PETITIONER:
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LAND USE:
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CIVIL ENGINEER:
Nate Doolittle
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Ph. 704.333.0325

SITE DEVELOPMENT AREA

TAX PARCEL NUMBER: 179-011-81
REZONING PETITION NO.: 2019-XXX

ZONING CLASSIFICATION
CURRENT: O-1
PROPOSED: MUDD-O
EXISTING USES: FINANCIAL INSTITUTION WITH SURFACE PARKING

PROPOSED USES: RESIDENTIAL DWELLING UNITS; RETAIL; EATING, DRINKING, ENTERTAINMENT ESTABLISHMENTS (EDEE); AND PERSONAL SERVICES USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND PER THE OPTIONAL PROVISIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN MUDD ZONING DISTRICT

MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN);
RESIDENTIAL: 365 UNITS
NONRESIDENTIAL: 1,500 SQUARE FEET

NET LAND AREA: ±1.83 ACRES

MINIMUM SETBACK: 16'+
PROVIDED SETBACKS ON SITE PLAN FOR ALL STREETS

REQUIRED SCREENING:
PER ORDINANCE - REQUIRED FOR THE SERVICE ENTRANCE / UTILITY STRUCTURES, LOADING DOCKS, PARKING DECKS, DUMPSTERS

DOOR LOCATIONS SHOWN ARE PRELIMINARY.
FINAL LOCATION AND AND QUANTITIES MAY VARY

MAXIMUM BUILDING HEIGHT: UP TO 185 FEET

VEHICULAR PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

BICYCLE PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

URBAN OPEN SPACE:
AS REQUIRED BY ORDINANCE

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
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WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

6310 FAIRVIEW RD REZONING

DOMINION REALTY PARTNERS

6310 FAIRVIEW ROAD

CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

Dominion Realty Partners, LLC
Development Standards
12/5/19
Rezoning Petition No. 2019

Site Development Data:

--**Acreage:** ± 1.827 acres
--**Tax Parcel #s:** 179-011-81
--**Existing Zoning:** O-1
--**Proposed Zoning:** MUDD-O
--**Existing Uses:** Financial Institution with surface parking.
--**Proposed Uses:** Residential dwellings units; retail; Eating, Drinking, Entertainment, Establishments (EDEE); and personal services uses as permitted by right, under prescribed conditions, and per the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described below in Section 3).
--**Maximum Gross Square Feet of Development:** Up to 365 multi-family residential dwelling units and up to 1,500 square feet of gross floor area located within the principle building on the Site and devoted to: non-residential permitted uses as allowed by right and under prescribed conditions in the MUDD zoning district.
--**Maximum Building Height:** Maximum building height of one hundred eighty-five feet (185'). Height shall measure per side by average grade in accordance with 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 sheets that form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Dominion Realty Partners, LLC ("Petitioner") to accommodate the development of high quality residential uses with accessory/support retail/EDEE/personal services uses on an approximately 1.827 acre site located at 6310 Fairview 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-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

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, 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; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks or rear yards) indicated on Sheet RZ-1; or
iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 one (1). 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.

e. Exclusions for Calculation of Maximum Development Levels. For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

2. Optional Provisions.

The following optional provisions shall apply to the Site:

a. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 12 feet and the door does not swing into the 12 foot clear zone, or it is an individual residential doorway designed with an elevated porch stoop.

b. To allow a maximum building height of one hundred eighty-five (185) feet.

3. Permitted Uses, Development Area Limitations:

a. The principal buildings constructed on the Site may be developed with up to 365 multi-family residential dwellings units, and up to 1,500 square feet of gross floor area located within the principle building on the Site and devoted to retail, EDEE, and personal service uses as permitted by right, under prescribed conditions and per the Optional provisions below, together with accessory uses, all as allowed in the MUDD-O zoning district.

"Personal service uses" will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, and alike.

4. Pedestrian Network Commitments:

a. Project Sidewalks/Streetscape. Petitioner will install the sidewalk and streetscape improvements along the project edge on-site, and subject to approval of CDOT within the right of way of Fairview Road that are referenced in Section 5 below and as generally depicted on the Rezoning Plan on Sheet RZ-01.

b. Comprehensive Neighborhood Improvement Program (CNIP). In an effort to further support pedestrian mobility for residents within the SouthPark area, the Petitioner shall contribute an amount equal to $150,000 (the "Ped Improvements Contribution Amount") to the City of Charlotte for the purpose of design and/or construction of sidewalk and/or pedestrian connections associated with the "Loop Trail" as described in the South Park CNIP (the "Loop Trail Project"). The Ped Improvements Contribution Amount will be delivered to the City prior to issuance of the first certificate of occupancy for the project contemplated by this Rezoning Petition. If either construction of the Loop Trail Project has not begun or the Ped Improvements Contribution Amount has not been spent in full on the Loop Trail Project within eight (8) years of approval of the Rezoning Petition, the City of Charlotte will return the portion of the Ped Improvements Contribution Amount not spent on the Loop Trail Project to the Petitioner, or as the Petitioner or its assigns shall direct.

c. CDOT Standards. All of the foregoing pedestrian improvements will be subject to the standards and criteria of Charlotte Department of Transportation ("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, if applicable.

d. Substantial Completion. Subject to and in addition to the provisions set forth above in this Section 4, the above-referenced pedestrian improvements shall be installed to substantial completion prior to issuance of the certificate of occupancy for the building; provided, however, in the event all pedestrian improvements are not

substantially completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building on the Site, then the Petitioner will work with City Staff to determine a process to allow the issuance of the certificate of occupancy for the building, and in such event the Petitioner may be asked to post a letter of credit or a bond for any such improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

5. Access.

a. Access to the Site will be from Fairview Road as generally depicted on Sheet RZ-01, subject to adjustments as set forth below.

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 CDOT in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

6. Streetscape, Buffer, Landscaping Open Space and Screening:

a. A sixteen (16) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along Fairview Road will be provided, as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Fairview Road provided, however, it is understood that vertical building improvements higher than ten (10) feet in height measured at grade may encroach above grade up to two (2) feet into such sidewalk areas. Such streetscape improvements shall be extended to the applicable property boundary edge as generally depicted on the Rezoning Plan.

c. Cars parked in the proposed parking structure will be screened from the adjacent public streets and the adjoining properties. Detached lighting located on the upper level of the parking will be designed to full cut-off type fixtures.

d. Meter banks will be screened where visible from public or adjacent property view at grade level.

e. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

f. HVAC and related mechanical equipment located at grade or at the base of the building will be screened.

g. Rooftop cell antennas are not permitted.

h. Any roof top mechanical screening will not exceed 10' in height, and will be set back from the parapet a minimum of 5'.

6. Architectural Standards:

a. Building Length and Proportion.

i. Maximum Building Face Length: No building shall exceed 250 feet in block face without a break in or variation of the facade. Covered driveway accesses to garages are not considered acceptable breaks.
ii. Vertical Proportions: Buildings shall be vertically proportioned so that the height of each ground floor store front bay shall be taller than it is wide.
iii. Long Facades: When buildings are longer than 150 feet, the pedestrian level of the building base shall be architecturally divided into smaller architectural increments. The use of window arrangement and size variation, vertical pilasters or other architectural elements should help create this effect.
iv. Ground Floor Modulation: The ground floor of the building will be designed to have a building modulation of at least two (2) feet (a break in the vertical building plane) at least every sixty (60) feet on the ground floor.

b. Façade & Material Detailing.

i. Wall Depth / Material Detailing:
- Facade Articulation: Building elevations shall be designed with articulated architectural features which shall include a combination of the following: (i) exterior wall offsets; (ii) columns; (iii) pilasters; (iv) change in materials or colors; (v) awnings; (vi) arcades; and (vii) other architectural elements.

- Blank Wall Detailing: Building elevations and site walls greater than 5 feet in height shall not have blank wall expanses greater than 20 feet in any horizontal or vertical direction without some articulated features. For blank walls greater than 20 feet, architectural features such as, but not limited to, banding, medallions or similar design features, or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

ii. First Floor Building Facade Materials: High quality, durable finish materials should be used on the first floor street facade of buildings. This may include materials such as face brick, stone, precast, metal panels, etc. Utility, decorative scored or split-faced block are not appropriate, but split face block may be considered at the base up to no more than 2' feet above the sidewalk. Simulated stucco/EIFS is not durable enough for use on the first floor, and shall not be allowed.

iv. Storefront Window Proportions: Windows shall be large glazed panels. Windows shall fill most of the height of the first or base floor, to at least 10 feet above sidewalk grade.

c. Street Frontages.

i. The building constructed on the Site will have active ground floor uses (defined as active, and occupiable/usable space);
- A minimum of 50% of the Site's ground floor building frontage along Fairview Road will be occupied with active ground floor uses, exclusive of access points, emergency doors, stair towers, and mechanical equipment rooms.

ii. Along Fairview Road the first floor of the building will have a minimum building Transparency (as defined below) of 60%.

Minimum Ground Floor "Transparency": The first floor of all buildings must include transparent windows and/or doors (not screened by any opaque material) arranged so that the uses are visible to a depth of 20 feet along the street frontage between 2 feet and 10 feet measured from the sidewalk grade, as indicated below.

iii. The upper floors (above the ground floor) of the proposed building will have a minimum Transparency of 25%.

iv. The minimum active ground floor use space depth shall be twenty (20) feet along Fairview Road.

v. A minimum of one entrance along Fairview Road will be a "Prominent Entrance". A Prominent Entrance will be defined as an entrance that will be articulated visually from the remaining façade architecturally by at least three of the following elements will be considered a Prominent Entrance: use of proportion – changes in either height, width; projected or recessed entry area; changes in materials and material colors; emphasized by elements such as revolving doors, airlocks, and projecting canopies; decorative pedestrian lighting/sconces; architectural details carried through to upper stories; covered porches; canopies, awnings or sunshades; archways; transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping or water features; double doors; and stoops or stairs.

vii. Arcade, Gallery, or Colonnade: The minimum vertical clearance of an arcade, gallery or colonnade is 10 feet. A horizontal clearance of at least eight (8) feet shall be maintained between columns or piers.

viii. Parking Deck Standards: In addition to the standards above the following standards will apply to any above ground parking structures constructed on the Site:
- Façade openings will be designed such that all parked motorized vehicles on all levels, are screened up to a minimum height of 36", with exterior architectural elements in addition to concrete crash walls, if provided. Any remaining openings above the 36" required screening, along Fairview Road will be mostly screened using decorative elements such as grillwork, louvers, or a similar treatment. Screening shall include both vertical and horizontal treatment that resembles similar patterns and architecture of occupied portions of the building, including use of similar building materials and a similar rhythm of window openings.

- Façade openings along Fairview Road will be vertically and horizontally aligned and all floors fronting on Fairview Road shall be level, not inclined, except some minor ramping located on the rail side may be allowed as long as exterior architectural treatments are provided that will visually hide/screen any sloped parking areas or ramps.

7. Environmental Features:

a. The Site will comply with the Tree Ordinance.

b. The Site will comply with the Post Construction Ordinance.

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 21 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.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

6310 FAIRVIEW RD REZONING

DOMINION REALTY PARTNERS
6310 FAIRVIEW ROAD
CHARLOTTE, NC

LANDDESIGN PROJ.#
1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

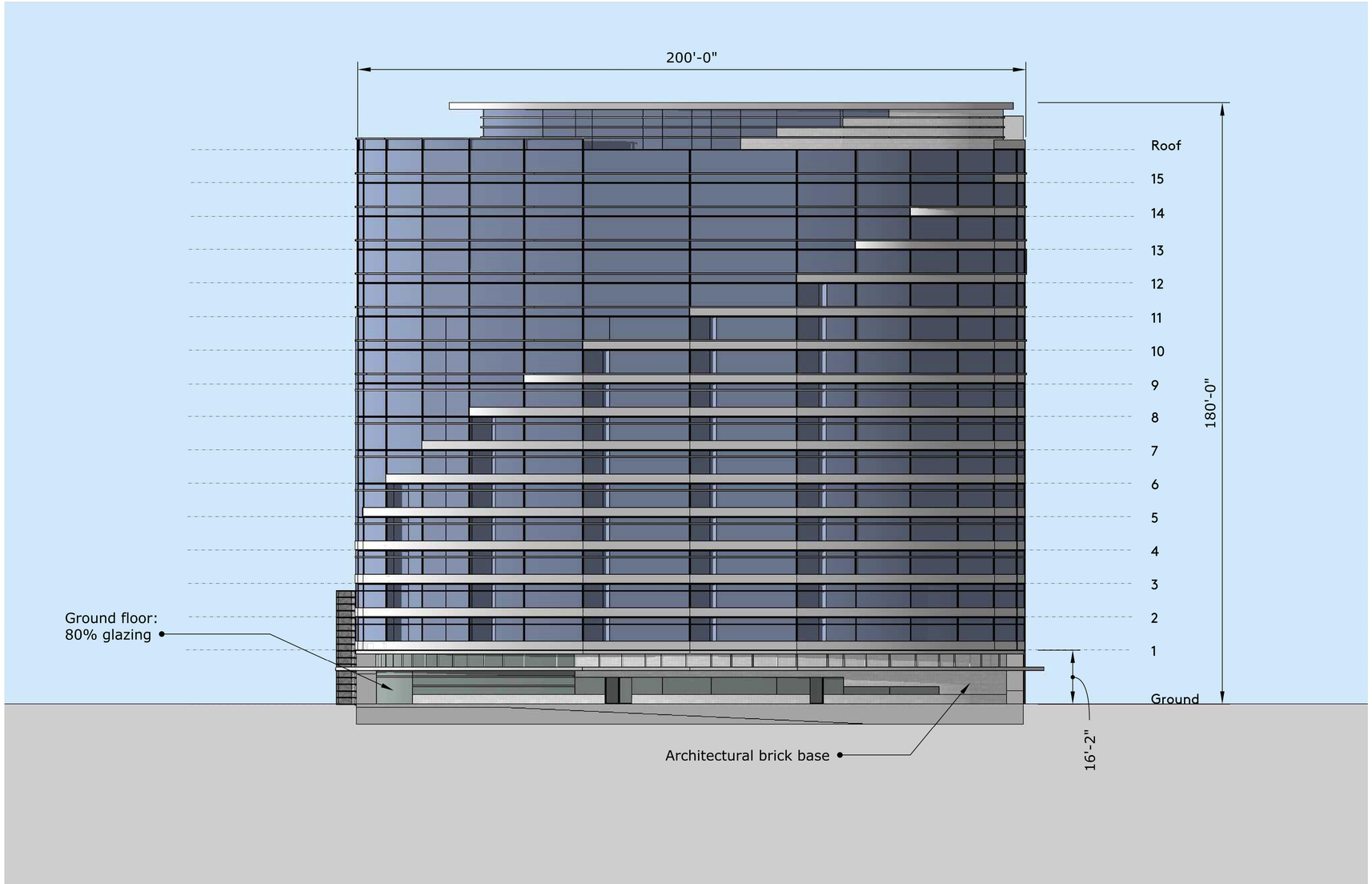
VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2.0



JDAVIS > North Elevation

6310 Fairview | Charlotte, NC

1"=30'

N

11.25.2019

LandDesign.

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DOMINION REALTY PARTNERS

6310 FAIRVIEW ROAD

CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

NORTH

SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

RZ-3.0A

JDAVIS > Perspective: Looking Northwest Along Fairview Road

6310 FAIRVIEW ROAD 1

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CHARLOTTE, NC 28202
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KEY MAP

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CHARLOTTE, NC

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1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

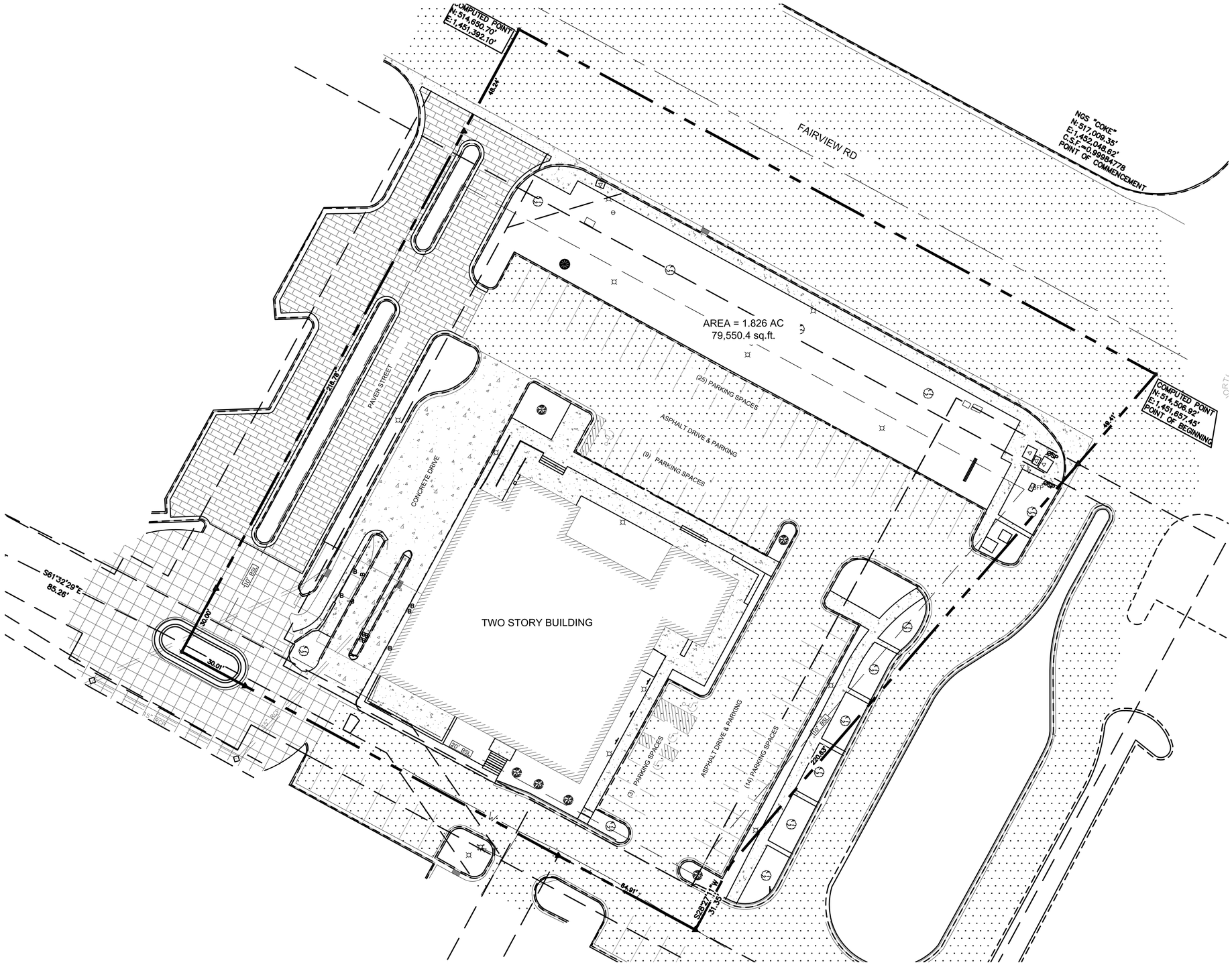
NORTH

SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

RZ-3.0B



PARKNG AREA

(4) HANDICAP SPACES
(5) (52) REGULAR SPACES

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1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-4.0