

**ASPEN HEIGHTS PARTNERS
REZONING PETITION NO. 2020-017
4/13/2020**

Development Data Table:

Site Area: +/- 2.75 acres
 Tax Parcels: 14501209; 14501210; 14501212; 14501213; 14501214; 14501215; 14501216; 14501217; 14501218; 14501201; 14501202; 14501203; 14501204; 14501205; 14501206; and 14501207
 Existing Zoning: R-22MF
 Proposed Zoning: MUDD(CD)
 Existing Use: Institutional
 Proposed Uses: Up to 274 Multi-family Residential Units and accessory uses (including community space) as permitted in the MUDD Zoning District
 Maximum Building Height: Up to 68 feet, as measured per MUDD Ordinance standards
 Parking: Will meet or exceed Ordinance standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Aspen Heights Partners (the "Petitioner") to accommodate the development of a multi-family residential development on that approximately 2.75-acre site located on the south side of Remount Road, between Baltimore Avenue and Norfolk Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 14501209; 14501210; 14501212; 14501213; 14501214; 14501215; 14501216; 14501217; 14501218; 14501201; 14501202; 14501203; 14501204; 14501205; 14501206; and 14501207.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise requested in the optional provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
- The development depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of two hundred seventy-four (274) multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

III. Transportations

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Petitioner shall extend the bike lane from the Site's frontage to the intersection of Remount Road and South Tryon Street, as generally depicted on the Rezoning Plan.
- Petitioner shall construct a pedestrian refuge island across Remount Road and enhanced intersection crossing, as generally depicted on the Rezoning Plan.
- Petitioner shall construct a new ADA compliant bus waiting pad in the location as generally depicted on the Rezoning Plan.
- Where applicable, the Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- All transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

IV. Architectural Standards

- The principal building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Building massing 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/façade plane (such as recesses, projections, wall offsets, pilasters, and

other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.

4. Architectural elevations shall be designed to create visual interest as follows:

- Buildings shall be designed with a recognizable architectural base on all facades facing network required streets and the greenway. Such base may be executed through the use of articulated architectural façade features, changes in building materials, or color changes;
- There shall be a minimum of one (1) Prominent Entrance along the Site's frontage of Remount Road. Prominent Entrance spacing (maximum distance between entrances) along the Site's frontage of Remount Road shall be a maximum of 150 feet for buildings of 150 feet in length or more
- Ground floor transparency area (measured 3' to 10' from grade) shall be a minimum of 25% transparency and all upper floor transparency shall be a minimum of 15% transparency; and
- Building elevations facing network required streets shall not have expanses of blank walls greater than twenty (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.

5. Roof form and articulation -- roof form lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- 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.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets.

6. Facades of structured parking facilities fronting Baltimore Avenue and/or Norfolk Avenue, if provided, shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of forty-two (42) inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building. The remaining openings on all levels shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. Minimum evergreen plantings of twelve (12) feet, at the time of installation, shall be provided to additionally screen structured parking facilities in the location as generally depicted on the Rezoning Plan.

V. Community Benefit

Community Space. The Petitioner shall reserve a minimum 1,000 square feet of community space for local non-profit organizations, to be used as seen fit through coordination with The Bethlehem Center, in the location as generally depicted on the Rezoning Plan.

VI. Environmental Features

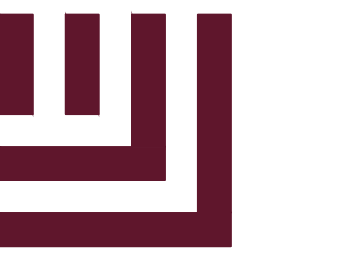
The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance and the Tree Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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**REMOUNT ROAD / SOUTH END
 REZONING CONCEPT PLAN
 441 REMOUNT ROAD
 CHARLOTTE, NORTH CAROLINA, 28203**

REVISIONS

NO.	DATE	PER STAFF COMMENTS
1	04.13.2020	PER STAFF COMMENTS

PLAN INFORMATION

PROJECT NO. AHP-19000
 FILENAME AHP19000-RZ1
 CHECKED BY
 DRAWN BY AJB
 SCALE N/A
 DATE 01. 09. 2020

SHEET

REZONING PLAN

RZ-2