

ERWIN CAPITAL INC., PETITIONER
CROSLAND GROUP INC., PETITIONER

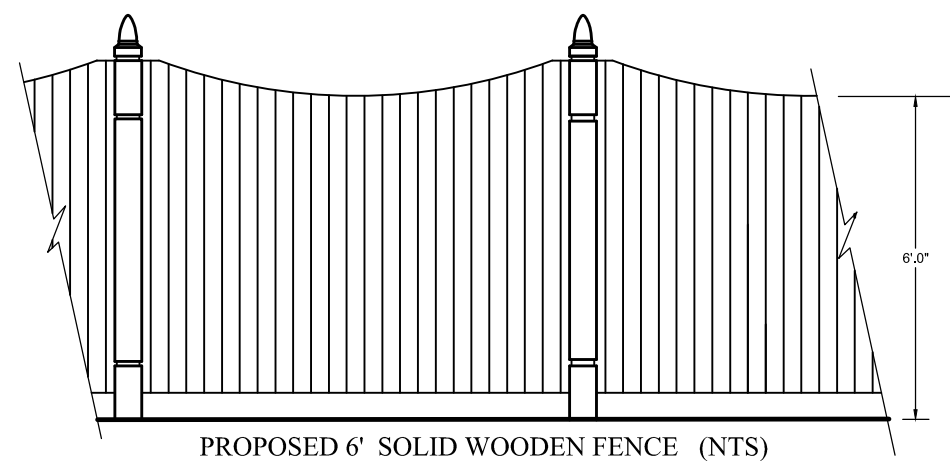
56' CLASS 'B' BUFFER

40' SET BACK

COMMERCIAL PARCEL

6' BERM

COMMERCIAL / MULTI-FAMILY BUFFER

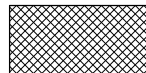


TOTAL SITE AREA: ±16.3 ACRES

PARCEL A
TOTAL SITE AREA: ±13.2 AC
CURRENT ZONING: B-1 (CD)
RETAIL AND OFFICE USES : UP TO 68,000 SF

PARCEL A1
TOTAL SITE AREA: ±3.1 AC
CURRENT ZONING: B-1 (CD)
RETAIL AND OFFICE USES : UP TO 12,000 SF

SIGNAGE



SETBACKS/BUFFERS

**NOT FOR
CONSTRUCTION**

BEAVER FARMS

ERWIN CAPITAL, INC
1521 PROVIDENCE ROAD
CHARLOTTE, NC 28211


LANDDESIGN PROJ.# 1019529

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	02/18/2020
2	REVISED PER STAFF	04/20/2020
3	REVISED PER STAFF	06/09/2020
4	REVISED PER STAFF	07/23/2020

DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: LDI

SCALE NORTH

VERT: N/A
HORZ: 1"=100'



SHEET TITLE

SITE PLAN AMENDMENT
TECHNICAL DATA SHEET

SHEET NUMBER

Rezoning Petition No. 98-42(c)

Development Standards

Woodland/Beaver Farm

Revised - July 27, 2020

A. GENERAL PROVISIONS

9. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Ewin Capital (the "Petitioner") to request an amendment to the approved B-1 (C) conditional zoning district for an approximately 13,211 acre site located generally on the northeast corner of the intersection of Rocky River Church Road and Albemarle Road, which site is more fully described as Parcel A and Parcel B in the attached Exhibit A map.
10. The Site is an approximately 13,211 acre portion of an approximately 40,186 acre site (the "Original Zoning District") that was rezoned to the B-1 (C) zoning district by the Charlotte City Council in 1995 pursuant to Rezoning Petition No. 1995-04(2) to accommodate a multi-use development on the Site.
11. Under the approved B-1 (C) conditional zoning plan relating to Rezoning Petition No. 1995-04(2) (the "Approved Petition"), the Original Zoning District is divided into two parcels for enforcement purposes, such parcels being designated as Parcel A and Parcel B on the Approved Petition. Pursuant to the 1995 Approved Plan, Parcel A, which encompasses approximately 16.3 acres, is defined as the portion of the Site referenced as the Retail and Office uses, and Parcel B, which encompasses approximately 23.8 acres, may be developed with a maximum of 300 multifamily dwelling units. The Site is a portion of Parcel A.
12. That portion of Parcel A that comprises the Site is designated on the Approved Petition as "Parcel A-1," and that portion of Parcel A that is not part of the Site and is not subject to the Rezoning Petition is designated as "Parcel A-2" on the Rezoning Plan.
13. Subject to the terms and requirements of the Ordinance and the terms and conditions of the Development Standards and the Rezoning Plan, principal buildings, accessory structures and parking areas may be located anywhere on the Site. This Rezoning Plan does not limit the number of principal buildings, accessory structures and parking areas that may be located on the Site.
14. Notwithstanding the terms of paragraph A.5 above, parking areas may not be located within that portion of the Site designated on the Rezoning Plan as a 76' Foot No Parking Zone. The 76' Foot No Parking Zone is located along the eastern side of the Site, adjacent to the existing multi-lane roadways and vehicular circulation drives or drive aisles abutting the driveway and drive-through service lanes/windows may be located in the 76' Foot No Parking Zone.
15. Prior to the Charlotte City Council's decision on the Rezoning Petition, the Petitioner shall file with the Planning, Designing and Development Department ("the Planning Department") a request for an administrative site plan amendment to the Rezoning Petition to reduce the maximum gross floor area allowed on that portion of Parcel A that is not subject to this Rezoning Petition (designated as Parcel A-2 in this plan amendment) to 12,000 square feet of gross floor space. In the event that the Planning Department is approved, the Planning Department shall process and approve the site plan amendment to the Rezoning Petition. If the Planning Department is not approved or if the City Council disapproves the City Council's decision, the Planning Department shall not process or approve the administrative site plan amendment request and the Planning Department shall return the administrative site plan amendment request to the Petitioner.
16. The development and use of the Site will be governed by this Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance and the Ordinance and Use of the Site.
17. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern the development and use of the Site.
18. All references made on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and the elements depicted on the Rezoning Plan are graphic representations of the proposed development and the elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on the Rezoning Plan and the development standards, provided, however, that any such alterations and modifications must conform to the minimum setbacks, yard and buffer requirements set forth on the Rezoning Plan and the development standards.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. Subject to the limitations set out below in paragraphs B.2 through B.6, the Site may only be devoted to the following uses:
 - (a) Retail uses, personal service uses, general and professional office uses (including medical and dental offices), financial institutions, hotel uses and eating, drinking and entertainment establishments (Type 1 and Type 2) and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district.
 - (b) Residential uses allowed in the B-1 zoning district and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district. Residential uses shall include, without limitation, age restricted independent living units.
2. A total maximum of 68,000 square feet of gross floor area may be developed on the Site.
3. A maximum of 110 total rooms may be developed on the Site. The gross floor area of a hotel building developed on the Site shall count towards the total maximum allowed gross floor area that may be developed on the Site set out above in paragraph B.2.
4. In the event that residential uses are allowed in the B-1 zoning district as developed on the Site, each residential dwelling unit shall be counted towards the total maximum allowed gross floor area that may be developed on the Site set out above in paragraph B.2 at the rate of 1,000 square feet per residential dwelling unit.

4. A maximum of two eating, drinking and entertainment establishment (Type 1 or Type 2) located on the Site may have accessory drive-in and/or drive-through service lanes/windows.
 6. A convenience store with full pumps and/or a gasoline station shall not be permitted on the Site.
- C. BUFFERS**
1. Buffer areas shall be established on the Site as required under Ordinance 2604 based on the actual use or uses on the Site. Any required buffer areas shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. The width of any required buffer may be reduced by 25% if a wall, fence or berm is provided that meets the requirements of Section 12.302(b) of the Ordinance.
 2. A 56 foot wide Class B Buffer (reduced to six inches by virtue of the installation of a wall, fence or berm) is depicted on the Rezoning Plan. Notwithstanding the depiction of a 56 foot wide Class B Buffer on the Rezoning Plan, the actual types and widths of the buffer areas to be established on the Site shall be based upon the actual use or uses on the Site.
 3. In the event that an adjacent parcel of land is either zoned directly or devoted to a use that eliminates or reduces the buffer requirements on the Site, a Petitioner may reduce or eliminate the area may be, the relevant buffer areas accordingly.
 4. Petitioner reserves the right to clear, grade and fill within any required buffer areas.
 5. Petitioner reserves the right to install utilities within any required buffer areas. However, utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
 6. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within any required buffer areas.

D. SETBACKS, SIDE YARDS AND REAR YARDS

1. All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 zoning district.
2. Building setbacks off of Albemarle Road and Rocky River Church Road will be established in the manner depicted on the Rezoning Plan.
3. No storm water detention facilities may be located within any setback areas.

E. SCREENING AND LANDSCAPED AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
3. Any dumpsters visible from a public street or from adjoining property will be screened with a solid enclosure with gates.

F. ARCHITECTURAL CONTROLS

1. Contents Devoted to Non-Profit Status

- (1) **Building Placement and Site Design** shall focus on and enhance the pedestrian environment on public network required streets through the following:
 - (i) Buildings shall be placed so as to present a front edge facade to all public streets;
 - (ii) Facades facing public streets shall include a combination of windows and operable doors for a minimum of 60% of each facade length with transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'4" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing fins or window treatments. The maximum sill height required transparency shall not exceed 4'-0" above adjacent street sidewalk;
 - (iii) The facades of the firstground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone;
- (2) A direct pedestrian connection should be provided between street facing doors and all connection features to sidewalks on adjacent streets.
- (3) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as, but not limited to, banding, medallions or design features on walls will be provided to avoid a sterile, unarticulated blank treatment of such walls;
- (4) Building elevations shall be designed with vertical, bay or articulated architectural details which shall include a combination of at least three of the following: a combination of exterior wall offsets

- (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.
- (vi) Buildings shall have a minimum height of 22 feet.
- (vii) Multi-story buildings shall have a minimum of 20% transparency on all upper stories.
- (c) Notwithstanding anything contained herein to the contrary, uses with accessory drive-in and/or drive-through service lanes/windows may have a vehicular circulation drive or drive aisle located between the building and any adjacent street (public or private). However, pick-up windows may not be located on the facade of a building that faces an adjacent public street.

2. Single Family Attached Dwelling Units

- (A) The maximum height of any single family attached dwelling units constructed on the Site shall be governed by the Ordinance.
- (B) The architectural and design standards set out below shall apply to any single family attached dwelling units constructed on the Site.
- (C) The exterior finish materials for the single family attached dwelling units constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
- (D) Vinyl (PVC) or materials may not be used as an exterior building material on any single family attached dwelling unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on the roof, porch, deck, soffits and/or the railings. Additionally, vinyl may be used on steps and porches.
- (E) Picked roofs, if provided, shall be symmetrically applied to be no less than 5:12, except that porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- (F) The finished roof elevation of each single family attached dwelling unit located within 15 feet of a public street shall be a minimum of 12 inches above the average sloped grade of the public street.
- (G) Each single family attached dwelling unit constructed on the Site shall have a usable front porch or a front stoop. Usable front porches shall be covered and at least 5 feet in depth. Front stoops shall be covered and front porches may be covered by an awning, canopy, roof extension or other architectural feature chosen by the Owner. Front porches shall not be required to have a minimum depth.
- (H) All cornered units that face a public or private street shall have a porch or stoop that spans a portion of the front facade of the unit. Front porches shall provisions that limit the maximum wall height to 10.0 feet or less.
- (I) Wall signs shall be provided to contain all incidental advertisements to sidewalks facing public streets.
- (J) Townhome buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that do not front a public street or buildings that are adjacent and perpendicular to a public street.
- (K) Garage space for each public street shall minimize the minimum setback of 12 inches from the finish of the front wall or porch or stoop structure and shall have no additional architectural treatments such as transoms windows or projecting elements over the garage door opening.

3. Multi-Family Buildings

- (A) The maximum height of any building devoted to multi-family uses shall be governed by the Ordinance.
- (B) The architectural and design standards set out below apply to buildings devoted to multi-family uses.
 - I Preferred Exterior Building Materials: All principal and accessory buildings located on or adjacent to private street shall comprise a minimum of 30 percent of building's entire facade materials used on such network street using brick, natural stone (or its synthetic equivalent), stucco or other masonry approved by the Planning Director.
 - II Prohibited Exterior Building Materials:
 - a) Vinyl siding; (not even half-hard); windows, doors or door trim;
 - b) Concrete Masonry Units unless architecturally finished;
 - III 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 wall to all network required streets (public or private).
 - ii Buildings along the front (side) of a building that has windows will also be considered a front; a minimum of 50% of the total network required street frontage on the Site (exclusive of driveways) shall be occupied by buildings with windows, glass doors, glass walls, glass balconies, glass porches, pediment access points, usable open space, tree views, natural areas, and/or near-planting areas.
 - iii Driveways intended to serve single units shall prohibit all on the network required streets.
 - iv Building Massing and Height shall be designed to seek long view movements; building forms must be varied.
 - v Buildings exceeding 120 feet in length shall include modulation at the building edge/corner plane (such as nozzles, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.
 - vi Building elevations shall be designed with verticality as desired visual interest as follows:
 - IV Architectural Elevation Design -elevations shall be designed to create visual interest as follows:
 - i Buildings materials shall be designed with horizontal or articulated architectural facade features which may include but not be limited to a combination of exterior wall effects, projections, recesses, cantilevered balconies, overhangs, eaves, cornices, pilasters, banding and change in material or colors.
 - ii Buildings shall be designed with a recognizable architectural motif on all facades facing network required public or private streets. Such bases may be executed through use of Preferred Exterior Building Materials as specified above.
 - iii Buildings facing network required public or private streets shall have no expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, modulations or design features or materials will be projected to avoid a stolid, unarticulated blank treatment of their facade.
 - iv Buildings shall be designed and trees shall be designed to avoid the appearance of large monolithic or solid structures.
 - v Long pitched or flat rooflines shall avoid continuous expanses without variation by changing in height and/or form, to include but not be limited to gables, hips, dormers, or parapets.
 - vi For pitched roofs the minimum allowed is 4:12 existing buildings with a fan and parapet walls.
 - V Roof top HVAC and related mechanical equipment will be screened from public-view grade from the nearest street.
 - VI Service Area Screening -service areas such as dumpsters, trash enclosures and storage shall be screened from view with materials and design to be compatible with principal structures.
 - VII Signage shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B surface more than 10' in depth and all glass permanent not past access.

G. PARKING

1. Off street parking spaces will satisfy the minimum standards under the Ordinance.
2. Off-street parking for an age restricted, independent living facility use shall be provided at the rate of 1 parking space per 3 dwelling units.

7/24/2020 12:09 PM DAPHNE BRICE 7:1TEMP\ATES\SHEETS\CD SHEETS\1\A\SHEET-24X36.DWT

ORIGINAL SHEET SIZE: 24" X 36"