



Alexandriana Road Site- Petition # 2022-033  
Rezoning - Development Standards - 12/21/2022

Development Data Table:

Site Area:	+/- 48.49 acres
Parcel Number:	02528123, 02528101, 02528103B, 02528103A, 02528102, 02528117, 02528104B, 02528104A, 02528105B, 02528105A, 02528115B, and 02528115A
Existing Zoning:	R-3, BP & R-17MF(CD)
Proposed Zoning:	MX-2(INNOV)
Existing Use:	Vacant
Proposed Uses:	Up to three hundred fifty-three (353) Detached and/or Attached (Duplex/Quadrplex) Dwelling Units, not to exceed 7.28 dwelling units per acre (DUA)
Maximum Building Height:	Up to Forty (40) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TM BTR of the Carolinas, LLC (the "Petitioner") to accommodate the development of a detached and attached (duplex/quadrplex) residential community on that approximately 48.49-acre site located near the intersection of Alexandriana Road and Northlake Centre Parkway, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of portions of the following Tax Parcel Numbers: 02528123, 02528101, 02528103B, 02528103A, 02528102, 02528117, 02528104B, 02528104A, 02528105B, 02528105A, 02528115B, and 02528115A.
- 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"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
- 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.
- 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.Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-2 zoning district for the following accommodations:

- Street Type and Construction Standards:
  - Internal private streets shall have public access easements.
  - The section of these roads shall be as generally depicted on the Rezoning Plan cross-section.
  - No minimum lot size.
  - No minimum lot width.
- Public Street Frontage:
  - Not required for individual units. Frontage will be reviewed as one unified development (to address the issue that every lot must abut a street).
  - Individual units will not be required to have frontage on public or private streets.
  - All units will comply with the 400' rule (all units within 400' of a public or private street).
- Setbacks and Yards:
  - Reduction of setback along private streets to fourteen (14) feet from back of curb.
  - All yards and setbacks will be provided for the overall parcels and not applied to individual units. In the case:
    - Minimum thirty (30) foot setback from the *existing* right-of-way for Alexandriana Road and Northlake Centre Parkway.
    - No other minimum setbacks will be provided.
    - Minimum five (5) foot side yard and ten (10) foot rear yard shall be provided as a setback from the property line (not applicable for individual units).

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of three hundred fifty-three (353) detached and/or attached (duplex/quadrplex) dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-2 zoning district.

IV. Transportation

- Vehicular access shall be as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT/NCDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction permitting process.
- Petitioner shall comply with all transportation improvements as outlined in the TTM, as coordinated with CDOT:
  - At Northlake Center Parkway and Access B:
    - Construct an westbound approach of Access B with one ingress and one egress lane and an internal protected stem (IPS) of one hundred (100) feet.
  - At Alexandriana Road and Access C:
    - Construct an eastbound right turn lane along Alexandriana Road with a minimum of one hundred (100) feet of storage;
    - Construct a westbound left turn lane along Alexandriana with a minimum of one hundred (100) feet of storage. Due to the proximity of the left-turn lane tapers to Northlake Centre Parkway and the adjacent development (Access A), a 3-lane section will be required; and
    - Construct a northbound approach of Access C with one ingress and one egress lane and an IPS of one hundred (100) feet.

- Petitioner shall construct bicycle facilities on Alexandriana Road by installing a twelve (12) foot wide multi-use path to meet the Charlotte BIKES Policy. The multi-use path shall be installed behind an eight (8) foot wide planting strip from the back of curb, or as otherwise coordinated with CDOT/NCDOT
- Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Northlake Center Parkway, with the planting strip established at the future back of curb location, as generally depicted on the Rezoning Plan.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. Sidewalk utility easements shall be set at two (2) feet from the back of sidewalk or multi-use path if located outside of the right-of-way
  - As depicted on the Rezoning Plan, the future location of the right-of-way for the Site's Alexandriana Road frontage is fifty-two (52) feet from the existing centerline of the roadway, including thirty (30) feet of pavement, eight (8) foot planting strip, twelve (12) foot multi-use path, and two (2) foot multi-use path utility easement;
  - As depicted on the Rezoning Plan, the future location of the right-of-way for the Site's Northlake Center Parkway frontage is fifty-nine (59) feet from the existing centerline of the roadway, including forty-one (41) feet of pavement, eight (8) foot planting strip, eight (8) foot sidewalk, and two (2) foot multi-use path utility easement.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy for the associated phase of development as generally depicted on the rezoning plan.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, 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 northwestern Mecklenburg area, by way of a public/private partnership effort or other public sector project support.

V.Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), metal, and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.
- For units fronting a public street, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- The maximum number of units per building shall be four (4) units (i.e., quadrplex).

VI. Open Space and Amenities

- A minimum of 10% of the Site as common open space, which may overlap with tree save areas, shall be provided throughout the Site as generally depicted on the Rezoning Plan.
- Each individual unit shall have a minimum of 145 square feet of private backyard/side yard open space.
- Petitioner shall provide a minimum of 3,400 linear feet of a soft surface pedestrian trail network with parcourse elements.
- The Amenity Area shall include a minimum of three (3) of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance building(s), fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- Petitioner shall dedicate and convey a greenway easement to Mecklenburg County to include a minimum of the 100' SWIM Buffer of Dixon Branch (combination of the 50' PCSO buffer for total of 100') to Mecklenburg County for future greenway.
- Petitioner shall provide a greenway easement on the north side of the new East/West Street to accommodate a shared use path from Northlake Centre Parkway to the proposed Dixon Branch Greenway easement. The easement area may overlap with the proposed sidewalk along the street.

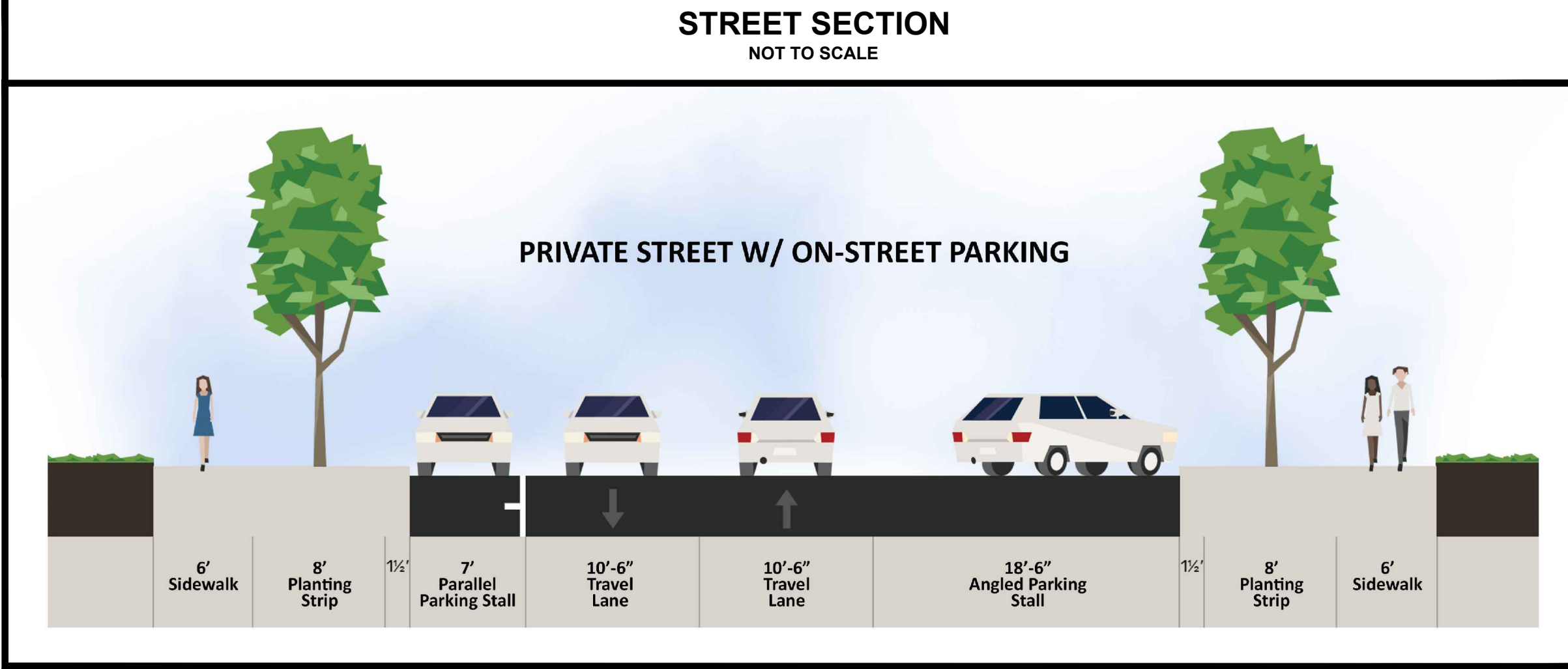
VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater 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.
- Development within any SWIM/PCSO Buffer, if applicable, 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.
- The Petitioner shall comply with the Charlotte Tree Ordinance.
- Stream/wetland survey shall be required prior to approval of civil plans to ensure accurate delineation of top-of-bank/stream buffers/creak path and identification of any protected wetlands that may be on the Site.

VIII.Binding Effect of the Rezoning Documents and Definitions

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.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd  
Fort Mill, SC 29708  
704-583-0440 (NC)  
803-582-2440 (SC)  
www.espaceassociates.com

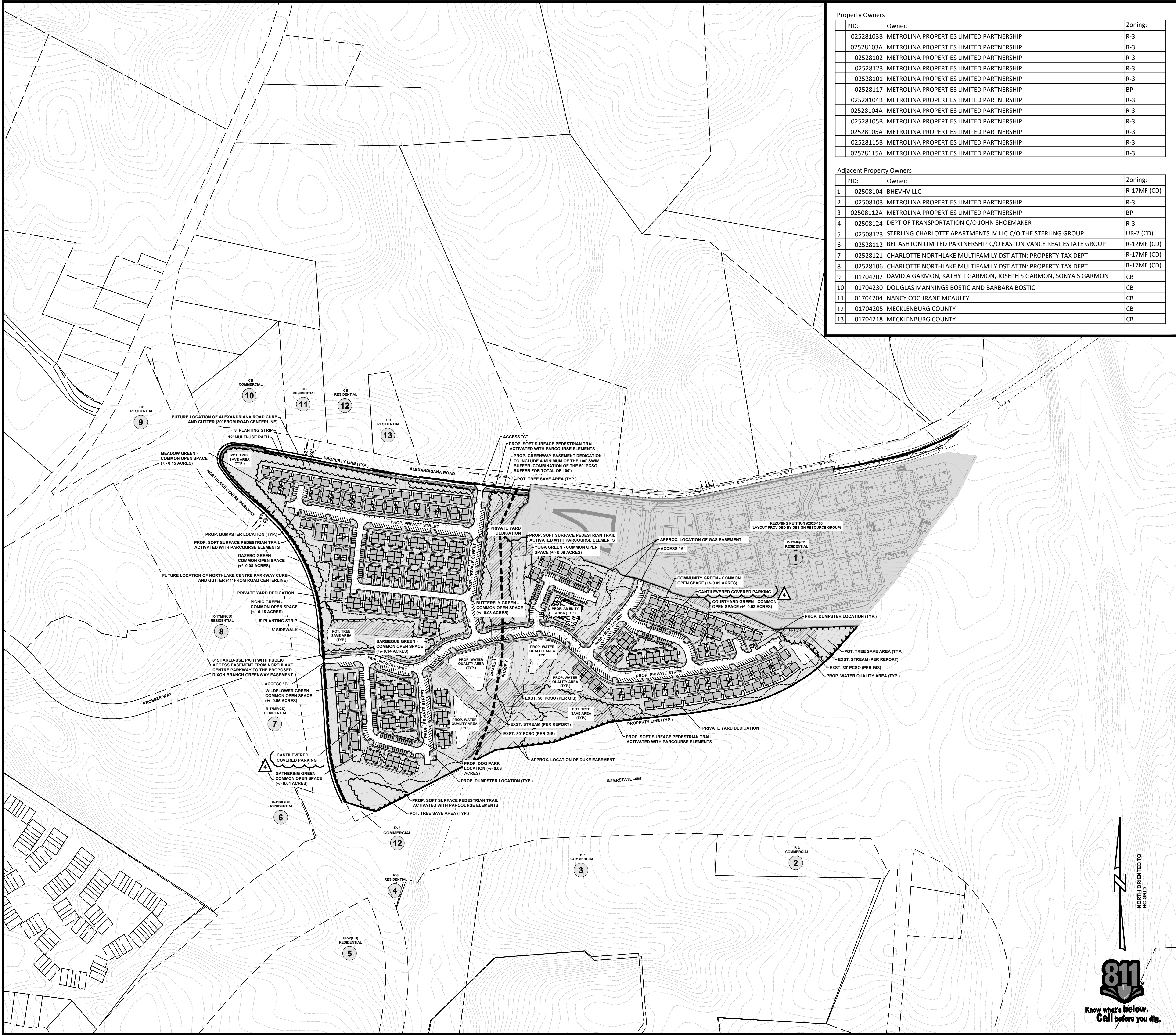
**ESP**

BY		REVISION				TECHNICAL DATA	
NO.	DATE	REVISION	REVISED PER STAFF COMMENTS	REVISED PER STAFF COMMENTS	REVISED PER STAFF COMMENTS	REVISED PER STAFF COMMENTS	PROJECT INFORMATION
1	06/15/2022						
2	10/17/2022						
3	11/14/2022						
4	12/21/2022						
PROJECT INFORMATION							
PROJECT MANAGER:							MM
DESIGNED BY:							EL
DRAWN BY:							EL
PROJECT NUMBER:							JR31.100
ORIGINAL DATE:							06/08/2022
SHEET:							
2 OF 5							

TM BTR OF THE CAROLINAS, LLC

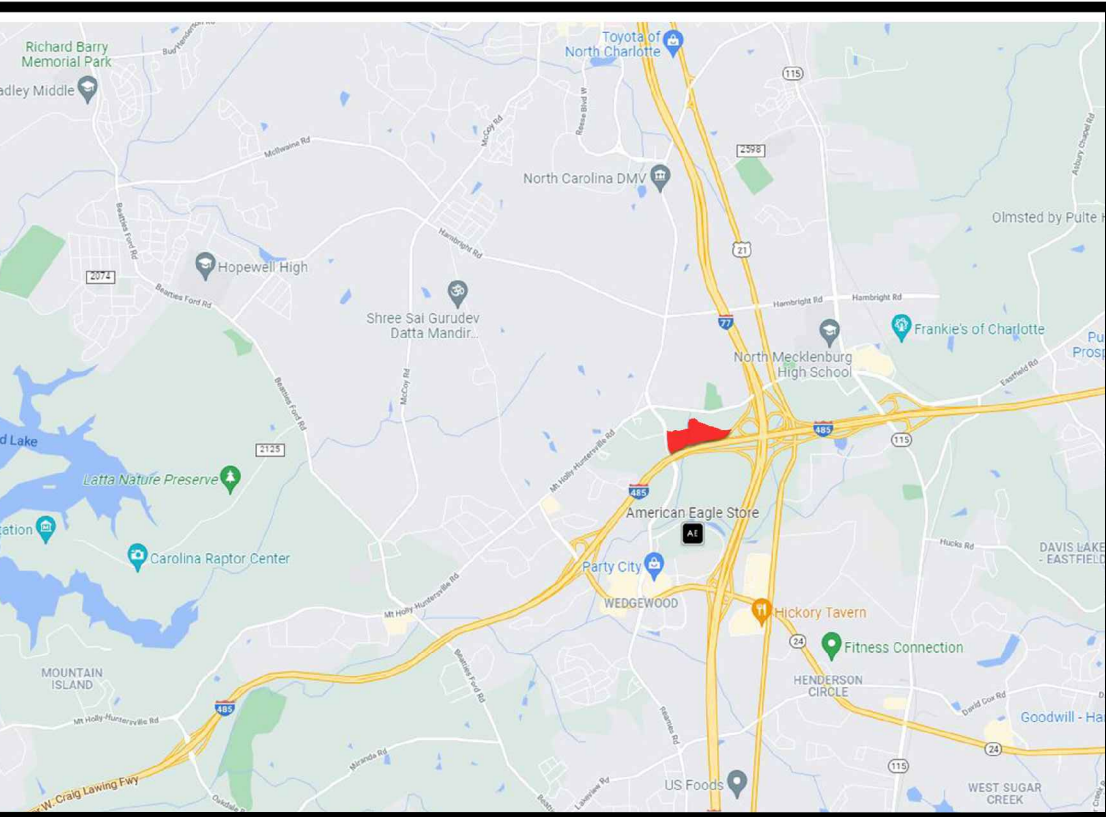
MECKLENBURG COUNTY, NC

U:\2021 Projects\J\JVR31 - Alexandriana Road Site (Taylor Morrison)\Summittal Working Drawings\2022-12-XX\_Alexandriana Road Site (Taylor Morrison) - 5th Rezoning Summittal\Sheets\R31-AMST.dwg, Layout, along



Property Owners		
PID:	Owner:	Zoning:
02528103B	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528103A	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528102	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528123	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528101	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528117	METROLINA PROPERTIES LIMITED PARTNERSHIP	BP
02528104B	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528104A	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528105B	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528105A	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528115B	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
02528115A	METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3

Adjacent Property Owners		
PID:	Owner:	Zoning:
1	02508104 BHEVHV LLC	R-17MF (CD)
2	02508103 METROLINA PROPERTIES LIMITED PARTNERSHIP	R-3
3	02508112A METROLINA PROPERTIES LIMITED PARTNERSHIP	BP
4	02508124 DEPT OF TRANSPORTATION C/O JOHN SHOEMAKER	R-3
5	02508123 STERLING CHARLOTTE APARTMENTS IV LLC C/O THE STERLING GROUP	UR-2 (CD)
6	02528112 BEL ASHTON LIMITED PARTNERSHIP C/O EASTON VANCE REAL ESTATE GROUP	R-12MF (CD)
7	02528121 CHARLOTTE NORTHLAKE MULTIFAMILY DST ATTN: PROPERTY TAX DEPT	R-17MF (CD)
8	02528106 CHARLOTTE NORTHLAKE MULTIFAMILY DST ATTN: PROPERTY TAX DEPT	R-17MF (CD)
9	01704202 DAVID A GARMON, KATHY T GARMON, JOSEPH S GARMON, SONYA S GARMON	CB
10	01704230 DOUGLAS MANNINGS BOSTIC AND BARBARA BOSTIC	CB
11	01704204 NANCY COCHRANE MCAULEY	CB
12	01704205 MECKLENBURG COUNTY	CB
13	01704218 MECKLENBURG COUNTY	CB



### VICINITY MAP

NOT TO SCALE

Site Data:	
Tax Parcel:	02528123, 02528101, 02528103B, 02528103A, 02528102, 02528117, 02528104B, 02528104A, 02528105B, 02528105A, 02528115B, 02528115A
Total Acreage:	+/- 48.49 Acres (per Survey)
Location:	Mecklenburg County, North Carolina (City of Charlotte ETJ)
Zoning:	
Existing:	R-3 & BP
Proposed:	MX-2 INNOV
Use:	
Existing:	Vacant
Proposed:	Detached and Attached (Duplex/Quadraplex) Dwelling
Units	
Permitted # of Units:	Up to 353 Units
Proposed Density:	Up to 7.28 Dwelling Units Per Acre (DUI/AC)
Parking:	2 Parking Space per Unit
Open Space:	
Required:	+/- 4.85 Acres (10% Total Project Area)
Tree Save:	Shall comply with the City of Charlotte Tree Ordinance

**General Notes:**

1. Base information obtained from "ALTANSPPS Land Title Survey for: Taylor Morrison" provided by Allend Associates, P.A. dated 05/31/2022, "Evolve at Huntersville" provided by Design Resource Group, dated September 1, 2021, CAD file titled "B-ESMT" provided by Design Resource Group dated 2/2/2022, CAD file titled "B-Exc" provided by Design Resource Group dated 2/2/2022, CAD file titled "B-SP" provided by Design Resource Group dated 2/2/2022, and Mecklenburg County GIS and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

**Floodplain Information:**

Floodplain information obtained from FEMA FIRM Panel 3710454900K & 3710455900K effective date of study 09/02/2015.

**Stream/Wetland Information:**

Stream / Wetland information is based on preliminary information obtained from "Stream Assessment" provided by Summit Engineering, Laboratory, and Testing, Inc. dated 4/5/2022 and Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream, and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

**Access Points/Driveways/Streets:**

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space /Tree Save:**

Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

**Potential Stormwater Quality Areas:**

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

**Public Information:**

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**TTM INFORMATION:**

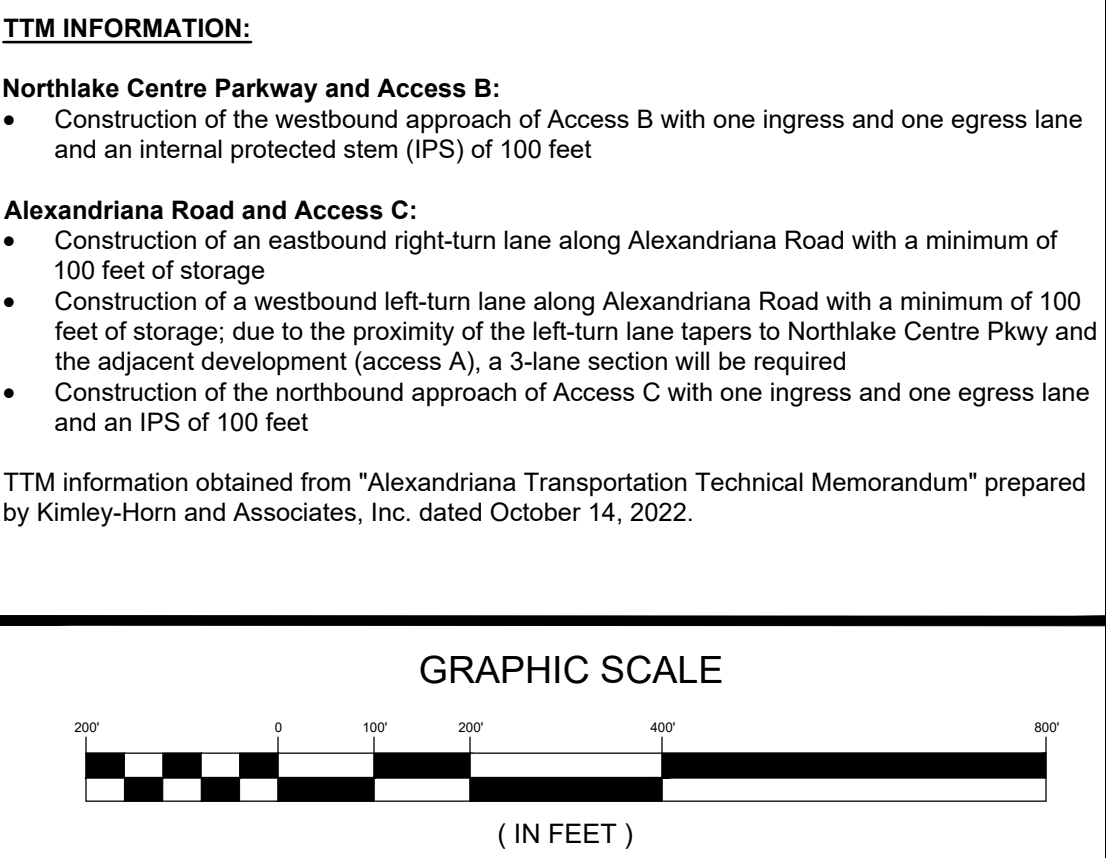
**Northlake Centre Parkway and Access B:**

- Construction of the westbound approach of Access B with one ingress and one egress lane and an internal protected stem (IPS) of 100 feet

**Alexandriana Road and Access C:**

- Construction of an eastbound right-turn lane along Alexandriana Road with a minimum of 100 feet of storage
- Construction of a westbound left-turn lane along Alexandriana Road with a minimum of 100 feet of storage; due to the proximity of the left-turn lane tapers to Northlake Centre Pkwy and the adjacent development (access A), a 3-lane section will be required
- Construction of the northbound approach of Access C with one ingress and one egress lane and an IPS of 100 feet

TTM information obtained from "Alexandriana Transportation Technical Memorandum" prepared by Kimley-Horn and Associates, Inc. dated October 14, 2022.



ESP Associates, Inc.  
P.O. Box 2030  
Charlotte, NC 28241  
3475 Lakemont Blvd  
Fort Mill, SC 29708  
704-583-9446 (NC)  
803-802-2440 (SC)  
www.espasociates.com

MASTER PLAN  
REZONING PETITION #2022-033

ALEXANDRIANA ROAD SITE

MECKLENBURG COUNTY, NC

PROJECT INFORMATION

PROJECT MANAGER: MM  
DESIGNED BY: EL  
DRAWN BY: EL  
PROJECT NUMBER: JR31.100  
ORIGINAL DATE: 06/08/2022

SHEET:  
3 OF 5





AMENITY AREA



SINGLE STORY UNIT SPACING



QUADRUPLEX UNIT SPACING



PARCOURSE AREA



COMMUNITY GREEN



BARBEQUE GREEN



DOG PARK



DOG PARK



FENCED YARDS



FENCED YARDS



WILDFLOWER GREEN



NATIONAL WILDLIFE DEDICATED BUTTERFLY GARDEN

U:\2021 Projects (U)\R31 - Alexandria Road Site (Taylor Morrison)\Submittal Working Drawings\2022-12-XX\_Alexandria Road Site (Taylor Morrison) - 5th Rezoning Submittal\Sheets\R31-C03.dwg Layout, along

NOTE: OPEN SPACE RENDERINGS/IMAGES ARE ILLUSTRATIVE AND CONCEPTUAL IN NATURE. EXACT DETAILS/LOCATIONS/PROGRAMMING ARE SUBJECT TO MINOR MODIFICATIONS DURING DESIGN PROCESS.

NO.	DATE	REVISION	BY	EL
1	06/15/2022	REVISED PER STAFF COMMENTS	EL	EL
2	10/17/2022	REVISED PER STAFF COMMENTS	EL	EL
3	11/14/2022	REVISED PER STAFF COMMENTS	EL	EL
4	12/21/2022	REVISED PER STAFF COMMENTS	EL	EL

CONCEPTUAL OPEN SPACE RENDERINGS/CONCEPTS  
REZONING PETITION #2022-033

ALEXANDRIANA ROAD SITE

MECKLENBURG COUNTY, NC

TM BTR OF THE CAROLINAS, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JR31.100
ORIGINAL DATE:	06/08/2022
SHEET:	5 OF 5