



KEY MAP

SEAL

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXXX	####	8/11/22
ENGINEER	REG. #	DATE

PROJECT

MATTHEWS, N.C. 28105

RZP-2022-162

LANDDESIGN PROJ.#

NO.	DESCRIPTION	DATE
01	PRELIMINARY REZONING SUBMISSION	2022-08-1
02	PRELIMINARY REZONING RESUBMISSION	2022-10-1
03	PRELIMINARY REZONING RESUBMISSION	2022-11-2

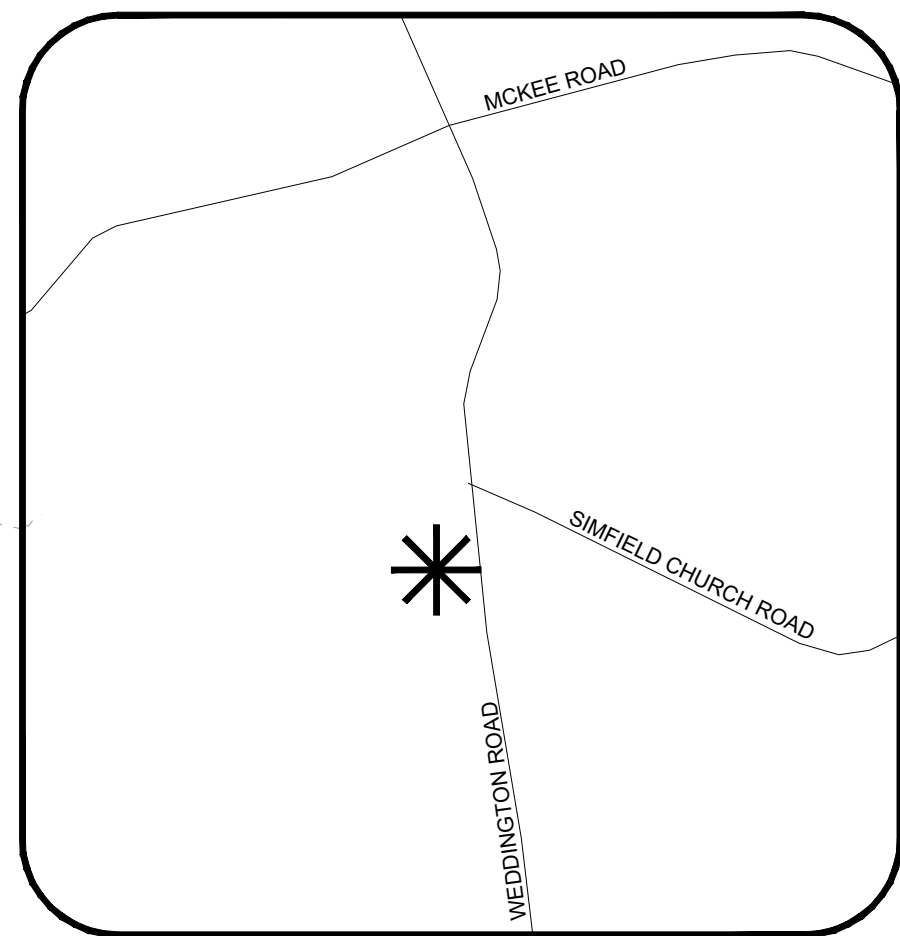
SCALE

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ-1



NTS
VICINITY MAP

SITE DEVELOPMENT AREA:

- TAX PARCEL NUMBERS
- 23109479
- PROPOSED USE
- UP TO NINETY SIX (96) MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-17MF ZONING DISTRICT
- DENSITY
- 96 DWELLING UNITS
- 7.23 ACRES/ 96 DU = 13.3
- SITE JURISDICTION
- CITY OF CHARLOTTE
- TOTAL SITE ACREAGE
- 47.23 ACRES (GROSS)
- EXISTING ZONING AND USES
- R12-MF (CD) (VACANT)
- PROPOSED ZONING
- R17-MF (CD)
- DIMENSIONAL REQUIREMENTS
- 30' FRONT SETBACK (FROM R/W)
- 50' REAR YARD
- 10' SIDE YARD
- VEHICLE PARKING
- AS REQUIRED BY THE ORDINANCE
- FLOOD PLAINS AND WATER QUALITY BUFFERS: NONE
- TREE SAVE:
- REQUIRED: 1.08 ACRES (15%)
- PROPOSED:
- UNDISTURBED: 74 ACRES (32,192 SF)
- REPLANTED: .34 ACRES (14,892 SF) (TREES WILL BE PROVIDED PER ORDINANCE)
- TOTAL: 1.08 ACRES (47,044 SF) 15% OF TOTAL SITE
- BUILDING HEIGHT:
- AS ALLOWED PER THE ORDINANCE
- OPEN SPACE:
- REQUIRED OPEN SPACE: 3.25 ACRES (45%)
- PROPOSED: 3.35 ACRES

- REPLANTED TREE SAVE AREA (REPLANTED AT 36 TREES PER ACRE)
- OPEN SPACE
- UNDISTURBED TREE SAVE AREA
- WEDDINGTON RD CENTERLINE
- ROW
- SETBACKS
- CLASS C BUFFER

NOTE:

- TURN LANES TO BE DESIGNED WITH NCDOT

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 8/11/22
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WEDDINGTON
APARTMENTS**

DREAMKEY PARTNERS
3924 WEDDINGTON ROAD
MATTHEWS, N.C. 28105

RZP-2022-162

LANDDESIGN PROJ.#
1022004

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY REZONING SUBMISSION	2022-08-19
02	PRELIMINARY REZONING RESUBMISSION	2022-10-14
03	PRELIMINARY REZONING RESUBMISSION	2022-11-23

DESIGNED BY: JAG
DRAWN BY: JAG
CHECKED BY: FJM

SCALE

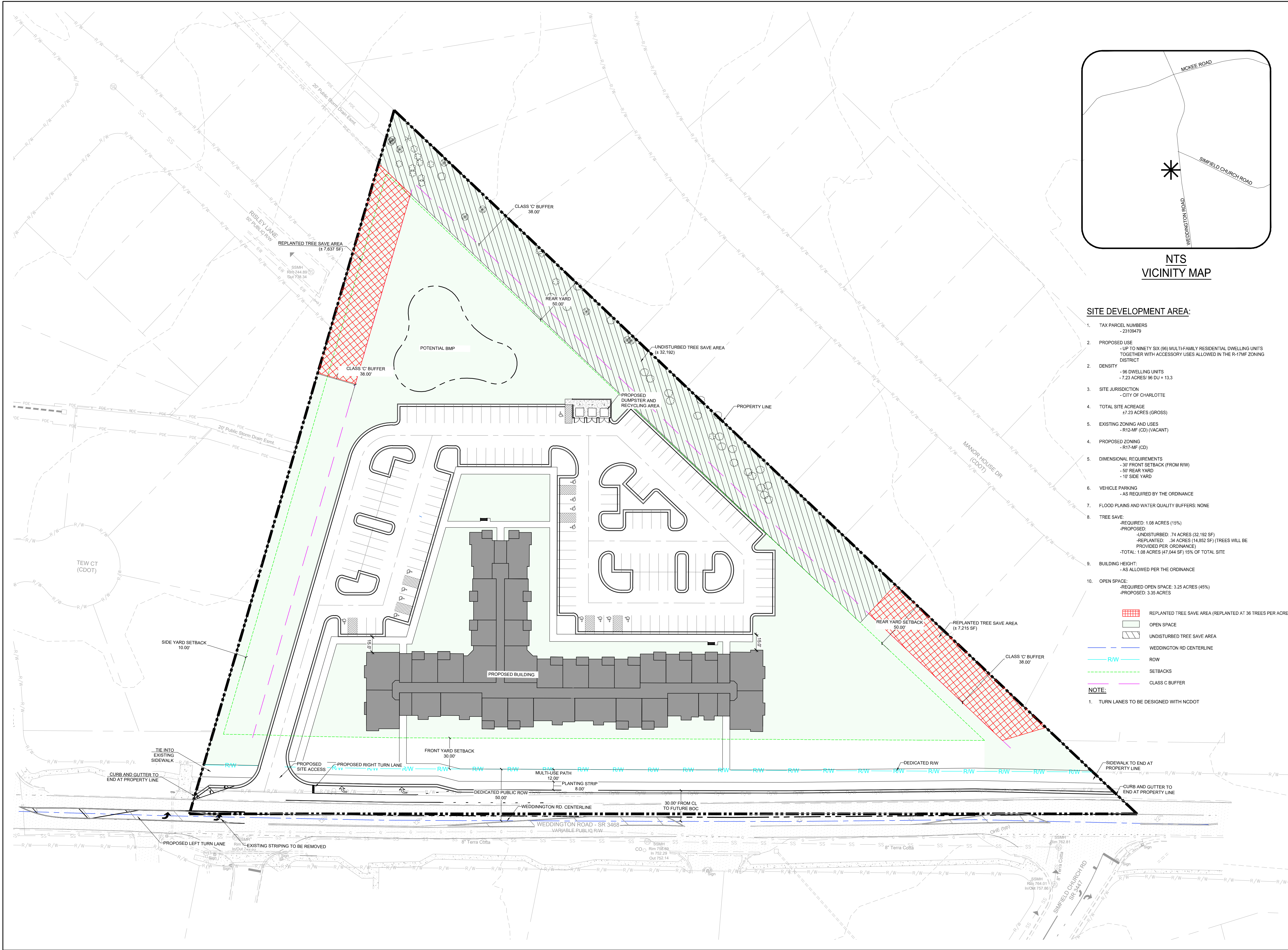
VERT: N/A
HORZ: 1"=40'

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-2





- IMPACT PLAN: (N.T.S.)
1. MINOR IMPACT TO TREES ON THE BORDER OF THE SITE

NOTE:

1. THIS RENDERING IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THE RENDERING IS INTENDED TO ILLUSTRATE THE BUILDING AND PARKING PLACEMENT. THE FINAL LANDSCAPING, TREE SAVE AND BUFFERS MAY BE MODIFIED BUT WILL ADHERE TO THE REQUIREMENTS OF THE ORDINANCE.

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX #### 8/11/22
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WEDDINGTON
APARTMENTS**

DREAMKEY PARTNERS
3924 WEDDINGTON ROAD
MATTHEWS, N.C. 28105

RZP-2022-162
LANDDESIGN PROJ.# 1022004

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	PRELIMINARY REZONING SUBMISSION	2022-08-19
02	PRELIMINARY REZONING RESUBMISSION	2022-10-14
03	PRELIMINARY REZONING RESUBMISSION	2022-11-23

DESIGNED BY: JAG
DRAWN BY: JAG
CHECKED BY: FJM

SCALE NORTH

VERT: N/A
HORZ: 1"=40'

0 20 40 80

SHEET TITLE

ILLUSTRATIVE SITE PLAN

SHEET NUMBER

RZ-3

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX #### 8/11/22
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**WEDDINGTON
APARTMENTS**

DREAMKEY PARTNERS

3924 WEDDINGTON ROAD

MATTHEWS, N.C. 28105

RZP-2022-162

LANDDESIGN PROJ.# 1022004

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY REZONING SUBMISSION	2022-08-19
02	PRELIMINARY REZONING RESUBMISSION	2022-10-14
03	PRELIMINARY REZONING RESUBMISSION	2022-11-23

DESIGNED BY: BG
DRAWN BY: JAG
CHECKED BY: BG

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-4

DreamKey Partners, Inc.
Development Standards - Weddington Road Apartments
10/14/2022
Rezoning Petition No. 2022-162

Site Development Data:

--Acreage: ± 7.23 acres
--Tax Parcel #: 231-094-79
--Existing Zoning: R-12MF(CD)
--Proposed Zoning: R-17MF(CD)
--Existing Uses: Vacant
--Proposed Uses: Up to ninety six (96) multi-family residential dwelling units together with accessory uses, as allowed in the R-17MF zoning district.
--Proposed Density: 13.3
--Maximum Building Height: As allowed per the Ordinance.
--Parking: As required by the Ordinance.

1. **General Provisions:**

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DreamKey Partners, Inc. ("Petitioner") to accommodate the development of a residential community on an approximately 7.23-acre site generally located on the west side of Weddington Road near the intersection of Smithfield Church Road and Weddington Road (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 R-17MF zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed one (1). 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, architectural elements and designs as the principal buildings located on the Site.

2. **Permitted Uses & Development Area Limitation:**

- a. The Site may be developed with up to ninety six (96) multi-family residential dwellings units together with accessory uses, as allowed in the R-17MF zoning district and as generally depicted on the Rezoning Plan.

3. **Access, Transportation, and Improvements:**

- a. Access to the Site will be from Weddington Road as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.
- b. Per coordination with NCDOT, the Petitioner shall provide left and right turn lanes at the proposed site access.
- c. The Petitioner will provide an eight (8) foot planting strip and a twelve (12) foot multi-use path along the Site's frontage on Weddington Road as generally depicted on the Rezoning Plan.
- d. The Petitioner shall dedicate fifty (50) feet of the right-of-way as measured from the centerline of Weddington Road.
- e. 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.
- 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 southeastern 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 for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- i. Alternative Improvements. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, changes to the above referenced roadway and streetscape improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director; provided, however, the proposed alternate transportation and streetscape improvements provide (in the aggregate) comparable transportation and streetscape benefits to the improvements identified in this Petition in the overall area of the rezoning.

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

- a. A thirty (30) foot front setback as measured from the future right-of-way will be provided along Weddington Road as generally depicted on the Rezoning Plan.
- b. A ten (10) foot side yard and a fifty (50) rear yard setback will be provided as required by the Ordinance and per the Planned Multi-family standards as generally depicted on the Rezoning Plan.
- c. A thirty-eight (38) foot Class C buffer adhering to the Ordinance requirement will be provided as generally depicted on the Rezoning Plan.
- d. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and crosswalk network that links to the buildings 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. The Petitioner shall provide a fence along the periphery of the site as generally depicted on the rezoning plan. The final location of the fence shall be contingent upon existing and proposed vegetation. It is understood the buffer shall not be reduced with the fence

5. **Architectural Standards, General Design Guidelines:**

- a. Surface parking areas will not be allowed between Weddington Road and the proposed multi-family residential buildings. Parking will be allowed along the other sides of the building as generally depicted on the Rezoning Plan.
- b. The building materials used on the principal buildings constructed on Site will be a combination of portions of some 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.
- c. Preferred Exterior Building Materials: All principal and accessory buildings abutting Weddington Road shall comprise a minimum of fifteen (15%) percent of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, or other material approved by the Planning Staff.
- d. Prohibited Exterior Building Materials:
- i. Vinyl siding (but not vinyl handrails, windows, or door trim).
- ii. Concrete Masonry Units not architecturally finished.
- e. Building Placement and Site Design: Shall focus on and enhance the pedestrian environment through the following:
- i. Building(s) shall be placed to present a front or side façade to Weddington Road.
- f. Building Massing and Height: Shall be designed to break up long monolithic building forms as follows:
- i. Buildings exceeding one hundred thirty-five (135) 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 ten (10) feet wide and shall project or recess a minimum of two (2) feet and extend up and down along the exterior of the building's façade.
- g. Architectural Elevation Design: Elevations shall be designed to create visual interest as follows:
- i. 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.
- ii. Buildings shall be designed with a recognizable architectural base on all facades facing Weddington Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
- iii. Building elevations facing Weddington Road shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but to 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 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 the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
- i. Service Area Screening: Service areas such as dumpsters, refuse areas, recycling, and storage shall be screened from view with materials and design to be compatible with principal structures. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
- j. Meter banks and exterior mechanical devices will be screened with landscape screening from adjoining properties and from the abutting public streets.

6. **Open Space:**

- a. Improved open space areas will be provided as required by Ordinance and as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and/or shade structures as applicable and appropriate to the proposed amenity area.

7. **Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted comply with the Post Construction Stormwater Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the City of Charlotte Tree Ordinance.
- c. In addition to providing the standard stormwater control requirements for compliance with the Post-Construction Stormwater Ordinance, the stormwater controls designed for the project will detain the pos-developed 100 year 6 hour storm back to 100 year 6 hour storm rate of runoff that would occur in the pre-development condition at the outfall point(s) from the site.

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.

9. **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.

10. **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.