

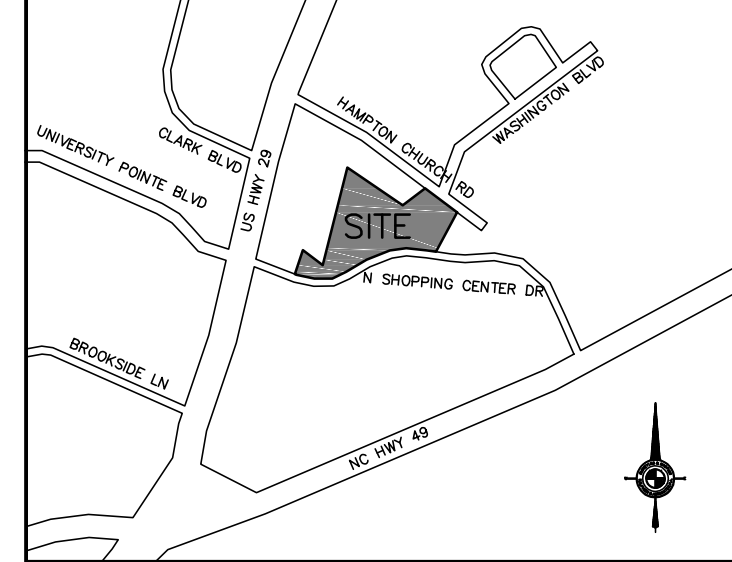
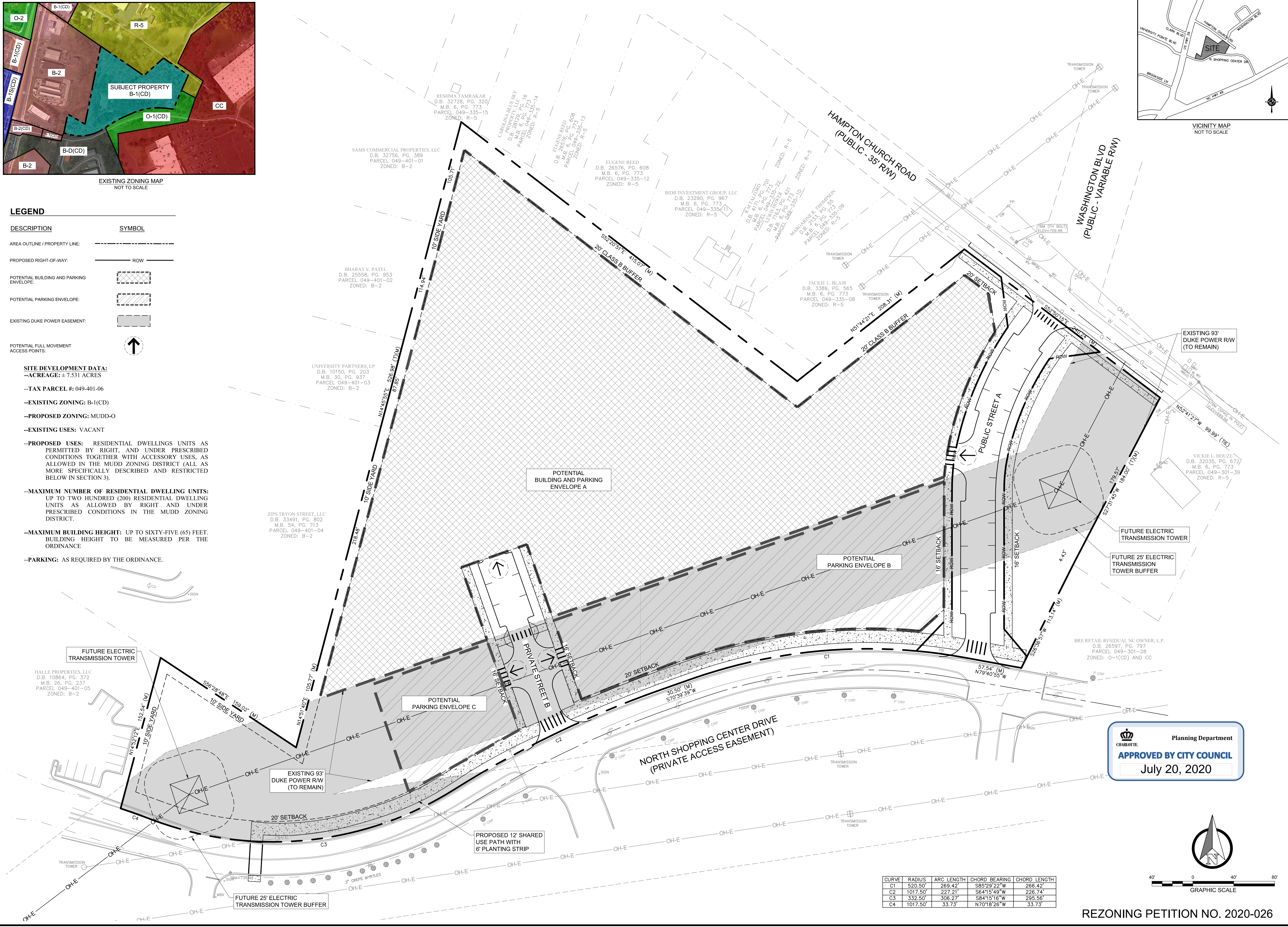
EXISTING ZONING MAP
NOT TO SCALE

LEGEND

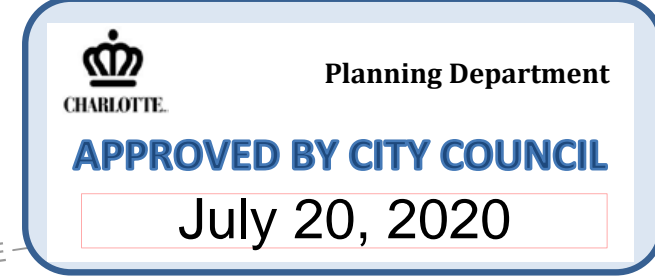
DESCRIPTION	SYMBOL
AREA OUTLINE / PROPERTY LINE:	---
PROPOSED RIGHT-OF-WAY:	---
POTENTIAL BUILDING AND PARKING ENVELOPE:	[Hatched Box]
POTENTIAL PARKING ENVELOPE:	[Dotted Box]
EXISTING DUKE POWER EASEMENT:	[Solid Grey Box]
POTENTIAL FULL MOVEMENT ACCESS POINTS:	[Arrow]

SITE DEVELOPMENT DATA:

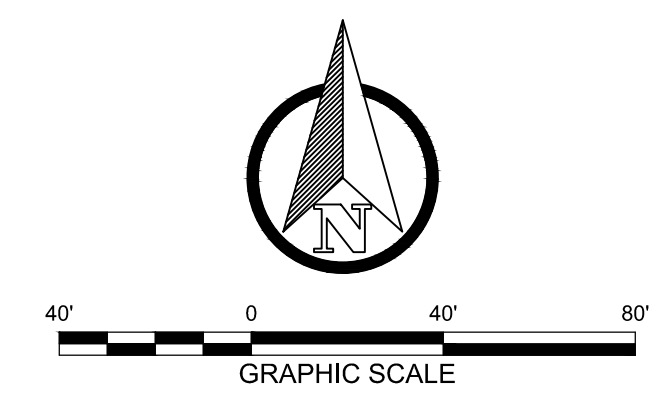
- ACREAGE: ± 7.531 ACRES
- TAX PARCEL #: 049-401-06
- EXISTING ZONING: B-1(CD)
- PROPOSED ZONING: MUDD-O
- EXISTING USES: VACANT
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO TWO HUNDRED (200) RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: UP TO SIXTY-FIVE (65) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE
- PARKING: AS REQUIRED BY THE ORDINANCE.



VICINITY MAP
NOT TO SCALE

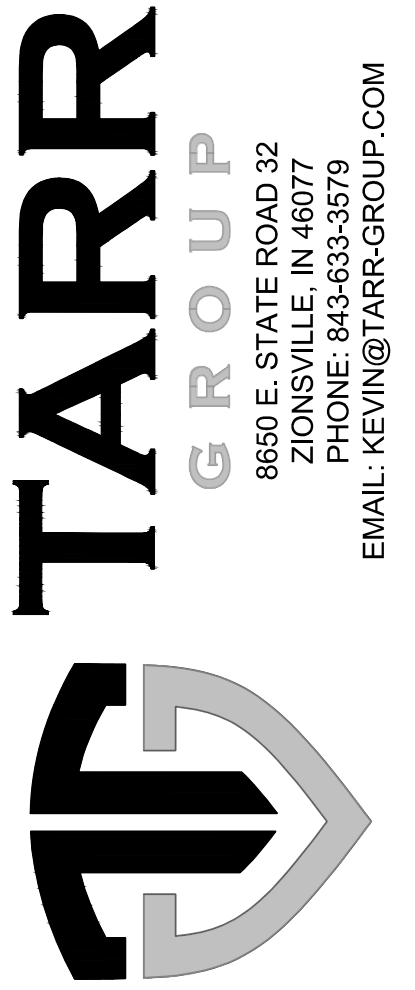


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	520.50'	269.42'	S85°29'22\"W	266.42'
C2	1017.50'	227.21'	S64°15'49\"W	226.74'
C3	332.50'	306.27'	S84°15'16\"W	295.56'
C4	1017.50'	33.73'	N70°18'26\"W	33.73'



PRELIMINARY DOCUMENT

05/11/2020



HAMPTON CHURCH MULTI-FAMILY ANNEX OF CHARLOTTE, LLC
REZONING PETITION #2020-026
HAMPTON CHURCH ROAD
CHARLOTTE, NC

ORIGINAL ISSUE DATE: 01/24/2020

REVISIONS:

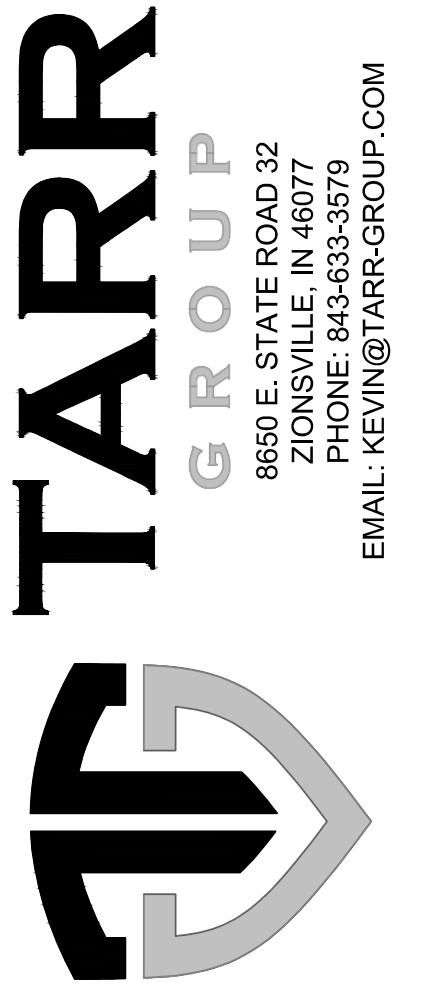
△ PER STAFF COMMENTS	04/13/2020
△ SITE PLAN REVISIONS	05/11/2020
△ PER STAFF COMMENTS	06/23/2020

PROJ. NO.: 19043

TECHNICAL DATA SHEET

RZ-1

REZONING PETITION NO. 2020-026



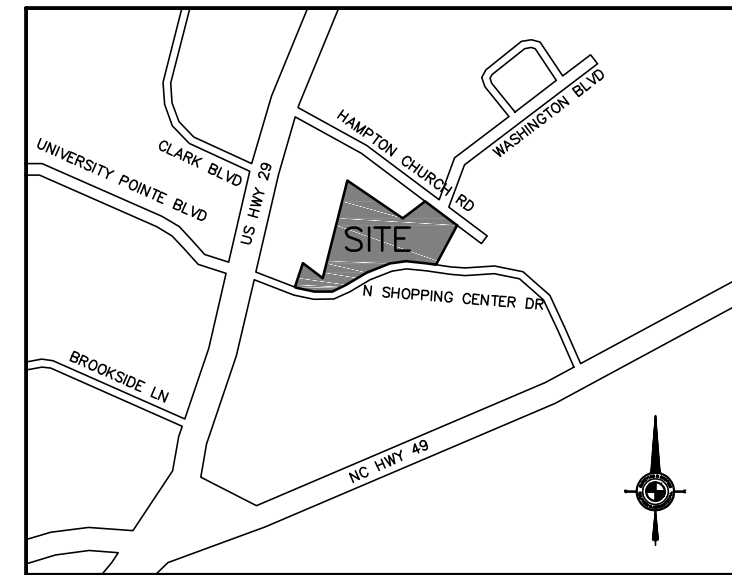
HAMPTON CHURCH MULTI-FAMILY ANNEX OF CHARLOTTE, LLC
 REZONING PETITION #2020-026
 HAMPTON CHURCH ROAD
 CHARLOTTE, NC

ORIGINAL ISSUE DATE:	01/24/2020
REVISIONS:	
△ PER STAFF COMMENTS	04/13/2020
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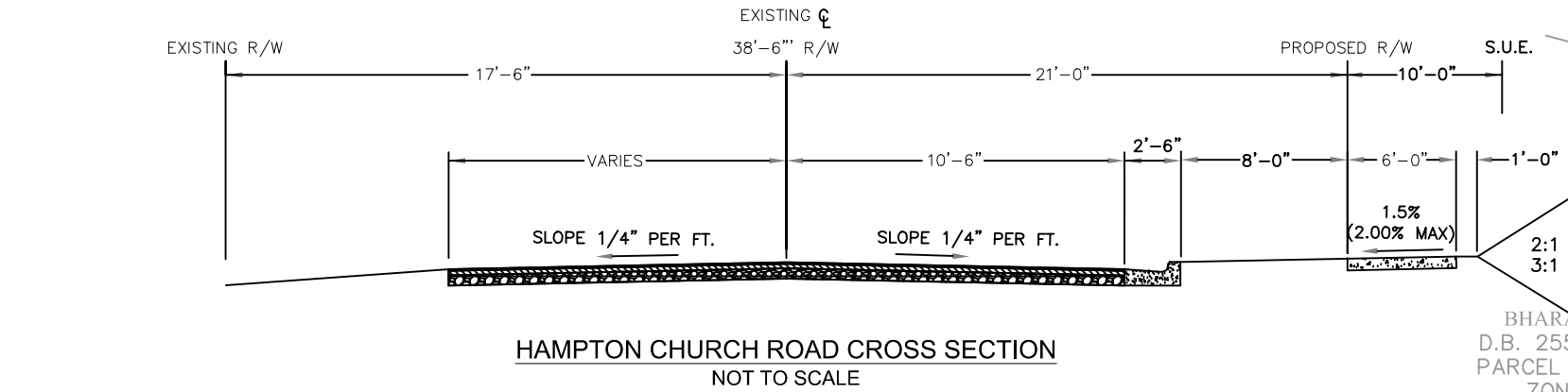
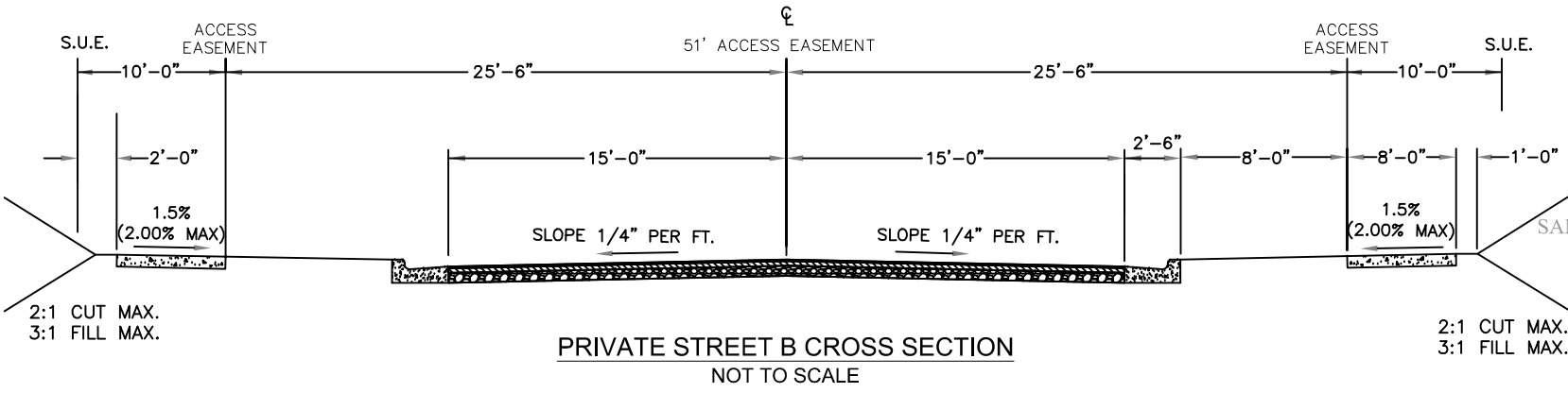
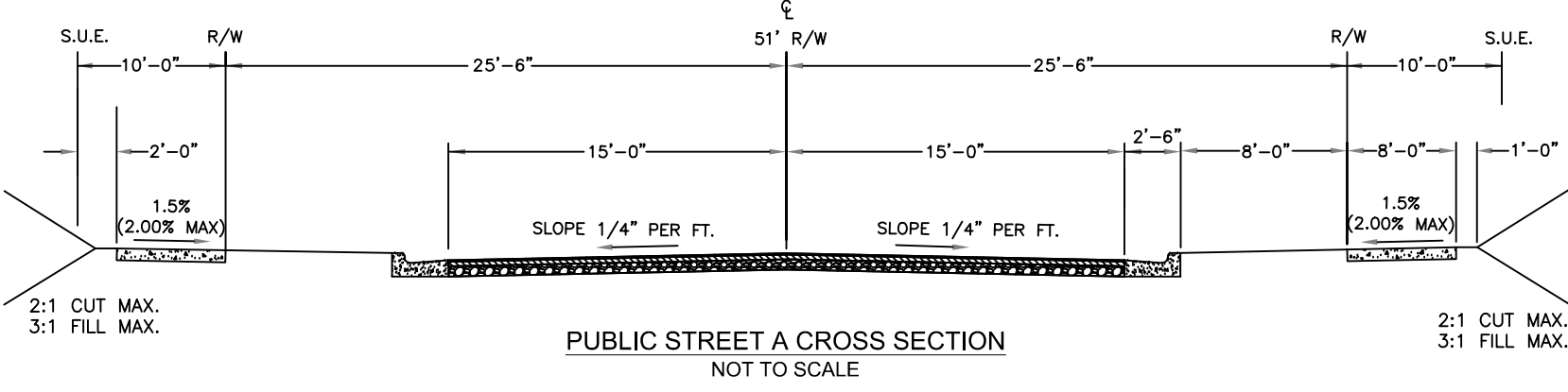
PROJ. NO.: 19043

CONCEPTUAL SITE PLAN

RZ-2



VICINITY MAP NOT TO SCALE



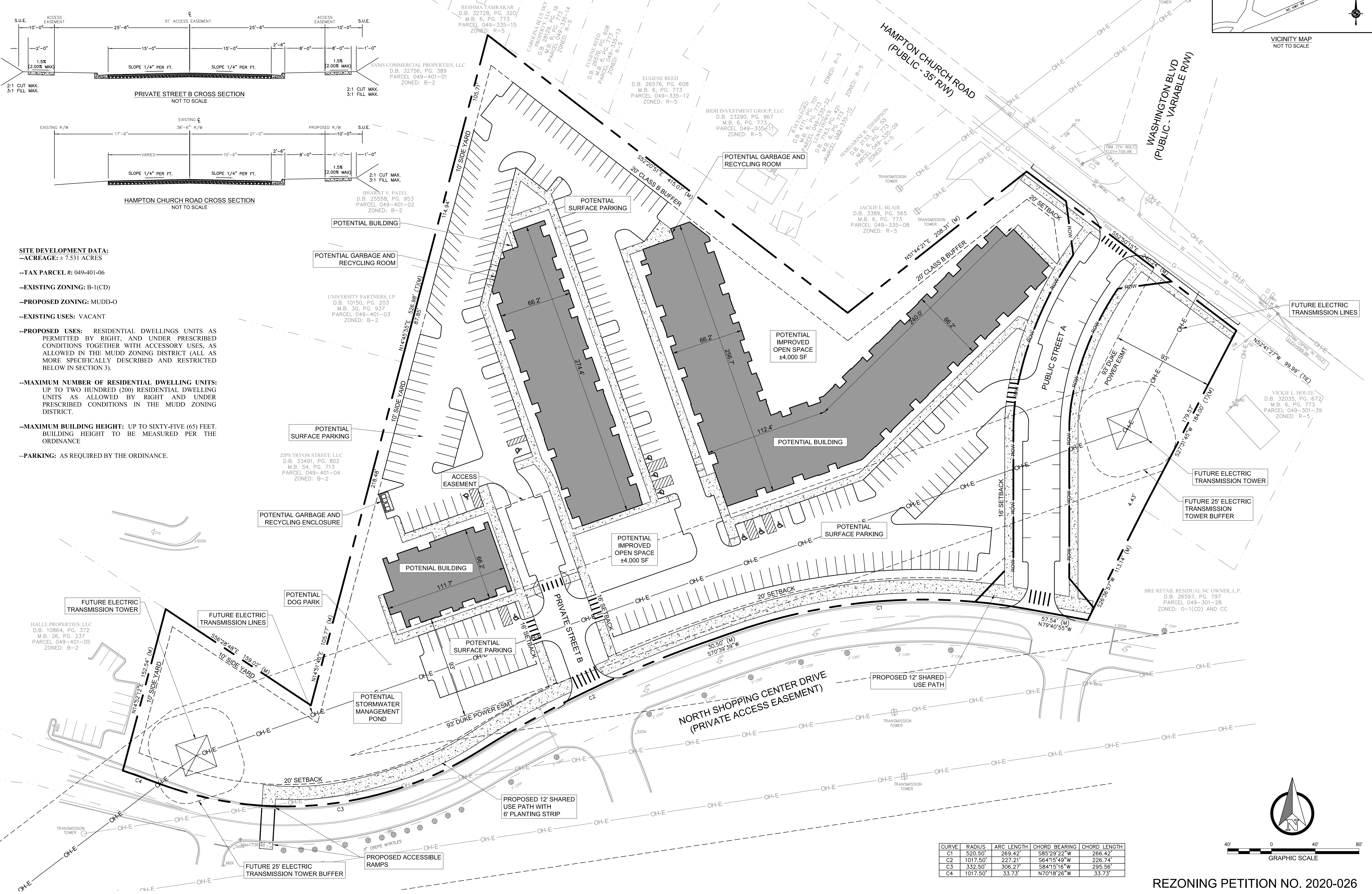
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-PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

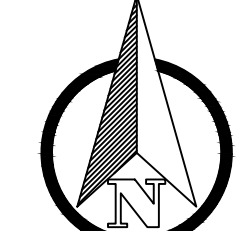
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-MAXIMUM BUILDING HEIGHT: UP TO SIXTY-FIVE (65) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE

-PARKING: AS REQUIRED BY THE ORDINANCE.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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REZONING PETITION NO. 2020-026

19043 - RZ2 - Site Plan.dwg

IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

**ANNEX OF CHARLOTTE, LLC
DEVELOPMENT STANDARDS
06/23/2020
REZONING PETITION NO. 2020-026**

SITE DEVELOPMENT DATA:
--ACREAGE: ± 7.531 ACRES

--TAX PARCEL #: 049-401-06

--EXISTING ZONING: B-1(CD)

--PROPOSED ZONING: MUDD-O

--EXISTING USES: VACANT

--PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

--MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO TWO HUNDRED (200) RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

--MAXIMUM BUILDING HEIGHT: UP TO SIXTY-FIVE (65) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE

--PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY ANNEX OF CHARLOTTE, LLC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 7.531 ACRE SITE LOCATED NORTH OF N. SHOPPING CENTER DRIVE AND SOUTH OF HAMPTON CHURCH 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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION 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, PERMISSIBLE BUILDING AREAS (AS DEFINED BELOW) 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 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. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO SIX (6). 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) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO TWO HUNDRED (200) MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.
- b. THE DWELLING UNITS CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED TO HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NOT LESS THAN TWENTY (20) YEARS FROM THE DATE OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING TO BE CONSTRUCTED ON THE SITE.

3. OPTIONAL PROVISIONS

- a. TO ALLOW VEHICULAR PARKING AND MANEUVERING BETWEEN THE BUILDING AND THE REQUIRED SETBACK ALONG N. SHOPPING CENTER DRIVE.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS:

IMPROVEMENTS. THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS.

- a. THE PETITIONER WILL EXTEND WASHINGTON BOULEVARD THROUGH THE SITE TO THE SITE'S SOUTHERN BOUNDARY (PUBLIC STREET A), AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL CONSTRUCT THE ABOVE REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER RESERVES THE RIGHT TO POST A BOND FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.
- c. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ALL RIGHT-OF-WAY PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE RIGHT-OF-WAY A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. **CDOT/NC DOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. 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 AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- b. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.1 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.1(A) ABOVE PROVIDED, HOWEVER, IN THE EVENT ALL ROADWAY IMPROVEMENTS ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- c. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND NC DOT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

III. ACCESS:

- a. ACCESS TO THE SITE WILL BE FROM N. SHOPPING CENTER DRIVE AND HAMPTON CHURCH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE ALIGNMENT OF THE 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 THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

5. STREETScape, LANDSCAPING, OPEN SPACE AND SCREENING:

- a. A TWENTY (20) FOOT BUILDING SETBACK AS MEASURED FROM THE FUTURE/EXISTING RIGHT-OF-WAY LINE WILL BE ESTABLISHED ALONG N. SHOPPING CENTER DRIVE AND HAMPTON CHURCH ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. A TWELVE (12) FOOT MULTI-USE PATH (MUP) WILL BE PROVIDED ALONG N. SHOPPING CENTER DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ON HAMPTON CHURCH ROAD AND ALONG PUBLIC STREET B. WHERE ON-STREET PARKING IS PROVIDED, STREET TREES WILL BE PROVIDED AS REQUIRED.
- d. AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP WILL BE PROVIDED ALONG PUBLIC STREET A. WHERE ON-STREET PARKING IS PROVIDED, STREET TREES WILL BE PROVIDED AS REQUIRED.
- e. A TWENTY (20) FOOT CLASS B BUFFER SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. THE PETITIONER WILL PROVIDE THE FOLLOWING AND/OR SIMILAR AMENITIES FOR THE RESIDENTS OF THE COMMUNITY: OUTDOOR SEATING, ENHANCED LANDSCAPING, COMMUNITY GARDEN(S).

DOG PARK, AND/OR PLAYGROUNDS. ALL AMENITIES WITHIN THE EXISTING DUKE ENERGY EASEMENT ARE SUBJECT TO APPLICABLE APPROVALS. THE MINIMUM SIZE OF THE OPEN SPACE/AMENITY AREAS IS INDICATED ON THE SITE PLAN.

- g. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

6. 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, EIFS, DECORATIVE BLOCK AND/OR WOOD, DEFINED AS THE "PREFERRED BUILDING MATERIALS". VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS, CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED WILL NOT BE ALLOWED. THE RAILINGS UTILIZED ON BALCONIES AND PATIOS MUST BE METAL RAILINGS.
- b. THE PROPOSED BUILDING WILL BE DESIGNED AND CONSTRUCTED SO THAT THE EACH BUILDING ELEVATION(S) THAT ABUT/FACE AN EXISTING OR PROPOSED PUBLIC STREETS WILL HAVE AT LEAST 30% MASONRY MATERIALS (E.G. BRICK, NATURAL STONE, (OR ITS SYNTHETIC EQUIVALENT) PRECAST STONE, PRECAST CONCRETE), EXCLUSIVE OF WINDOWS, DOORS AND ROOFS.
- c. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - i. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
 - ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
- d. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 2 FEET EXTENDING THROUGH THE BUILDING.
- e. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
 - ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
 - iii. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 20 FEET IN LENGTH. WHERE BLANK OR UNARTICULATED WALLS 20' OR GREATER CANNOT BE ADDRESSED PRINCIPALLY WITH DOORS OR WINDOWS, THEY SHALL BE TREATED WITH A COMBINATION THE FOLLOWING OPTIONS: (I) A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR (EXAGGERATED OR LARGER WINDOWS INDICATIVE OF LIVING AREAS); AND (II) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES. IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR.

- f. RESIDENTIAL BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCES THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING/SCONES; (II) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.
- g. TO PROVIDE A LEVEL OF COMFORT AND SECURITY FOR RESIDENTS ON THE FIRST FLOOR OF RESIDENTIAL BUILDINGS, THE FIRST FLOOR SHALL BE VISUALLY AND PHYSICALLY SEPARATED FROM THE SIDEWALK. EXAMPLES INCLUDE INCREASING THE SETBACK, INSTALLING ADDITIONAL LANDSCAPING, RAISING OR LOWERING THE FIRST FLOOR OR OTHER METHODS.
- h. WHERE GROUND FLOOR CONNECTION TO UNITS IS NOT POSSIBLE AND A SHARED OR COMMON ENTRY IS USED, TRANSITION FROM THE STREET TO THE ENTRY ITSELF IS PROVIDED TO CREATE A UNIQUE SENSE OF ENTRY FOR PEDESTRIANS. THE GROUND LEVEL TRANSITIONS ARE THOUGHTFULLY DESIGNED AND INCORPORATED INTO THE OVERALL CHARACTER OF THE BUILDING AND INCLUDE ANY / ALL THE FOLLOWING: CHANGES IN GRADE OR SETBACK, STAIRS, LOW MASONRY WALLS, ORNAMENTAL RAILING, CHANGES IN PAVING MATERIAL, ADDITIONAL LANDSCAPING OR OTHER METHODS.
 - i. THE PEDESTRIAN CROSSINGS ON SITE WILL BE DESIGNED TO INCORPORATE MARKINGS, OR VARIED PAVING OR PAVERS, SIGNAGE, AND LIGHTING SO THAT THESE CROSSINGS ARE VISIBLE TO MOVING VEHICLES DURING DAY LIGHT AND NIGHT TIME HOURS.
- j. INTERNAL SIDEWALK CONNECTIONS SHALL BE PROVIDED BETWEEN BUILDINGS AND FROM BUILDINGS TO ALL PUBLICLY ACCESSIBLE ON-SITE FACILITIES (PARKING AREAS, BICYCLE FACILITIES, OPEN SPACE, ETC.) AND ABUTTING OR ADJACENT PARKS, GREENWAYS, BIKEWAYS, TRAILS, DEVELOPMENTS AND TRANSIT STOPS. INTERNAL SIDEWALKS SHALL BE HARD SURFACED AND AT LEAST 5 FEET IN WIDTH UNLESS CONNECTING TO FOUR UNITS OR LESS.
- k. FENCES OR WALLS USED FOR SCREENING SHALL BE CONSTRUCTED IN A DURABLE FASHION OF SPLIT FACE BLOCK, STONE, OTHER FINISHED MASONRY MATERIALS, WOOD SPLIT-RAIL, METAL OR OTHER MATERIALS SPECIFICALLY DESIGNED AS FENCING MATERIALS.
- l. SERVICE EQUIPMENT SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE ARE SCREENED FROM VIEW FROM PUBLIC STREETS WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN INCLUDES A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS.
- m. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.
 - ii. FOR PITCHED ROOFS (NOT INCLUDING DETAILS THAT MAY INCLUDE CRICKETS, TOWERS OR OTHER ELEMENTS THAT SLOPE BACK TO THE PRIMARY ROOF) THE MINIMUM (4:12), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET.
 - iii. ALL ROOFTOP MECHANICAL EQUIPMENT ON BUILDINGS SHALL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM BELOW BY INTEGRATING THE EQUIPMENT INTO THE BUILDING AND ROOF DESIGN TO THE MAXIMUM EXTENT FEASIBLE, USING PARAPET WALLS OR SIMILAR ARCHITECTURAL TREATMENTS.
 - iv. FOR FLAT ROOFS, A PARAPET EXTENDS ABOVE THE ROOF PLANE AND INCLUDE AN ELEMENT THAT PROVIDES A VISUAL TERMINATION OF THE FAÇADE.
- n. VENTILATION GRATES LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO ANY PUBLIC STREET MUST BE DECORATIVE AND/OR BLEND WITH THE BUILDING ARCHITECTURE.

7. ENVIRONMENTAL FEATURES:

- a. THE SITE WILL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- c. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. LIGHTING:

- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

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 OR 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.

PRELIMINARY DOCUMENT

05/11/2020



**HAMPTON CHURCH MULTI-FAMILY
ANNEX OF CHARLOTTE, LLC
REZONING PETITION #2020-026
HAMPTON CHURCH ROAD
CHARLOTTE, NC**

ORIGINAL ISSUE DATE:	01/24/2020
REVISIONS:	
△ PER STAFF COMMENTS	04/13/2020
△ SITE PLAN REVISIONS	05/11/2020
△ PER STAFF COMMENTS	06/23/2020

PROJ. NO.: 19043

DEVELOPMENT STANDARDS

RZ-3

REZONING PETITION NO. 2020-026

19043 - RZ3 - Development Standards.dwg

IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.



HAMPTON CHURCH MULTI-FAMILY
ANNEX OF CHARLOTTE, LLC
REZONING PETITION #2020-026
HAMPTON CHURCH ROAD
CHARLOTTE, NC

ORIGINAL ISSUE DATE: 01/24/2020

REVISIONS:

- ▲ PER STAFF COMMENTS 04/13/2020
- ▲ SITE PLAN REVISIONS 05/11/2020
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PROJ. NO.: 19043

CONCEPTUAL
RENDERING

RZ-4

REZONING PETITION NO. 2020-026



NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND IS INTENDED TO REFLECT THE OVERALL QUALITY AND CHARACTER OF THE BUILDING TO BE DEVELOPED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY SO LONG AS THE MASSING, HEIGHT, AND THE GENERAL CHARACTER OF THE BUILDINGS ARE MAINTAINED. THE COLORS UTILIZED ARE NOT INTENDED TO DEPICT OR COMMIT TO SPECIFIC MATERIALS.

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