



KEY MAP

SCALE

NOT FOR CONSTRUCTION

COMMUNITY RESOURCE CENTER -

SOUTHWEST LOCATION

MECKLENBURG COUNTY -

ASSET & FACILITY MANAGEMENT DEPARTMENT

CHARLOTTE, NC

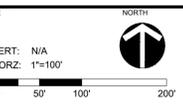
REZONING PETITION # 2020-091

LANDDESIGN PROJ.# 1019419

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	05.26.2020
2	2ND REZONING SUBMITTAL	10.12.2020
3	3RD REZONING SUBMITTAL	11.16.2020

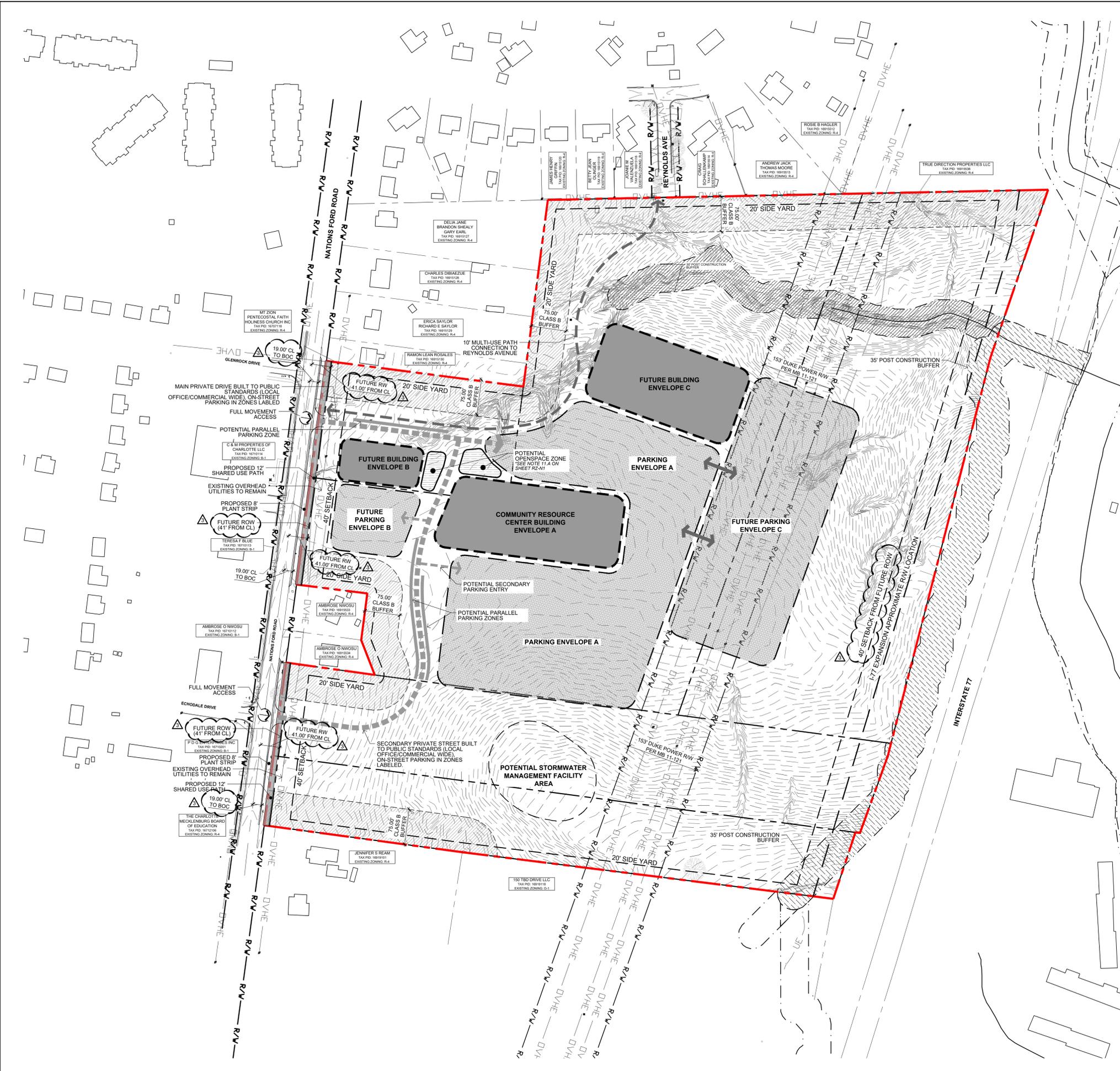
DESIGNED BY: RJP/SAH
 DRAWN BY: SAH
 CHECKED BY: RJP/SAH



EXISTING CONDITIONS

SHEET NUMBER
RZ-EC

NOTES:
 - EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



DEVELOPMENT DATA TABLE

SITE AREA: ±40.85 ACRES

TAX PARCELS: 16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537

EXISTING ZONING: R-4 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING: INST (CD)

EXISTING USE: ONE (1) SINGLE FAMILY HOME, FORESTED

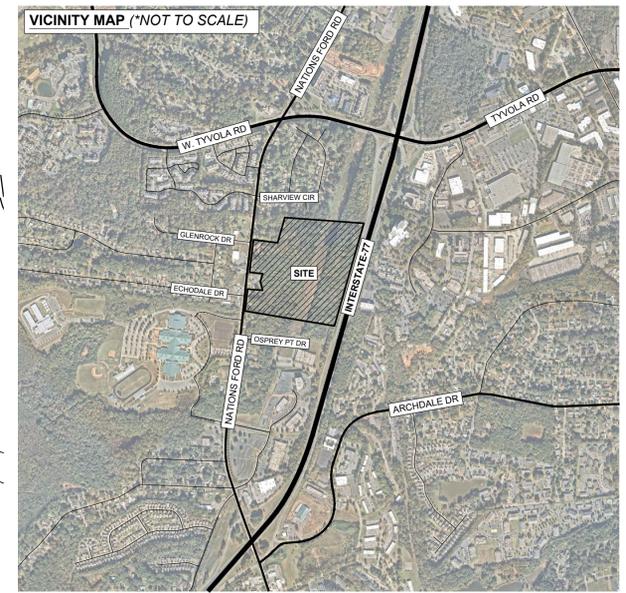
PROPOSED USE(S): CLINIC AND OFFICES, CIVIC FACILITY, AND GOVERNMENT BUILDING AS PERMITTED BY RIGHT. *REFER TO NOTE 2 (B) AND 2 (C) IN THE DEVELOPMENT STANDARDS FOR LAND USE EXCLUSIONS.

MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

NOTES:

1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.



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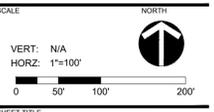
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DESIGNED BY: RJP/SAH
DRAWN BY: SAH
CHECKED BY: RJP/SAH



TECHNICAL DATA

SHEET NUMBER
RZ-01

Community Resource Center
Development Standards

11/16/2020

Rezoning Petition No. 2020-091

Site Development Data:

- **Site Acreage:** +/-40.85 Acres
- **Tax Parcels:**
16915117, 16915116, 16915115, 16915114, 16915113, 16915112, 16915111, 16915110, 16915109, 16915108, 16915107, 16915106, 16915105, 16915104, 16915103, 16915102, 16915101, 16915132, 16915131, 16915515, 16915516, 16915517, 16915518, 16915519, 16915520, 16915521, 16915522, 16915523, 16915524, 16915525, 16915526, 16915527, 16915528, 16915529, 16915530, 16915531, 16915532, 16915535, 16915536, 16915537
- **Existing Zoning:** R-4
- **Proposed Zoning:** INST (CD)
- **Existing Uses:** One (1) Single family home, forested
- **Proposed Uses:** Clinic and Offices, Civic facility, and Government Building as permitted by right.
- **Maximum Gross Square Feet of Development:** Up to 300,000 square feet of gross floor area
- **Maximum Building Height:** Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- **Parking:** As required by the Ordinance for the proposed uses.

1. **General Provisions:**

a. **Site Location:** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-01 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mecklenburg County ("Petitioner") to accommodate the development of institutional uses on an approximately 40.85 acre site located along Nations Ford Road (the "Site"). The existing plat including the unopened portion of Reynolds Ave., unopened Tocoma Drive, and single family lots will go through the ROW abandonment/recombination process.

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 INST zoning classification shall govern all development taking place on the Site.

c. **Graphics and Alterations:** Any schematic depictions of the building envelopes, parking areas, sidewalks, 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. Any layouts, 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; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally 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. **Planned/Unified Development:** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site.

e. **Number of Buildings Principal and Accessory:** Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to three (3). 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, colors, architectural elements and designs as the principal building(s).

2. **Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with up to 300,000 square feet gross floor area of Clinic and Offices, Civic facility, and Government Building as permitted by right.
- b. Uses permitted under prescribed conditions as listed in the Institutional District ordinance are to exclude:
 - b.a. Section 9.503 (3) Cemeteries
 - b.b. Section 9.503 (6) Dormitories
 - b.c. Section 9.503 (7) Funeral homes
 - b.d. Section 9.503 (9) Jails and prisons uses
 - b.e. Section 9.503 (9.1) Land clearing and inert debris landfills (LCID): offsite
 - b.f. Section 9.503 (20.5) (c) Shelters - Homeless Shelter
 - b.g. Section 9.503 (21) Stadiums and arenas
- c. Permitted accessory uses and structures as listed in the Institutional District ordinance are to exclude:
 - c.a. Section 9.504 (1.5) Crematory facilities, within a cemetery
 - c.b. Section 9.504 (2) Drive-n service windows as an accessory use to the principal use.
 - c.c. Section 9.504 (6) Land clearing and inert landfill (LCID)
 - c.d. Section 9.504 (8) Petroleum storage
 - c.e. Section 9.504 (8.5) Satellite dish farm, used in conjunction with telecommunications and data storage facility

3. **Transportation:**

- a. The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan.
- b. Provide for unsignalized, full movement intersection aligned with Glenrock Drive to be coordinated with CDOT.
- c. Provide for unsignalized, full movement intersection aligned with Echodale Drive to be coordinated with CDOT.
- d. Internal streets will be private streets built per the USDG local office/commercial wide cross section.
- e. Parallel parking to provided on South side of main private drive. Final location to be coordinated with final plan, parking access, and coordination with CDOT/Planning.
- f. Parallel parking to provided on West and East sides of secondary private drive. Final location to be coordinated with final plan, parking access, and coordination with CDOT/Planning.
- g. Provide a 10' wide pedestrian/bike multi use path connection to Reynolds Avenue as depicted on the Rezoning Plan. This path is to be limited to pedestrians/bikers and will not include vehicular traffic.
- h. Subject to the approval of CDOT and any other governmental agencies, Petitioner shall construct an ADA compliant bus waiting pad 60.03A within the required planting strip along the Site's frontage on Nations Ford Road. The exact location of the waiting pad shall be determined during the site design and permitting process, and the waiting pad shall be located entirely within right of way. In the event that Petitioner cannot obtain all approvals and permits required to construct the waiting pad, then Petitioner shall have no obligation to construct the waiting pad. CATS shall be responsible for the installation and maintenance of a bench or shelter on the waiting pad.

i. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City or to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Nations Ford Road as required to provide right of way measuring 41 feet (2 feet behind the back of the multi-use path) from the existing centerline of Nations Ford Road, to the extent that such right of way does not already exist.

- j. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Nations Ford Road.
- k. Petitioner shall submit a Petition to the City requesting the abandonment of that portion of the right of way for Reynolds Avenue that is located on the Site and generally depicted on the Rezoning Plan and any other right of way located on the Site.
- l. Subject to the approval of CDOT and any other governmental agencies and the availability of existing right of way to accommodate accessible ramps on the west side of Nations Ford Road for the pedestrian crossings, Petitioner shall stripe two pedestrian crossings within Nations Ford Road along the Site's frontage on Nations Ford Road to provide pedestrian connections from the 12 foot wide multi-use path along the Site's frontage on Nations Ford Road to the sidewalk located across from the Site on the west side of Nations Ford Road. The locations of these pedestrian crossings shall be determined during the permitting process. In the event that Petitioner cannot obtain all approvals and permits required to stripe the pedestrian crossings, or in the event that there is no existing right of way to accommodate accessible ramps on the west side of Nations Ford Road for the pedestrian crossings, then Petitioner shall have no obligation to stripe the pedestrian crossings.
- m. Any reference to the term "substantially complete" in this Section 3 of the Development Standards shall mean a determination by CDOT and/or NCDOT that the applicable roadway improvements are deemed "substantially complete" for the purpose of the issuance of certificates of occupancy for building(s) on the Site. However, in the event that certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event Petitioner may be required to post a letter of credit or a bond for any improvements not in place at the time such certificates of occupancy are issued to secure the completion of the relevant improvements.

n. The transportation improvements set out below shall be substantially complete prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

(1) **Intersection of Nations Ford Road & W. Tyvola Road (Signalized)**

- (a) Construct an eastbound right turn lane with 200 feet of storage utilizing the existing channelized slip lane on W. Tyvola Road.
- (b) Construct a westbound right turn lane with 200 feet of storage utilizing the existing channelized slip lane on W. Tyvola Road.
- (c) Install additional pedestrian improvements at this intersection such as pedestrian signal heads and leading pedestrian intervals.

(2) **Intersection of Nations Ford Road & Glenrock Drive/Proposed Access "A" (Unsignalized)**

The following access configuration is proposed:

- (a) One ingress lane and two egress lanes (a westbound left turn lane with 200 feet of storage and a terminating right turn lane on Proposed Access "A").
- (b) Remark to ensure a two-way-left-turn lane on Nations Ford Road between Glenrock Drive and Proposed Access "A".
- (c) Minimum internal protected stem of 200 feet.

(3) **Intersection of Nations Ford Road & Echodale Drive/Proposed Access "B" (Unsignalized)**

The following access configuration is proposed:

- (a) One ingress lane and two egress lanes (a westbound right turn lane with 200 feet of storage and left-thru lane on Proposed Access "B").
- (b) Remark a southbound left turn lane with 100 feet of storage from existing two-way-left-turn-lane on Nations Ford Road.
- (c) Minimum internal protected stem of 200 feet.
- (d) Results of a Signal Warrant Analysis indicate that a traffic signal is not warranted at this location.

(4) **Intersection of Nations Ford Road & I-77 Southbound Ramps (Signalized)**

- (a) Construct a southbound right turn lane with 200 feet of storage utilizing the existing channelized slip lane on Nations Ford Road.

(5) **Intersection of Nations Ford Road & I-77 Northbound Off-Ramp/Archdale Drive (Signalized)**

- (a) Extend eastbound left turn lane from 150 feet to 500 feet of storage on I-77 Northbound Off-Ramp.

(6) **Intersection of Archdale Drive & I-77 Northbound On-Ramp (Signalized)**

- (a) Extend existing channelized northbound right turn lane from 200 feet to 300 feet of storage on Nations Ford Road.

o. Petitioner shall dedicate and convey all relevant right of way to the City of Charlotte prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The right of way shall be setback 2 feet behind the back of sidewalk where feasible. If it is not feasible, the sidewalks, or portions thereof, may be located in a sidewalk utility easement.

p. Petitioner has committed to install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path along the Site's frontage on Nations Ford Road. Additionally, Petitioner will exert reasonable and good faith efforts to obtain right of way or easements from the owners of Tax Parcel Nos. 169-155-34 and 169-155-33 (the "Adjacent Parcels") prior to the issuance of the first building permit for the Site for the purpose of extending the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road. Reasonable and good faith efforts will not require Petitioner to pay to the owners of the Adjacent Parcels more than the appraised values of the right of way or easements necessary for the extension of the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road

and in no event will Petitioner be required to pay more than the appraised values. If Petitioner is unable to acquire the right of way or easements necessary for the extension of the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road prior to the issuance of the first building permit for the Site, Petitioner shall have no obligation to extend the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road. If Petitioner acquires title to the Adjacent Parcels, Petitioner shall extend the minimum 8 foot wide planting strip and minimum 12 foot wide multi-use path along the Adjacent Parcels' frontages on Nations Ford Road.

4. **Setbacks, Buffers and Screening:**

- a. A forty (40) foot setback shall be provided as defined by the Ordinance from public streets.
- b. A seventy-five (75) foot Class B Buffer that can be reduced per ordinance, and a twenty (20) foot side yard will be provided along the site's property boundaries that abut single family uses or zoning along the Site's north, south, and west property lines as generally depicted on the Rezoning Plan.
 - b.a. Buffer along the north property line abutting parcel 16915130 will need to be reduced in order to accommodate the private drive full movement intersection connection to Glenrock Drive. To be coordinated with with CDOT, planning, and final site plan.
 - b.b. Buffers to be implemented per ordinance standards. The width of any required buffer may be reduced per ordinance.
- c. A twenty (20) foot side yard shall be provided along the Site's south and west property boundary.

5. **Architectural Standards:**

- a. **Building Materials:** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- b. **Mechanical Equipment Screening:** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.
- c. **Dumpster Screening:** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.
- d. **Pedestrian Entrances:** All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element.
- e. **The architectural and design standards set out below shall apply to new buildings constructed on the Site.**
 - e.a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets through the following:
 - e.a.a. Buildings shall be placed so as to present a front or side facade to all streets.
 - e.a.b. First floor facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation 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'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - e.a.c. A direct pedestrian connection should be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
 - e.a.d. 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 or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - e.a.e. Building elevations shall be designed with vertical bays or articulated architectural features 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.
 - e.a.f. Buildings shall have a minimum height of 22 feet.
 - e.a.g. Multi-story buildings shall have a minimum of 15% transparency on all upper stories.

6. **Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The site will comply with the City of Charlotte Tree Ordinance.
- c. 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.

7. **Signage:**

- a. Signage as allowed by the 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, plazas, and parking areas.

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 herein and 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

11. **Open Space**

- a. Open space areas designated on the Rezoning Plan shall be improved with benches or other seating elements, landscaping, hardscape and decorative lighting.

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DESIGNED BY: RJP/SAH
DRAWN BY: SAH
CHECKED BY: RJP/SAH

SCALE: NORTH

VERT: N/A
HORZ: N/A

DEVELOPMENT STANDARDS

RZ-N1