

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 5/17/21
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

**NOVEL
UNIVERSITY
RESEARCH PARK**

CRESCENT COMMUNITIES
CHARLOTTE, NC

**REZONING PETITION
2021-039**

LANDDESIGN PROJ.# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	05/17/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH
VERT: N/A
HORZ: CUSTOM
0 50 100 200
SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

SITE LEGEND:

FUTURE FULL MOVEMENT ACCESS

FUTURE DRIVEWAY / ACCESS POINT

PROPOSED CATS BUS PAD LOCATION

PROPOSED FUTURE PRIVATE STREET 'A'

PROPOSED FUTURE ACCESS CONNECTION

PROPOSED FUTURE 12' MULTI-USE TRAIL

FUTURE TOWNHOME DEVELOPMENT ENVELOPE

PROPOSED FUTURE STORMWATER FACILITY

POTENTIAL PRIVATE AMENITIZED AREAS

PROPOSED BUILDING AND PARKING ENVELOPE

POTENTIAL TREE SAVE AREA

BUFFER AND POTENTIAL TREE SAVE AREA

SITE DEVELOPMENT DATA:**SITE AREA:**

SITE AREA: ±21.5 AC

PARCELS TO BE REZONED: 04738107, 04717132

CURRENT ZONING: RE-1

PROPOSED ZONING: RE-3(O)

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL

NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:

MULTI-FAMILY UNITS: 350 UNITS MAX.
(FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)

TOWNHOMES: 30 UNITS MAX.
(FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)

TOTAL UNITS: 380 UNITS MAX.

PARKING REQUIREMENTS:

PARKING: 1.4 SPACES PER UNIT AS SET FORTH IN THE OPTIONAL PROVISIONS.

TREE SAVE:

TREE SAVE: 15% OF TOTAL SITE AREA
MINIMUM AS SET FORTH IN THE ORDINANCE

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT: 90'

OPEN SPACE:

OPEN SPACE REQUIRED:
(1 SF / 200 SF LOT AREA) 6,053 SF

OPEN SPACE PROVIDED:
(MIN. REQUIRED PER ORDINANCE) 6,053 SF

VICINITY MAP:**GENERAL NOTES:**

- OPTIONAL PROVISION REQUEST TO REMOVE 35' SIDE YARD AND 50' CLASS C BUFFER REQUIREMENT ALONG PRIVATE ROAD 'A' FRONTAGE

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HORZ: AS NOTED

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

RZ-02

01 SECTION 'A' - NEW PRIVATE STREET AT STREAM CROSSING

1" = 10'

02 SECTION 'B' - NEW PRIVATE STREET WITH ANGLED ON-STREET PARKING

1" = 10'

03 SECTION 'C' - NEW PRIVATE STREET

1" = 10'

04 SECTION 'D' - SENATOR ROYALL PLACE - PARCEL B

1" = 10'

05 SECTION 'E' - SENATOR ROYALL PLACE - PARCEL C

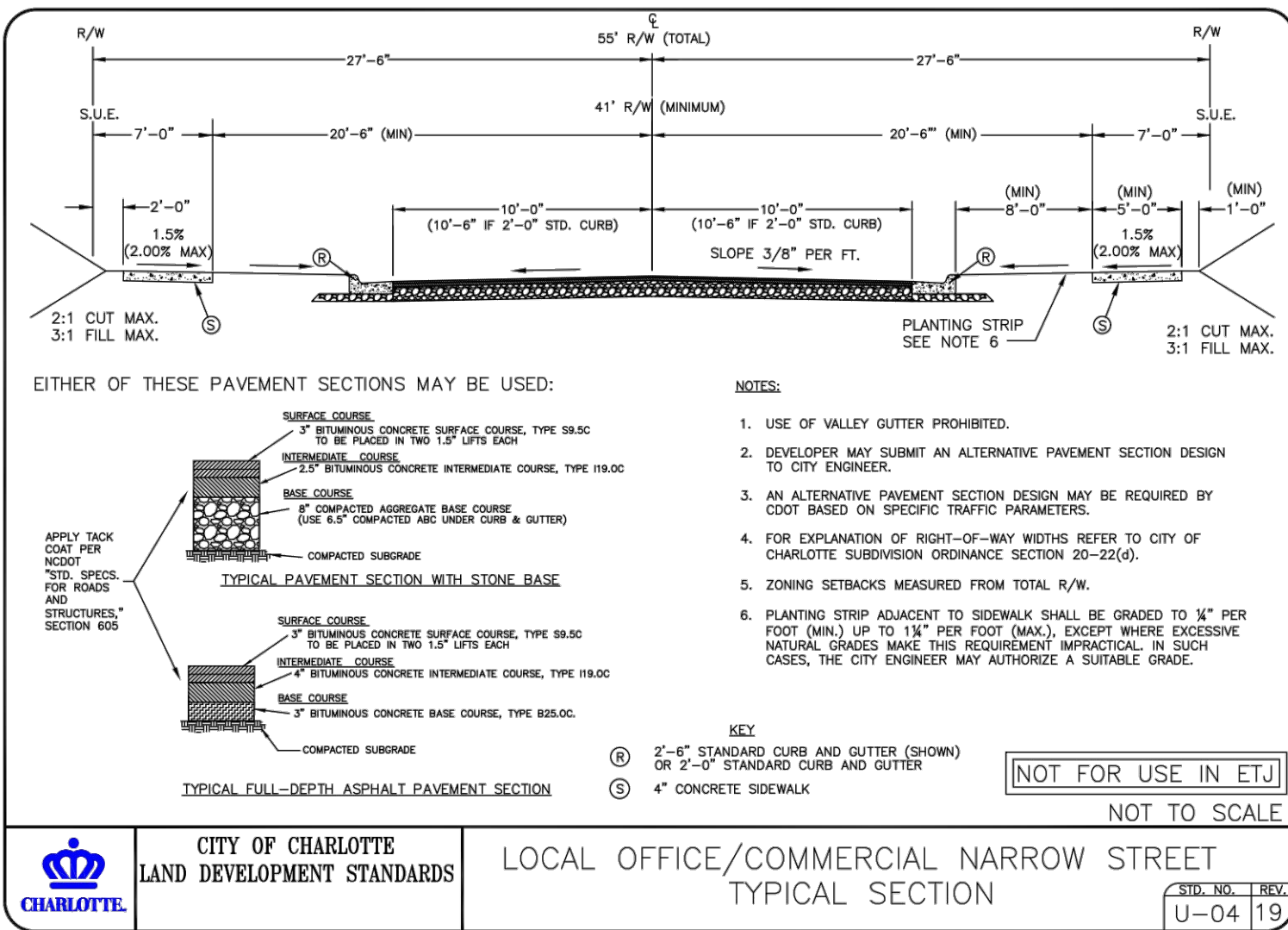
1" = 10'

06 SECTION 'F' - LEGRANGER ROAD IMPROVEMENTS

1" = 10'

07 LOCAL OFFICE / COMMERCIAL NARROW TYPICAL SECTION

NOT TO SCALE



GENERAL NOTES:

- THE CROSS SECTIONS DEPICTED ARE CONCEPTUAL IN NATURE. MODIFICATIONS ARE PERMITTED SUBJECT TO PLANNING AND CDOT APPROVAL.



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VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-03

Crescent Communities
Development Standards
05/14/21
Rezoning Petition No. 2021-039

Site Development Data:

- Acreage: ± 21.5
--Tax Parcel #: 047-381-07 and 047-171-32
--Existing Zoning: RE-1
--Proposed Zoning: RE-3(O)
--Existing Uses: Vacant
--Proposed Uses: Residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted below in Section 3).
--Maximum Amount of Development: Up to 350 multi-family dwelling units and up to 30 single-family attached units together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).
--Maximum Building Height: A maximum building height of eighty-five (85) feet as allowed by the Ordinance subject to the provisions in Section 6 below. Building height to be measured as required by the Ordinance.
--Parking: Parking provided at 1.4 spaces per unit.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Communities to accommodate development of a pedestrian-friendly residential development on an approximately 21.5 ± acre Site located along Senator Royall Drive (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, and Parcel C of the Site.
- 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,

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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, or designee 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.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed three (3) as to Parcel A, two (2) as to Parcel B, and eight (8) as to Parcel C. The Petitioner reserves the right to combine buildings on each of the parcels to have a lesser number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

2. Optional Provisions:

- a. To allow a sixteen (16) foot setback along Private Street A as generally depicted on the Rezoning Plan.
- b. To reduce the rear yard dimension to ten (10) feet behind Building 5 as generally depicted on the Rezoning Plan.
- c. To eliminate the side yard and Class C Buffer requirement along Private Street A at Legranger as generally depicted on the Rezoning Plan.
- d. To allow parking to be provided at a rate of 1.4 spaces per unit.
- e. To allow parking and maneuvering between the proposed buildings and Legranger Road as generally depicted on the Rezoning Plan. These proposed parking and maneuvering will be screened from Legranger.

3. Permitted Uses/Parcel Area Limitations and Conversion/Transfer Rights:

- a. Parcels A and B of the Site may be developed with up to 350 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District. These parcels may be developed in multiple phases.
- b. Parcel C of the Site may be developed with up to 30 single-family attached dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District.

4. Transportation, Access and Right of Way Dedication:

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2

- a. The roadway improvements must be substantially completed prior to the issuance of the first certificate of occupancy for the first unit located with the referenced development, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.
- b. Petitioner shall dedicate and convey all public street rights of way to the City prior to the issuance of the certificate of occupancy for the first building associated with the applicable phase of the development.
- c. Private Street A shall be designed per CDOT and Subdivision standards.
- d. Vehicular access to the Site shall be provided as generally depicted on the Technical Data Sheet (Sheet RZ-1). The number and locations of driveways connecting to the interior public streets is not limited by what is indicated on the Technical Data Sheet; the location and number will be determined during the land development process.
- e. The placements and configurations of these 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 the CDOT and/or the North Carolina Department of Transportation ("NCDOT").

5. Streetscape, Landscaping Open Space and Screening:

- a. The setback along Private Street A shall be a minimum sixteen (16) feet from the back of the curb. The roadway cross section may vary at creek crossings.
- b. The setback along Senator Royall shall be twenty two (22) feet as measured from the future back of curb. A four (4) foot transition zone shall be provided between the setback and face of any building. Stoops, awnings, seat walls and other architectural elements may be located within the transition zone.
- c. A twelve (12) foot multi-use trail will be constructed along the Site's Senator Royall Drive. The width of the multi-use path may be adjusted upon the approval of CDOT, where a 12-foot multi-use path cannot be constructed due to existing constraints.
- d. Necessary setbacks and streetscape treatment along Senator Royall and the proposed new private street will be constructed as generally depicted on the Rezoning Plan, and as modified by the Optional Provisions.
- e. The setback along Legranger shall be fifteen (15) feet as measured from the future back of curb. A five (5) foot sidewalk and eight (8) foot planting strip shall be required.
- f. A network of streets and pedestrian walkways or paths will be provided. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least six (6) feet in width shall be provided with either curb or wheel stops for protection, or seven (7) feet if no curb or wheel stops are provided.

- g. Each of the Parcels will include improved open space areas as required by Ordinance. These open space areas will be improved with landscaping including lawn panels, walkways, seating

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3

- covered porches, canopies, awnings or sunshades; (4) archways; (5) transom windows; (6) terraced or raised planters that can be utilized as seat walls; (7) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (8) double doors; (9) stoops or stairs; and/or (10) contrasting pavement from primary sidewalk.

- x. Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.
- xi. Residential ground floor units with exterior outdoor spaces shall have sidewalk connections to adjacent public sidewalks.
- xii. Utilities shall be screened and shall not be visible from the public street. This includes, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the public street. Landscaping may be used to screen utilities.

7. Environmental Features:

- a. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO)
- b. Development on the Site shall comply with the Charlotte City Council approved and adopted Tree Ordinance. Tree save shall be provided per parcel and Tree Ordinance compliance shall be finalized during the land development permitting process.
- 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.
- d. 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 presenting petitions.

8. Signage:

- a. The detached signs installed throughout the Site will utilize similar materials and colors so as to create a unified design. In addition, the signs will utilize materials and colors that re-enforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

9. Lighting:

- e. All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that is not visible from off-Site residentially zoned or used property that may be installed along the internal sidewalks.

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6

- f. The maximum height of detached lights on Parcel A and B shall not exceed 31 feet, the maximum height of detached lights in Parcel C shall not exceed 16 feet.

10. CATS:

- a. The Petitioner shall install an ADA compliant bus pad on Senator Royall Drive contingent upon feasibility. The final location of the pad will be coordinated with the developer through the land development permitting process.

11. 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 Parcel Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. 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 Parcel Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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7

- areas, pedestrian scale lighting, as well as other amenities appropriate to the type of open space provided.

6. Site Design and Architectural Standards:

a. Side Yards, Rear Yards, and Building Heights:

- i. The Site may be considered a unified development plan and as such internal separation standards such as buffers, side and/or rear yards may be eliminated, subject to the normally required Staff review and approval process and as generally depicted on the Rezoning Plan.
- ii. Building heights in Parcels A & B shall not exceed eighty-five (85) feet except that buildings or portions of buildings within 100' of a single-family residentially used property line shall have maximum building height of seventy (70) feet.
- iii. Building heights in Parcel C shall not exceed sixty (60) feet.

- b. **Performance Standards/Graphics.** The development depicted on the Technical Data Sheet (RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Once a specific development plan is proposed, it is understood that the Petitioner will submit specific site improvements to the RE-3 review process, including: building layout, parking and circulation, open space, architecture elevations, signage, etc.

c. Townhome Standards. Townhome development shall adhere to the following standards:

- i. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- ii. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- iii. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- iv. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- v. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows and projecting elements over the garage door opening.
- vi. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- vii. Townhouse buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

- d. **Multi-Family Architectural and Design Controls.** Multi-family development shall adhere to the following standards:

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4

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5