

KEY MAP

REAL

REZONING
PETITION #
2023-178

NOT FOR
CONSTRUCTION

EVOKE LIVING AT
STEELE CREEK

CROSLAND SE COMMUNITIES
1633 W. ARROWOOD ROAD
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1023391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	HOUSING TRUST FUND SUBMISSION	01.25.2024
2	REZONING 2ND SUBMITTAL	02.22.2024
3	REZONING 3RD SUBMITTAL	03.07.2024
4	SKETCH PLAN 2ND SUBMITTAL	03.08.2024

DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: DAW

SCALE

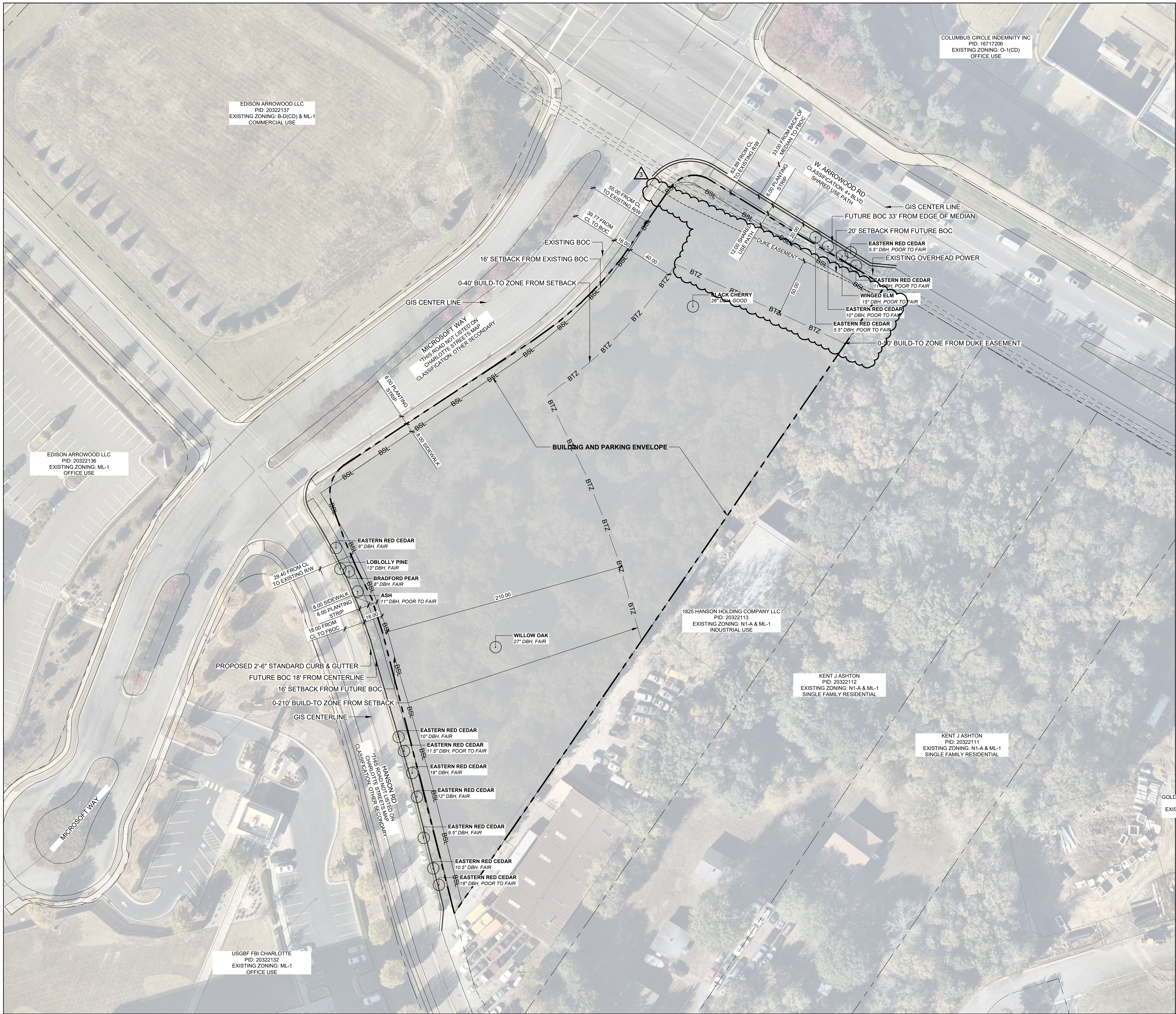
VERT: N/A
HORZ: 1" = 40'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ1-0



Site Development Data:
-Acreage: 1.2962 acres
-Tax Parcel No: 20322114 and 20322131
-Existing Zoning: RC
-Proposed Zoning: RC-EX
-Existing Uses: Vacant
-Proposed Uses: All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).
-Maximum Gross Square Feet of Development: As allowed by the RC zoning district.

LEGEND:

---	PROPERTY LINE
---	ASSUMED ROADWAY CENTERLINE
---	ADJACENT PROPERTY LINE / R/W
---	BUILDING SETBACK LINE
---	BUILD-TO-ZONE LINE
---	BUILDING AND PARKING ENVELOPE

NOTES:

1. TREE SURVEY PROVIDED BY LANDESIGN
2. TREES 8" OR GREATER WITHIN THE RIGHT OF WAY NEED APPROVAL BY URBAN FORESTER BEFORE BEING REMOVED

**NOT FOR
CONSTRUCTION**

CROSLAND SE COMMUNITIES
1633 W. ARROWOOD ROAD
CHARLOTTE, NC 28217

DESIGNED BY: MVA
DRAWN BY: DAW
CHECKED BY: DAW

SHEET TITLE

SHEET NUMBER

ORIGINAL SHEET SIZE: 24" X 36"

Development Standards
March 7, 2024
Rezoning Petition No. 2023-178

- Acres:** ± 2.962 acres
- Tax Parcel #s:** 2032211-4 and 20322131
- Existing Zoning:** OFC
- Proposed Zoning:** RC-EX
- Existing Uses:** Vacant
- Proposed Uses:** All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).
- Maximum Gross Square feet of Development:** As allowed by the RC zoning district.

- **Site Location.** These Development Standards and the Technical Data Sheet set forth one standard Site RCZ-1 form each rezoning plan (collectively referred to as the "Rezoning Application") must be submitted to the Planning Commission and the City of Chatham (the "Petitioner") for an approximately ± 2902-acre site located at Microsoft Way (the "Site").
- **Zoning District Ordinance.** The rezoning application will be governed by the City of Chatham's Zoning Ordinance, as well as the applicable provisions of the City of Chatham Ordinance Establishing the Ordinance ("Ordinance"). Unless the Rezoning Plan establishes more restrictive standards, the rezoning application will be subject to the City of Chatham's classification that governs all development taking place on the Site, with the benefit of RCZ provisions provided above.
- **Number of Buildings (Principal and Accessory).** The total number of principal buildings and accessory buildings on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the RCZ zoning classification.
- **Permitted Uses, Development Area Limitations:**
 - **Permitted Uses.** The Site may be developed with uses permitted by right and under prescribed conditions of use in the RCZ zoning district together with accessory uses as allowed in the RCZ zoning district.
 - **Development Levels for Transportation Purposes.** Development levels shall be limited to one to three multi-family stacked residential units subject to the following:
 - The maximum lot coverage shall not exceed 100% of the lot area.
 - The maximum number of units shall not exceed 100 units subject to transportation improvements, multi-modal improvements and a TIA as determined by CDOT and NCDOT.

RCZ-1 Non-Standard Rezoning

An exception to the standard rezoning process proposed as a mechanism for addressing an existing or anticipated use that does not conform to the applicable zoning code is an exception to the quantitative zoning standards for development. It provides a mechanism for addressing a specific use that is not in the zoning code, but that is not a use of concern, and other unique proposals or circumstances that cannot be accommodated by the standards of a zoning district, while addressing the performance of the development and use of the site.

- b. To allow application of the RC zoning district on a site less than 5 acres.
- c. To allow a reduction of the build to zone percentage from 60% to 40% along the Hanson Road frontage.
- d. To allow the following increases in the build to zone to accommodate bare area and curvature of existing street frontages, and other site constraints:
 - Increased front lot – 0.50' from the required 10' front setback
 - Increased side lot – 0.40' from the required 10' front setback
 - Hanson Road – 0.210' from the required 10' front setback.
- e. Reduce the maximum residential ground floor height within the RC zoning district to 10 feet which aligns with the maximum residential ground floor height in various other zoning districts.
- f. After the vehicle parking requirements for the proposed senior living affordable housing development to utilize the maximum 1 space per bed/working parking ratio for multi-family smaller than the maximum 0.75 space per dwelling unit for senior living multi-family.
- g. Due to the proposed building being located over 100 feet from the Hanson Road frontage, no on-street/pedestrian entry is required along this frontage. However, if pedestrian entry will be oriented to the surface parking area off Hanson Road. There will be a sidewalk that extends from the pedestrian entry to the public sidewalk along Hanson Drive.

The Petitioner shall provide a housing program to ensure that at least 70% of the new residents units constructed on the Site are reasonably priced for persons earning less than the median income in the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain a minimum of 70% of the median income of the area. The Petitioner shall ensure that the Affordable Units are available to persons with low income tax credits during the period of the term of the lease (one (1) year period) or the approval of the Accounting Officer. The Petitioner shall ensure that the Affordable Units are available to persons with low income tax credits during the period of the term of the lease (one (1) year period) or the approval of the Accounting Officer. In the event that after the exercise of such good faith efforts, Petitioner is unable to obtain applicable low income tax credits or other required funding within such one-year period, the Site may be developed without regard to the Affordable Housing Commitment.

b. The Petitioner shall provide a covered bus stop along the Site's frontage or across Arrowwood Road from the Site's frontage. The Petitioner will coordinate with CATS during the land development process to evaluate potential creative enhancements to the streetcar.

7. **Storage & Transportation:**

The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot curb and gutter along the frontage of Microsoft Way and Hansen Road as generally depicted on the attached map.

b. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-street elements (signage systems, decorative concrete pavements, brick pavers, etc.) the Petitioner shall obtain the necessary approvals from the appropriate agencies. Individual, group, business or homeowners' associations, business associations, an encroachment agreement, or other agreement for approval by CDDOT prior to construction.

c. The Petitioner will dedicate via the simple conveyance any additional right-of-way indicated on the Second Plan. The Petitioner shall also dedicate the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner shall dedicate a general easement for the use of the public for the purpose of ingress and egress to and from the located along the public street and outside of the right-of-way. The permanent easement shall be located a minimum of two (2) feet behind the sidewalk where feasible.

d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The Petitioner may phase transportation improvements and the improvements and phasing are approved by CDDOT and CDDOT approved in its plan reviews.

e. All public roadway improvements will be subject to the standards and criteria of CDDOT and applicable local, state and federal laws, rules, regulations and codes of the transportation system authority. It is understood that such improvements may be undertaken by the Petitioner or an owner or in conjunction with the transportation system authority. The Petitioner shall take place within the time period. Modeling may, by way of a privately/public partnership effort or other public sector project support.

f. The petitioner will provide the following information to comply with the requirements required by the Washington State Department of Transportation (WSDOT). The loading and solid waste pickup will be located within the site, missing or deficient loading docks, restricted access to the loading docks, and the loading docks will be located along the frontage as shown on the attached map from the Site's Property.

- 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 portion or area of the site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.
- b. **Alterations:** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees or personal representatives, successors in interest or assigns.