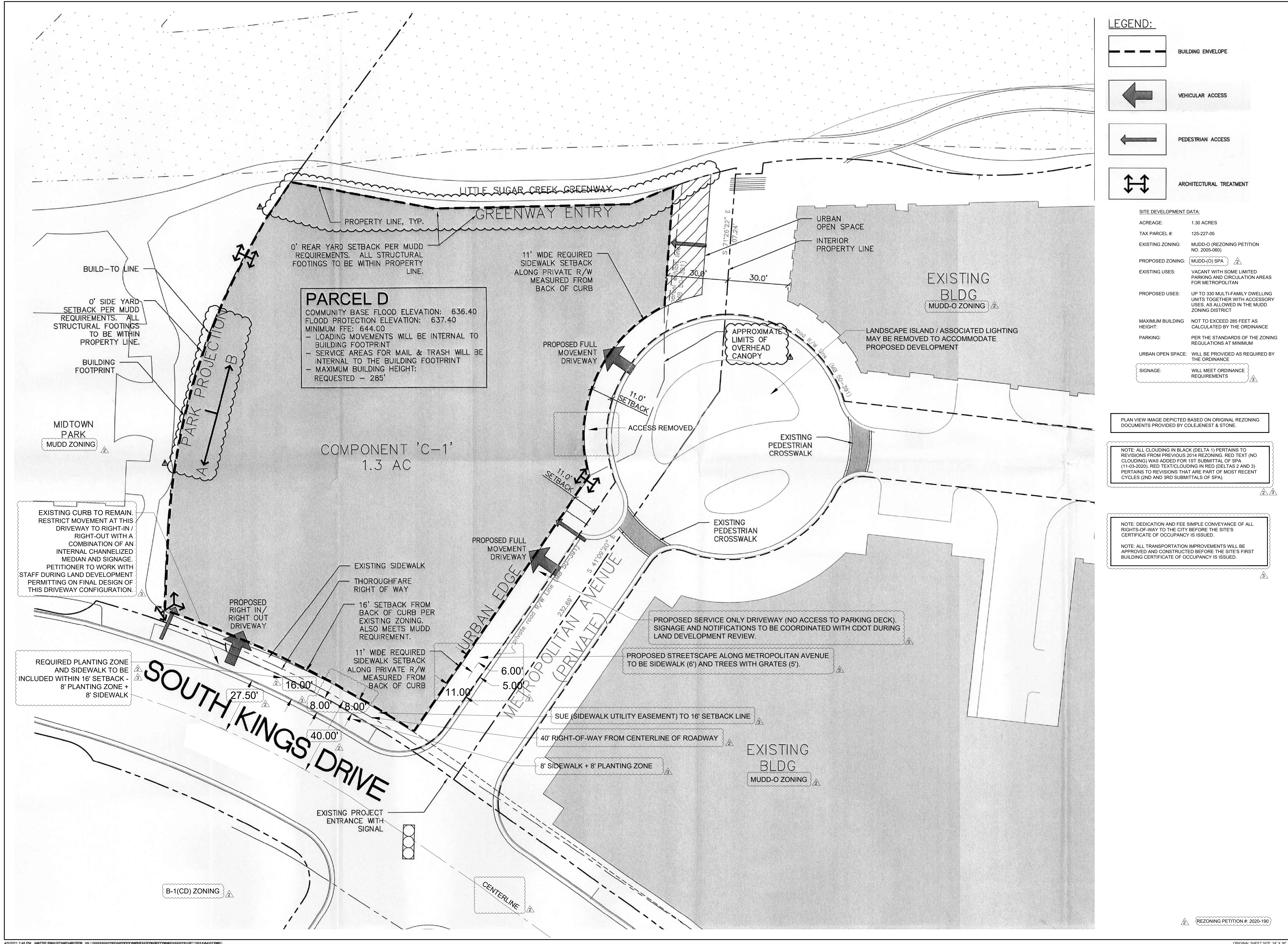


DESIGNED BY: -
DRAWN BY: -
CHECKED BY: LD



KEY MAP



REZONING - SITE PLAN AMENDMENT


NORTHWOOD RAVIN
558 E STONEWALL STREET SUITE 120
CHARLOTTE, NC 28202
P: 704-714-9640

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: LD

SCALE NORTH

VERT: N/A

HORZ: 1" = 20'



A horizontal scale bar with a black background and white markings. It is divided into four equal segments, each representing 10 feet. The segments are labeled 0, 10, 20, and 40 at the bottom. The first segment (0-10) is white, the second (10-20) is black, the third (20-30) is white, and the fourth (30-40) is black.

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2

GENERAL PROVISIONS:

- a. SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY METROPOLITAN RESIDENTIAL, LLC TO ACCOMMODATE DEVELOPMENT OF A BUILDING CONTAINING MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS ON AN APPROXIMATELY ± 1.30 ACRE SITE LOCATED AT THE INTERSECTION OF SOUTH KINGSLEY AND METROPOLITAN AVENUE (THE "SITE").
- b. ZONING DISTRICT/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 MUDD-O ZONIFICATION CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. GRAPHICS AND ALTERATIONS.** THE DEPICTIONS OF THE USES, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE ULTIMATE LOCATION, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- NOTE:** THESE DEVELOPMENT STANDARDS REPLACE AND SUPERSEDE THE PREVIOUS DEVELOPMENT STANDARDS APPROVED AS PART OF THE PRIOR REZONING PETITION FOR THIS SITE.

2. OPTIONAL PROVISIONS:

- a. TO ALLOW THE BUILDING CONSTRUCTED ON THE SITE TO HAVE A BUILDING HEIGHT OF UP TO 285 FEET.

3. PERMITTED USES & DEVELOPMENT LIMITATIONS

- a. THE BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 330 MULTI-FAMILY DWELLING UNITS WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT.


4. ACCESS, TRAFFIC AND CONSTRUCTION PARKING/STAGING:

- a. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE AND TO THE PARKING FACILITIES ASSOCIATED WITH THE BUILDING WILL BE FROM SOUTH KINGS DRIVE AND METROPOLITAN AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- d. THE PETITIONER RECOGNIZES THAT DUE TO THE LIMITED SPACE AROUND THE SITE AND EXISTING NEIGHBORHOOD CONSTRAINTS, A PORTION OF CONSTRUCTION PARKING AND MATERIAL STAGING WILL NEED TO BE LOCATED OFF-SITE.
- e. PROPOSED FULL MOVEMENT DRIVEWAY ON METROPOLITAN AVENUE (CLOSEST TO INTERSECTION) TO BE A SERVICE ONLY DRIVEWAY (NO ACCESS TO PARKING DECK). SIGNAGE AND NOTIFICATIONS TO BE COORDINATED WITH CDOT DURING LAND DEVELOPMENT REVIEW.

5. ARCHITECTURAL GUIDELINES:

- a. ARCHITECTURAL GUIDELINES ARE BEING PROVIDED TO HELP DEFINE THE VISION FOR THE SITE'S ARCHITECTURAL CHARACTER. CONCEPT IMAGERY HAS ALSO BEEN PROVIDED TO GIVE EXAMPLES OF BUILDING DESIGN AND QUALITY. THIS CONCEPT IMAGERY IS INTENDED ONLY TO ILLUSTRATE EXAMPLES OF A BUILDING FACADE THAT MEETS THE CRITERIA SET FORTH IN THE ARCHITECTURAL GUIDELINES AND IS NOT A SPECIFIC OR BINDING BUILDING ELEVATION, NOR ARE THEY A FULL LIST OF POSSIBILITIES.
- b. A RECOGNIZABLE BUILDING BASE SHALL BE PROVIDED THROUGH MATERIAL TRANSITIONS AND BUILDING ARTICULATION.
- c. BUILDING FACADES SHALL BE DESIGNED TO REDUCE THE MASS, SCALE, AND UNIFORM MONOLITHIC APPEARANCE OF LARGE UNADORNED WALLS, WHILE PROVIDING VISUAL INTEREST LARGE BUILDING FACADES SHALL BE DIVIDED INTO DISTINCT MASSING ELEMENTS. THE PARKING DECK PORTION OF THE BUILDING WILL BE DESIGNED SO THAT OPENINGS INTO PARKING DECK, OTHER THAN DRIVEWAYS, MUST BE FILLED WITH DECORATIVE LOUVERS, LANDSCAPING OR OTHER SIMILAR TREATMENTS SO THAT CARS PARKED WITHIN THE DECK ARE SCREENED ENTIRELY FROM VIEW.
- d. HOW THE BUILDING ON THE SITE WILL ADDRESS THE ADJOINING PUBLIC AND PRIVATE SPACES HAS BEEN DIVIDED INTO THREE FRONTAGE TYPES: GREENWAY ENTRY, PARK PROJECTION AND URBAN EDGE. ARCHITECTURAL GUIDELINES AND CONCEPT IMAGERY FOR EACH OF THESE BUILDING FRONTAGE TYPES HAS BEEN INCLUDED WITH THIS PETITION.
- e. ON THE AREA OF THE BUILDING LABELED GREENWAY ENTRY ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: PROVIDE AN OPEN, INVITING AND DYNAMIC ARRIVAL EXPERIENCE THROUGH THE USE OF; LARGE PERCENTAGE OF GLASS, DECORATIVE PAVERS, STYLISH CANOPY WITH LIGHTING, LANDSCAPE PLANTERS AND A MIX OF MATERIALS TO DESIGNATE AN ARRIVAL SPACE. A MINIMUM OF 60% OF THE GREENWAY ENTRY FRONTAGE SHALL BE DESIGNED WITH CLEAR GLASS TO ALLOW VISIBILITY OF THE ACTIVITY WITHIN THE BUILDING. ALONG THE GREENWAY ENTRY FRONTAGE FEWER AREAS OR ONE AREA FOR OUTDOOR SEATING TOTALING A MINIMUM OF 300 SQUARE FEET WILL BE PROVIDED (THIS WILL BE IN ADDITION TO THE URBAN OPEN SPACE AREA LOCATED ALONG THE NORTHERN PORTION) BOUNDARY AND GENERALLY DEPICTED ON THE SHEET RZ-1). THESE AREAS WILL BE DESIGNED TO OVERLOOK THE ADJUTING SUGAR CREEK GREEN WAY. THE SERVICE SIDE OF THE BUILDING MAY NOT BE LOCATED ALONG THE GREENWAY ENTRY FRONTAGE. DISPLAY CASES WILL NOT BE PART OF THE GREENWAY ENTRY FRONTAGE FACADE TREATMENT. SEVERAL CONCEPT IMAGES INDICATING HOW THIS GREENWAY ENTRY TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.
- f. ON THE AREA OF THE BUILDING LABELED PARK PROTECTION A AND B ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: DELIVER AESTHETIC CONTINUITY WITH THE

EXISTING MIDTOWN PARK BY PROVIDING THE FOLLOWING TREATMENTS AT THE PEDESTRIAN LEVEL TO ENHANCE THE PEDESTRIAN EXPERIENCE: (I) LAYERS OF PLANTINGS AT GRADE; AND (II) ATTRACTIVE AND INTERESTING LOUVERS, THE TREATMENT WILL THEN TRANSITION UP THE FAÇADE INTO STANDARD SCREENING MATERIALS IN ACCORDANCE WITH THE MUDD ZONING REGULATIONS. IN ADDITION, PETITIONER WILL WORK WITH COUNTY PARKS AND RECREATION TO PROVIDE AN ARCHITECTURAL RESPONSE TO THE EXISTING ARTWORK IN THE MIDTOWN PARK. CONCEPT IMAGES INDICATING HOW THIS PARK PROJECTION A AND B TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.

- g. THE PETITIONER WILL ENDEAVOR TO ENTER INTO AN AGREEMENT WITH COUNTY PARKS AND RECREATION TO PROVIDE CERTAIN SHARED SITE ELEMENTS INCLUDING BUT NOT LIMITED TO: BATHROOMS, GATHERING SPACE, OUTDOOR SEATING AREAS, AREAS FOR STORAGE AND LANDSCAPING. THE SHARED ELEMENTS MAY BE LOCATED ON THE SITE AND/OR THE ADJOINING PARK PROPERTY. IN ORDER TO ACCOMMODATE THESE SHARED SITE ELEMENTS, THE SITE'S PROPERTY LINES MAY BE ADJUSTED OR EASEMENTS MAY BE PROVIDED, HOWEVER, THE ZONING BODYWORK FOR THE SITE WILL NOT BE MODIFIED BY A SHIFT IN THE PROPERTY LINE TO ACCOMMODATE SHARED SITE ELEMENTS AS DESCRIBED ABOVE.
- h. ON THE AREA OF THE BUILDING LABELED URBAN EDGE ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: PROVIDE AN ARTICULATED FACADE WITH A MIX OF MATERIALS INCLUDING MASONRY, PRECAST CONCRETE, LOUVERS AND PANELS, PROVIDE DECORATIVE OPENINGS AT THE GROUND LEVEL AND SCREEN PARKING ON ALL LEVELS. CREATE PEDESTRIAN SCALE EDGE AT THE GROUND FLOOR WITH DISPLAY WINDOWS, AWNINGS, INTEGRAL PLANTERS AND OTHER FEATURES THAT WILL COMPLEMENT THE OTHER PORTIONS OF THE BUILDING AND THE FOCAL POINT FEATURE DESCRIBED ABOVE. A FOCAL POINT FEATURE WILL BE PROVIDED ALONG THE URBAN EDGE FRONTAGE AT THE CORNER OF S. KINGS DRIVE AND METROPOLITAN AVENUE; THIS FOCAL POINT FEATURE MAY INCLUDE SIGNAGE, ART WORK, A WATER FEATURE, LANDSCAPING AND OTHER ELEMENTS TO CREATE A POINT OF INTEREST ALONG THE KINGS DRIVE PORTION OF THE URBAN EDGE FRONTAGE. THE DESIGN OF THE FOCAL POINT FEATURE WILL BE SUBMITTED TO THE PLANNING DIRECTOR OR DESIGNER FOR REVIEW AND  COMMENT AS PART OF THE MOUD REVIEW PROCESS FOR THE SITE. SEVERAL CONCEPT IMAGES INDICATING HOW THIS URBAN EDGE TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.
- i. IF DISPLAY CASES ARE USED ALONG THE URBAN EDGE OR THE PARK EDGE A AND B THE GRAPHICS WILL BE RECESSED A MINIMUM OF THREE (3) FEET FROM THE BACK OF THE WINDOW.
- j. BUILDING SERVICE AREAS WILL BE LOCATED INTERNALLY AND SCREENED FROM VIEW WITH MASONRY WALLS A MINIMUM OF FIVE (5) FEET IN HEIGHT.
- k. ALLOWABLE BUILDING MATERIALS WILL INCLUDE: BRICK, NATURAL STONE, ARCHITECTURALLY FINISHED PRECAST CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, ARCHITECTURAL METAL PANELS, GLAZING, STUCCO AND TILE CLADDING. THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE PROHIBITED: VINYL SIDING, UNFINISHED MASONRY UNITS.
- l. METER BANKS WILL BE INTERNAL TO THE BUILDING.
- m. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
- n. COMPACTOR/DUMPSTER AREAS AND RECYCLING AREAS WILL BE LOCATED WITHIN THE BUILDING.

6. STREETSCAPE, BUFFERS, LANDSCAPING, URBAN OPEN SPACE AND UTILITY STRUCTURE
SETBACKS:

- a. A 16 FOOT SETBACK AS MEASURED FROM THE BACK OF THE EXISTING CURB ALONG SOUTH KINGS DRIVE WILL BE PROVIDED.
- b. THE PETITIONER WILL PROVIDE A STREET TREE PLANTING ZONE AND AN 8' MIN SIDEWALK ALONG THE SITE'S FRONTAGE ON SOUTH KINGS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. ALONG METROPOLITAN AVENUE THE PETITIONER WILL PROVIDE A SIDEWALK WITH STREET TREES TO MATCH EXISTING STREETSCAPE TREATMENT IMPLEMENTED THROUGHOUT METROPOLITAN AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. URBAN SPACE AREAS WILL BE PROVIDED ON THE GROUND FLOOR ALONG THE GREENWAY ENTRY PORTION OF THE BUILDING AS WELL AS ON AN UPPER FLOOR OF THE BUILDING.
- e. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE PROPOSED SIDEWALK OR THE REQUIRED MUDD SETBACK WHICH EVER IS GREATER.

7. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE WILL COMPLY WITH TREE ORDINANCE.

8. SIGNAGE:

- a. SIGNAGE TO MEET ORDINANCE REQUIREMENTS.

9. 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, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.
- c. ARCHITECTURAL LIGHTING SUCH AS BUT NOT LIMITED TO SCONES, UPLIGHTING, ACCENT LIGHTING, INCLUDING COLOR ACCENT LIGHTING AND DECORATIVE LIGHTING ON THE BUILDING FACADES WILL BE PERMITTED.

10. 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.

11. 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.