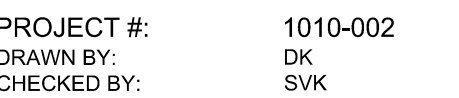




REZONING DOCUMENTS

SCHEMATIC SITE PLAN



REVISIONS:

SOSKPROJ\1010-002 APPALOOSA - MALLARD CREEK REZONING\DWG\DRG - PLOT SHEETS\PL-RZ.DWG5/17/2022 8:33 AM

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APPALOOSA REAL ESTATE PARTNERS
DEVELOPMENT STANDARDS
05/16/2022
REZONING PETITION 2022--

SITE DEVELOPMENT DATA:
--ACREAGE: ± 10.95
--TAX PARCEL #: 047-152-04, 047-152-05, 047-152-06, 047-152-08
--EXISTING ZONING: R-3
--PROPOSED ZONING: UR-2(CD)
--EXISTING USES: RESIDENTIAL
--PROPOSED USES: UP TO 278 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND FIVE (5) ATTACHED RESIDENTIAL UNITS IN A TOWNHOME FORM, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED BUILDING HEIGHT WILL BE 56 FEET. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:
A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE 'REZONING PLAN') ASSOCIATED WITH THE REZONING PETITION FILED BY APPALOOSA REAL ESTATE PARTNERS TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY ±10.95 ACRE SITE LOCATED ON EAST SIDE OF MALLARD CREEK ROAD,, SOUTH OF ALEXANDER ROAD (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, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN (I.E., CONSISTING OF DEVELOPMENT AREAS A & B) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS 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 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.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
A. THE SITE MAY BE DEVELOPED WITH UP TO 278 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND FIVE (5) ATTACHED RESIDENTIAL UNITS IN A TOWNHOME FORM, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT TOGETHER WITH ACCESSORY USES.

3. ACCESS, AND TRANSPORTATION IMPROVEMENTS:
A. ACCESS TO THE SITE WILL BE FROM MALLARD CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A 12-FOOT MULTI-USE PATH (MUP) ALONG THE SITE'S FRONTAGE ALONG MALLARD CREEK ROAD.
C. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.
D. 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.
E. 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.
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.
G. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT

4. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:
A. A 14-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED AS MEASURED FROM THE BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER OF MALLARD CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. SIDE AND REAR YARDS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
C. TRASH COLLECTION FROM THE SITE WILL BE FROM DUMPSTERS OR A TRASH COMPACTOR.

5. GENERAL DESIGN GUIDELINES:
A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EPS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SLOTTES AND ON HANDRAILS/RAILINGS.
B. THE FOLLOWING STANDARDS SHALL APPLY TO THE MULTI-FAMILY BUILDINGS TO BE CONSTRUCTED ON THE SITE:
(I) BUILDINGS SHALL FRONT (THE SIDE OF A BUILDING THAT HAS WINDOWS WILL ALSO BE CONSIDERED A FRONT) A MINIMUM OF 50% OF THE TOTAL EXISTING STREET FRONTAGE (MEASURED ALONG EACH SIDE OF EACH STREET AT THE SETBACK LINE) ALONG MALLARD CREEK ROAD (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, BMP AREAS, AND/OR TREE RE-PLANTING AREAS).
(II) ALL RESIDENTIAL GROUND FLOOR UNITS WILL HAVE ENTRANCES FACING AND CONNECTING TO THE ABUTTING STREET, AND WHEN WITHIN 15 FEET OF THE SIDEWALK LOCATED ALONG THE MALLARD CREEK ROAD SHALL BE RAISED A MINIMUM OF 12"-24". IF INDIVIDUAL ENTRANCES AND CONNECTIONS TO THE ABUTTING STREET ARE NOT FEASIBLE AT LEAST ONE COMMON ENTRANCE WILL BE PROVIDED WITH A CONNECTION TO THE ADJOINING PUBLIC STREET. INDIVIDUAL OR COMMON ENTRANCES AND CONNECTIONS WILL NOT BE REQUIRED IF THE BUILDING IS THREE (3) OR MORE FEET BELOW THE GRADE OF THE ADJOINING PUBLIC STREET.
(III) BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH ALONG MALLARD CREEK ROAD SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS.
(IV) VERTICAL MODULATION AND RHYTHM. BUILDING ELEVATIONS ALONG MALLARD CREEK SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS, AND CHANGE IN MATERIALS.
(V) BUILDING BASE - BUILDINGS ALONG MALLARD CREEK ROAD SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF THE PROPOSED BUILDING WILL BE ARTICULATED WITH A WATER TABLE A MINIMUM OF THREE (3) FEET IN HEIGHT.
(VI) BUILDING ELEVATIONS FACING EXISTING PUBLIC STREETS STREET SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.
(VII) 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 ALONG MALLARD CREEK ROAD.
(VIII) ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE UTILIZATION OF VARIATION INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.). WHEN APPLICABLE, THE ALLOWED MINIMUM PITCH FOR PITCHED ROOFS SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY TWELVE FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
C. THE FOLLOWING STANDARDS SHALL APPLY TO THE TOWNHOME BUILDINGS TO BE CONSTRUCTED ON THE SITE:
(I)USABLE PORCHES AND/OR STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING WHEN POSSIBLE. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 5 FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. STOOPS ARE NOT REQUIRED TO BE 5' MINIMUM DEPTH BUT SHALL HAVE A COVERING OVER THE ENTRY DOOR. PORCHES AND STOOPS FRONTING ON THE INTERIOR PRIVATE STREETS AND PARKING AREAS WILL BE LOCATED BEHIND THE SIDEWALK. UNITS WITH FRONTAGE ONLY ON THE INTERNAL PARKING AREAS OR PRIVATE ALLEYS ARE NOT REQUIRED TO PROVIDE A PORCH OR A STOOP.
(II) THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
(III) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
D. GROUND MOUNTED UTILITY STRUCTURES, SUCH AS HVAC UNITS, SHALL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
E. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.
F. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.

6. OPEN SPACE AND AMENITY AREA IMPROVEMENTS:
A. OPEN SPACE AND AN AMENITY AREA(S) WILL BE PROVIDED ON THE SITE. A MINIMUM OF 5,000 SQUARE FEET OF IMPROVED OPEN SPACE WILL BE PROVIDED AT A LOCATION THAT CENTRAL TO THE DEVELOPMENT AND CONVENIENT TO THE FUTURE RESIDENTS OF THE COMMUNITY. THE PROPOSED OPEN SPACE AREAS WILL BE IMPROVED WITH AT LEAST THREE OF THE FOLLOWING ELEMENTS: POOL AREA, WALKING PATHS, LANDSCAPING, SEATING AREAS, AND STRUCTURES APPROPRIATE TO THE PROPOSED OPEN SPACE 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. A SURVEY OF TREES IN THE EXISTING STREET RIGHT-OF-WAY WILL BE REQUIRED TO BE DONE PRIOR TO THE FIRST SUBMITTAL OF DEVELOPMENT PLANS.
C. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS 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.

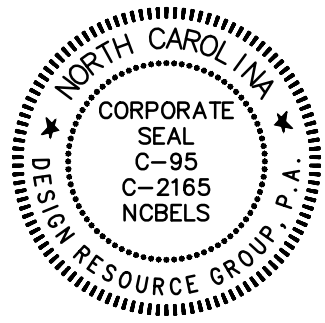
9. SIGNS:
A. RESERVED.

10. AMENDMENTS TO THE REZONING PLAN:
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.



LANDSCAPE ARCHITECTURE
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REZONING PETITION
FOR PUBLIC HEARING
2022-XXX

REZONING DOCUMENTS

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CHARLOTTE, NORTH CAROLINA

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DEVELOPMENT STANDARDS

SCALE: N.T.S.	
PROJECT #:	1010-002
DRAWN BY:	DK
CHECKED BY:	SVK
MAY 16, 2022	
REVISIONS:	

RZ2.00