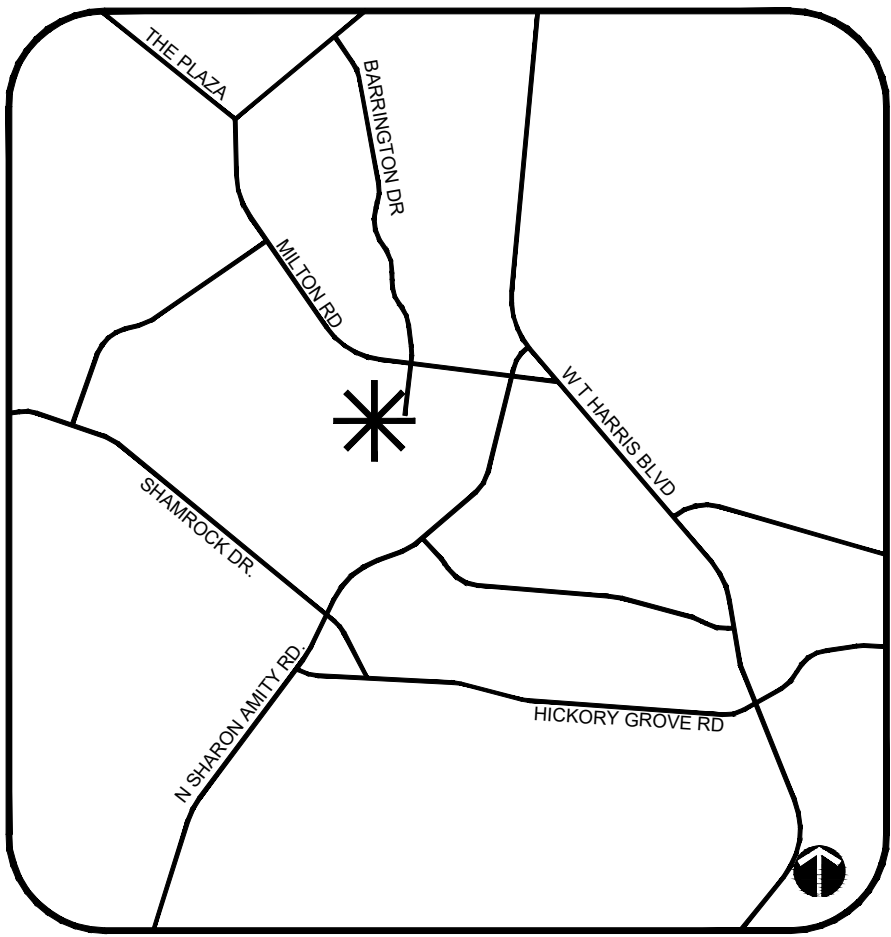




VICINITY MAP
NTS

DEVELOPMENT DATA

ACREAGE: ± 10.3
TAX PARCEL #: 099-211-26
EXISTING ZONING: I-1 AND O-1
PROPOSED ZONING: UR-2(CD)
EXISTING USES: INDUSTRIAL
PROPOSED USES: UP TO ONE HUNDRED SIXTY-EIGHT (168)
MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY
RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2
ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE
SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED BUILDING HEIGHT
WILL BE 56 FEET. BUILDING HEIGHT TO BE MEASURED AS
REQUIRED BY THE ORDINANCE.
MAXIMUM FLOOR AREA RATIO: MAXIMUM FLOOR AREA RATIO IS 1.0.
PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

PID: 099-221-12
CROWN ATLANTIC
COMPANY LLC
DB 10478 PG 364
EX. ZONING: B-2(CD)-1
USE: INDUSTRIAL

PID: 099-221-02
RODDERS BUILDERS INC
DB 02852 PG 351
EX. ZONING: I-2
USE: INDUSTRIAL

PID: 099-221-04
PS NC III LP
DB 29218 PG 343
EX. ZONING: I-2
USE: INDUSTRIAL

PID: 099-221-06
ISENHOUR BRICK & TILE CO
DB 04655 PG 661
EX. ZONING: I-2
USE: INDUSTRIAL

PID: 099-211-05
AHF TIMBER RIDGE LLC
DB 33357 PG 576
EX. ZONING: O-1
USE: MULTI-FAMILY

PID: 099-211-31
786 CSTORE INC
DB 91635 PG 245
EX. ZONING: B-1SCD
USE: COMMERCIAL

PID: 099-221-08
E KAREN BARNETTE WILLIAMS
DB 36358 PG 496
EX. ZONING: I-2
USE: INDUSTRIAL

PROPOSED SITE
EX. ZONING: I-1
PROP. ZONING: UR-2 (CD)

PID: 099-211-01
BARRINGTON DRIVE APARTMENTS LLC
DB 34929 PG 39
EX. ZONING: R-17MF
USE: MULTI-FAMILY

PID: 099-211-29
WOODFIELD COLLINS LLC
DB 22280 PG 793
EX. ZONING: R-17MF
USE: MULTI-FAMILY

KEY MAP

SEAL

PROJECT

BARRINGTON
AFFORDABLE
PHASE 2

REZONING

#2022-165

CHARLOTTE, NC

LANDDESIGN PROJ.# 1022076

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	08.22.2022
1	PER CITY COMMENTS	10.17.2022
2	PER CITY COMMENTS	11.23.2022

DESIGNED BY: JYK
DRAWN BY: JYK
CHECKED BY: FJM

SCALE

VERT: N/A
HORZ: 1"=60'

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

EXISTING EASEMENT

RZ-2

Winterwood, Inc. - Barrington Drive
Development Standards
11/23/2022
Rezoning Petition 2022-XXX

Site Development Data:

- Acreage: ± 10.3
--Tax Parcel #: 099-211-26
--Existing Zoning: I-1 and O-1
--Proposed Zoning: UR-2(CD)
--Existing Uses: Industrial
--Proposed Uses: Up to one hundred sixty-eight (168) multi-family residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum Building Height: Maximum allowed building height will be 56 feet. Building height to be measured as required by the Ordinance.
--Maximum Floor Area Ratio: Maximum Floor Area Ratio is 1.0.
--Parking: Will be provided as required by the Ordinance.

1. General Provisions:

- a. **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 Winterwood, Inc. (the "Petitioner") to accommodate the development of one hundred sixty-eight (168) multi-family residential dwelling units on approximately ±10.3-acre site located to the south of Milton Road and west of Barrington Drive (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 UR-2 zoning classification for the portion of the Site so designated on the Rezoning Plan 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, 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 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.
2. **Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to one hundred sixty-eight (168) multi-family residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses.
- b. The Petitioner shall provide a workforce housing program to ensure that at least 90% of the new residential units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income subject to approval of tax credits and bonds from the State Housing Finance Agency. In the event that tax credits and bonds are not approved for affordable housing, market-rate housing may be provided.
3. **Access and Transportation Improvements:**
- a. Access to the Site will be from Barrington Drive as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT in accordance with applicable published standards.
- b. 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.
- c.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 in accordance with applicable published standards.
- d. 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.
- e.The Petitioner shall dedicate fifty (50) feet of right of way along Milton Road as measured from centerline.
- f.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.
- g. All public roadway improvements will be subject to the standards and criteria of CDOT, 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 other development or roadway projects taking place within the broad eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- h. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the issuance of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond, contingent upon city approval for any improvements not in place at the time of the issuance of the first certificate of occupancy. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

4. Streetscape, Setbacks, Buffers, Yards, and Landscaping:

- a. A fifty (50) foot transitional setback along Milton Road shall be provided as measured from the centerline as generally depicted on the Rezoning Plan. A sixteen (16) foot building setback shall be provided as measured from the future back of curb.
- b. A sixteen (16) foot setback along Barrington Drive shall be provided as measured from the back of curb as generally depicted on the Rezoning Plan.
- c.A ten (10) foot rear yard will be provided as generally depicted on the Rezoning Plan.
- d. Trash collection from the Site will be from dumpsters or a trash compactor.
- e.A 50-foot Class A Buffer, reduced to 37.5 feet with a wall or fence, will be provided as generally depicted on the Rezoning Plan.
- f.The Petitioner will provide an eight (8) foot planting strip and an (8) foot sidewalk along the Site's frontage along Barrington Drive and Milton Road.

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.
- b. The following standards shall apply to the multi-family buildings to be constructed on the site:
- (i) Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of fifty (50%) percent of the total existing street frontage (measured along each side of each street at the setback line) along Barrington Drive (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, BMP areas, and/or tree re-planting areas).

- (ii)Building Massing - Buildings exceeding one hundred thirty-five (135) feet in length along Barrington Drive shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of ten (10) feet wide and shall extend or recess a minimum of two (2) feet, extending through all floors.
- (iii) Building Base - Buildings along Barrington Drive 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.
- (iv) Building elevations facing existing public streets street shall not have expanses of blank walls greater than twenty (20) feet.
- (v) 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 along Barrington Drive.
- (vi) Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the utilization of variation including changes in height and/or roof form (e.g. dormers, gables, etc.). When applicable, the allowed minimum pitch for pitched roofs 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.

- c.Ground mounted utility structures, such as HVAC units, shall be screened from public view and from view of adjacent properties at grade architecturally or with evergreen plant material.
- d. 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.
- e.Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space and Amenity Area Improvements:

- a. Open space and an amenity area(s) will be provided on the Site. A minimum of five hundred (500) square feet of improved open space will be provided at a location that is 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: club house, pool area, walking paths, landscaping, seating areas, and covered structures appropriate to the proposed open space area.

7. 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. The Site will comply with the Tree Ordinance. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of 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.
- c.The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- d. Development within the SWIM/PCSP Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigate if required by City Ordinance.

8. 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, except streetlights located along public streets, will be limited to twenty-one (21) feet in height except as may be required for public safety purposes.

9. Signs:

- a. All signs for the development will meet the requirements of the Ordinance.

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 portion of the Site affected by such amendment in accordance with the provisions 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 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.

KEY MAP

SEAL

PROJECT

BARRINGTON
AFFORDABLE
PHASE 2

REZONING

#2022-165

CHARLOTTE, NC

LANDDESIGN PROJ.# 1022076

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	08.22.2022
1	PER CITY COMMENTS	10.17.2022
2	PER CITY COMMENTS	11.23.2022

DESIGNED BY: JYK
DRAWN BY: JYK
CHECKED BY: FJM

SCALE NORTH
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3