

LOCATION MAP

NTS

1. General Provisions:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taft-Mills Group. ("Petitioner") to accommodate the development of an age restricted residential community on approximately 4.20-acre site generally located at the northeast intersection of West W.T. Harris Boulevard and the I-485 exit ramp (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 and Accessory**. The total number of principal residential buildings to be developed on the Site shall be limited to 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 71 age restricted multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.

b. Surface parking areas will not be allowed between West W.T. Harris Boulevard and the proposed multi-family residential building as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

a. Access to the Site will be from West W.T. Harris Boulevard as generally depicted on the Rezoning Plan. (2)

b. Access to the Site will be limited to a right-in/right-out only. (2)

c. The Petitioner will improve West W.T. Harris Boulevard with an eight (8) foot planting strip and a 12-foot multi-use path (MUP) as generally depicted on the Rezoning Petition. (3)

d. All required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability to work with CDOT to allow a bond to be post for any improvements not in place at the time of the issuance of the first certificate of occupancy. (2)

e. 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 and NCDOT in accordance with applicable 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.

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

a. A 30-foot setback as measured from the future right-of-way will be provided along West W.T. Harris Boulevard as generally depicted on the Rezoning Plan

b. Side and rear yards will be provided as required by the Ordinance and as generally depicted on the Rezoning Plan. Along the northern property line a 40-foot side yard will be provided as indicated on the proposed site plan. (2)

c. The Petitioner will provide a 28-foot undisturbed Class C buffer where the Site abuts existing single-family uses as generally depicted on the Rezoning Plan. The existing vegetation within the 28-foot buffer will be maintained and supplemented to meet Class C buffer standards as needed. (2)

d. Along the Site's internal parking area the Petitioner will provide a sidewalk and cross-walk network that links to the building 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.

5. Architectural Standards, General Design Guidelines:

a. 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.

b. Preferred Exterior Building Materials: All principal and accessory buildings abutting West W. T Harris, and the internal public street shall comprise a minimum of 20% 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 Director.

c. Prohibited Exterior Building Materials:

i.Vinyl siding (but not vinyl handrails, windows or door trim).

ii.Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

i. Buildings shall be placed so as to present a front or side façade to West W. T. Harris Boulevard as generally depicted on the Rezoning Plan.

ii. Parking lots shall not be located between any residential building and West W. T Harris.

iii. Driveways intended to serve single units shall be prohibited on all network required streets.

e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

i.Buildings exceeding 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 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.

f. 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 West W. T. Harris and the internal public street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

iii. Building elevation facing West W. T. Harris shall not have expanses of blank walls greater than 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.

g. 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.

iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

h. 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. Such design shall include a minimum 20 percent Preferred Exterior Building Materials. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

i.Meter banks will be screened from adjoining properties and from the abutting public streets.

j. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

6. Open Space:

a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity 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 in order to accommodate actual storm water treatment requirements and natural site discharge points. (1)

b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

c. The Petitioner shall analyze the adequacy of the existing storm water conveyance to the nearest public right-of-way. If the existing storm water conveyance is are found to be inadequate, the Petitioner shall make a good faith effort to improve the storm water conveyance or mitigate the storm water discharge.

d. The Site will comply with the Tree 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.

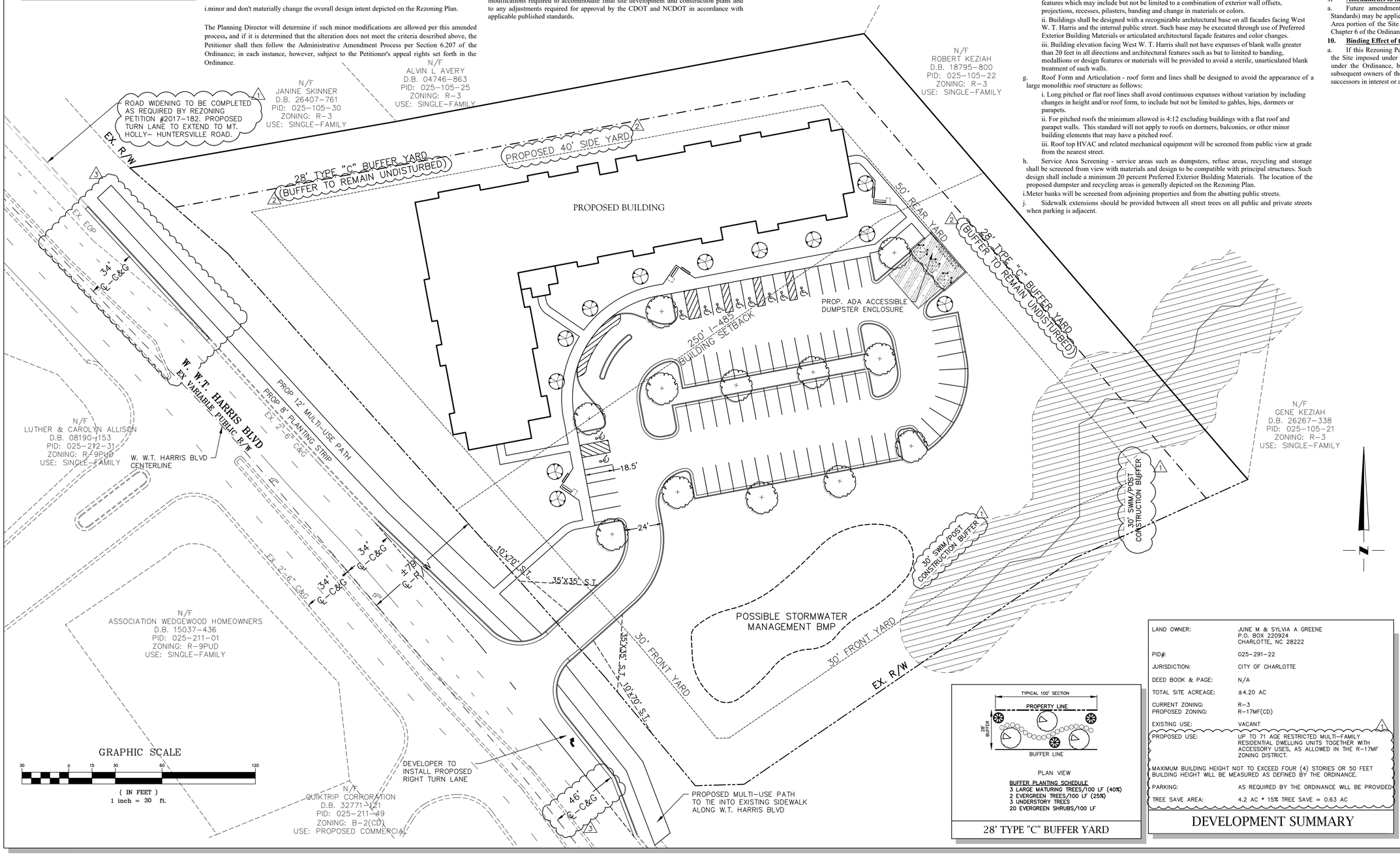
b. Detached lighting on the Site will be limited to 22 feet in height.

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.



BUFFER PLANTING SCHEDULE
3 LARGE MATURING TREES/100 LF (40%)
2 EVERGREEN TREES/100 LF (25%)
3 UNDERSTORY TREES
20 EVERGREEN SHRUBS/100 LF

28' TYPE "C" BUFFER YARD

LAND OWNER:	JUNE M & SYLVIA A GREENE P.O. BOX 220924 CHARLOTTE, NC 28222
PID#:	025-291-22
JURISDICTION:	CITY OF CHARLOTTE
DEED BOOK & PAGE:	N/A
TOTAL SITE ACREAGE:	±4.20 AC
CURRENT ZONING:	R-3
PROPOSED ZONING:	R-17MF(CD)
EXISTING USE:	VACANT
PROPOSED USE: (1)	UP TO 71 AGE RESTRICTED MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED FOUR (4) STORIES OR 50 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED
TREE SAVE AREA:	4.2 AC * 15% TREE SAVE = 0.63 AC

DEVELOPMENT SUMMARY

MC² ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:

CROSSWINDS TRACE APARTMENTS

DEVELOPED BY:
TAFT-MILLS GROUP
PO BOX 566
GREENVILLE. NC 27835
P: 216.659.8178

SCHEMATIC SITE PLAN

REVISIONS		
1	2/6/20	REZONING COMMENTS
2	5/11/20	OWNER REVISION
3	6/12/20	REZONING COMMENTS

CAD FILE:	19-043 REZN.DWG
PROJECT NO.:	19-043
DESIGNED BY:	JDM
DATE:	NOVEMBER 19, 2019

RZ1.0

FOR PUBLIC HEARING

REZONING PETITION #2019-184