald Ross Rd., the additional right-of-way will be dedicated prior to the issuance of the last 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.
- k. CDOT/NCDOT Standards. All the public roadway improvements will be subject to the standards and criteria of CDOT or NCDOT as applicable. 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 area, by way of a private/public partnership effort or other public sector project support.
- l. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. **STREETSCAPE, LANDSCAPING OPEN SPACE AND SCREENING:**

- a. A 20-foot building and parking setback as measured from the future back of curb along West Blvd. and Donald Ross Rd. will be provided as generally depicted on the Rezoning Plan. The future back of curb along West Blvd. will be located 38 feet from the existing center line of West Blvd. The future back of curb along Donald Ross Rd. will be located 37.5 feet from the existing center line.
- b. An internal pedestrian circulation system will be provided connecting each of the proposed buildings to one another and to the sidewalk along West Blvd. The internal sidewalk will be a minimum of five (5) feet wide.
- c. Urban Open Space as required by the Ordinance will be provided
- d. Meter banks will be screened where visible from public view at grade level.

6. **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, defined as the "Preferred Building Materials". Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings, concrete masonry units not architecturally finished will not be allowed.
- b. The proposed building will be designed and constructed so that each building elevation(s) that abut/face an existing or proposed Public Street will have at least 20% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete), exclusive of windows, doors and roofs.
- c. Building Placement and Site Design along West Blvd. shall focus on and enhance the pedestrian environment through the following:
 - i. Buildings shall be placed to present a front or side façade to West Blvd.
 - ii. Buildings shall front a minimum of 40% of the total West Blvd. linear street frontage on the Site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - iii. Parking lots shall not be located between the proposed buildings and West Blvd.
- d. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.
- e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. 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.
- f. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and nighttime hours.
- g. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 6 feet in width unless connecting to four units or less.

- h. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, metal or other materials specifically designed as fencing materials.
- i. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials. On-site dumpster and refuse areas will be located within the building.
- j. 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 or parapets.
 - ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet.
 - iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
 - iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.

- k. Ventilation grates or emergency exit doors located at the first-floor level in the building facade oriented to any public street must be decorative.

7. **ENVIRONMENTAL FEATURES:**

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. The Site will comply with the Tree Ordinance. The Site will comply with the tree save provisions of the Tree Ordinance. The Site may be viewed as a unified development for compliance with the Tree Ordinance tree save provisions.

8. **LIGHTING:**

- a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except streetlights located along public streets, will be limited to 26 feet in height.
- c. The on-site pedestrian circulation system shall be lighted to a level where employees, residents, and visitors can safely use the system at night.

9. **CATS Shelter Pad Along West Blvd.:**

- a. The Petitioner will coordinate with CATS the installation of a concrete pad for a bus shelter at the existing bus stop located on West Blvd.

10. **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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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△	5TH REZONING SUBMITTAL	09.22.2022

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

SCALE NORTH

VERT: N/A
HORZ: