

COMMUNITIES

NO. DESCRIPTION DATE

CRESCENT COMMUNITIES REZONING PETITION NO. 2020-XXX 8/21/2020

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 18.95 ACRES
TAX PARCEL: 223-132-18
EXISTING ZONING: O-2(CD)
PROPOSED ZONING: UR-2(CD)

EXISTING USE: VACANT
PROPOSED USES: UP TO 455 RESIDENTIAL DWELLING UNITS,

INCLUDING MULTI-FAMILY UNITS AND SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS, AS

FURTHER DESCRIBED IN SECTION II, BELOW

MAXIMUM BUILDING HEIGHT: SEVENTY-FIVE (75) FEET AS MEASURED PER THE

ORDINANCE

I. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT COMMUNITIES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY AND SINGLE-FAMILY ATTACHED (TOWNHOME), AND SENIOR AFFORDABLE HOUSING RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 18.95-ACRE SITE LOCATED ON THE NORTH SIDE OF MARVIN ROAD, WEST SIDE OF JOHNSON ROAD, AND SOUTH OF BALLANCROFT PARKWAY, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 223-132-18.
- 2. 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").
- 3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 4. THE DEVELOPMENT AND STREET LAYOUT 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.
- 5. 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 60 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, 395 MULTI-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2(CD) ZONING DISTRICT. OF THE 395 MULTI-FAMILY RESIDENTIAL UNITS, A MINIMUM OF 70 UNITS SHALL BE DEDICATED AS AFFORDABLE HOUSING APARTMENT UNITS (CURRENTLY CONTEMPLATED AS AGE-RESTRICTED SENIOR).

III. TRANSPORTATION

- 1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- 2. ACCESS POINTS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 3. PETITIONER SHALL PROVIDE THE FOLLOWING OFF-SITE TRANSPORTATION IMPROVEMENTS, IN COORDINATION WITH CDOT:
 - a. AT THE INTERSECTION OF MARVIN ROAD AND PROPOSED FULL MOVEMENT ACCESS "B":
 - i. CONSTRUCT AN EASTBOUND LEFT TURN LANE AT PROPOSED FULL ACCESS "B" WITH 300 FEET OF STORAGE. EXTEND THE WESTBOUND LEFT TURN LANE STORAGE ON MARVIN ROAD AT DIXIE HILLS DRIVE FROM 125 FEET TO 260 FEET OF STORAGE (TO THE END OF THE EASTBOUND LEFT TURN LANE STORAGE LANE AT PROPOSED FULL ACCESS "B") TO CREATE BACK TO BACK LEFT TURN LANES WITH A MINIMAL TAPER TO MAXIMIZE THE LEFT TURN LANE STORAGE LENGTHS ON MARVIN ROAD.
 - ii. CONSTRUCT PROPOSED FULL MOVEMENT ACCESS "B" WITH ONE INGRESS LANE AND TWO EGRESS LANES (SEPARATE LEFT (TERMINATION OF THE

THROUGH LANE) AND RIGHT (100 FEET OF STORAGE) TURN LANES).

- iii. CONSTRUCT A PEDESTRIAN REFUGE ISLAND ALONG MARVIN ROAD AT ACCESS B. DESIGN AND LOCATION TO BE DETERMINED DURING THE LAND DEVELOPMENT PROCESS.
- b. AT THE PROPOSED RIGHT-IN/RIGHT-OUT ACCESS POINT AT THE SITE ALONG JOHNSTON ROAD, LABELED AS ACCESS A ON THE REZONING PLAN, THE PETITIONER SHALL PROVIDE A 100-FOOT DECELERATION LANE ON JOHNSTON ROAD.
- c. THE PETITIONER SHALL CONNECT TO THE EXISTING STREET STUB AT BALLANCROFT PARKWAY, AS GENERALLY DEPICTED ON THE REZONING PLAN AS ACCESS C.
- 4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE PARCEL B2'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CERTIFICATES OF OCCUPANCY FOR PARCELS A1, A2, B1 AND C ARE NOT SUBJECT TO THE DEDICATION OF RIGHTS-OF-WAY.
- 5. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PARCEL B2. CERTIFICATES OF OCCUPANCY FOR PARCELS A1, A2, B1 AND C ARE NOT SUBJECT TO THE COMPLETION OF THE ROAD IMPROVEMENTS.
 - a. REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE REZONING PLAN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN THE FIRST CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON PARCEL B2, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES 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 BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
 - b. TEMPORARY CERTIFICATES OF OCCUPANCY CAN BE ISSUED PRIOR TO THE SUBSTANTIAL COMPLETION OF ALL TRANSPORTATION IMPROVEMENTS WITHOUT THE PETITIONER BEING REQUIRED TO POST A BOND OR LETTER OF CREDIT FOR ANY IMPROVEMENTS NOT SUBSTANTIALLY COMPLETE AT THE TIME.

IV. ARCHITECTURAL STANDARDS

- 1. PREFERRED EXTERIOR BUILDING MATERIALS: THE MAJORITY OF ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT (SUCH AS "HARDIPLANK"), GLASS AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- 2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, (EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM), AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- 3. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO SINGLE-FAMILY RESIDENTIAL ATTACHED (TOWNHOME) UNITS ON THE SITE:
 - a. 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 OR ROOFTOP TERRACES ARE INCLUDED.
 - b. WALKWAYS SHALL BE PROVIDED TO CONNECT THE PRIMARY ENTRANCE TO ALL RESIDENTIAL HOMES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
 - c. TO PROVIDE PRIVACY, ALL RESIDENTIAL TOWNHOME ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE EITHER RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TWELVE (12) INCHES. (THIS STANDARD MAY NOT APPLY TO TOWNHOMES DESIGNED TO ACCOMMODATE WHEELCHAIR AND ADA ACCESSIBILITY.)
 - d. GARAGE DOORS FACING PUBLIC STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE.
 - e. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR. DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET IN LENGTH.
 - f. TOWNHOUSE BUILDINGS FRONTING PUBLIC NETWORK-REQUIRED STREETS SHALL BE LIMITED TO SIX (6) INDIVIDUAL UNITS PER BUILDING, OR FEWER.
 - g. EACH END UNIT FRONTING THE EXTENSION OF BALLANCROFT PARKWAY (PUBLIC ROAD 'A'), AS GENERALLY SHOWN ON THE REZONING PLAN, SHALL HAVE DESIGN FEATURES SUCH AS WINDOWS, SETBACKS OR CHANGE IN FINISH MATERIAL TO LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON EACH LEVEL OF THE UNIT.

- 4. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO MULTI-FAMILY RESIDENTIAL UNITS ON THE SITE:
- a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS OR RECESSES), COLUMNS, PILASTERS, BANDING, BALCONIES OR CHANGE IN MATERIALS/COLORS.
- b. BUILDING ELEVATIONS FACING NETWORK-REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE 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 TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- c. BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.
- d. 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. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK-REQUIRED STREET.
- 5. AMENITY AREAS MAY INCLUDE, BUT NOT BE LIMITED TO: MAIL KIOSK(S), BICYCLE RACKS, GRILLS, CLUB HOUSES, POOLS, CABANAS, PICNIC SHELTERS, GAZEBOS, BENCHES, COMMUNITY GARDENS, RAISED GARDEN BEDS, DOG PARKS, PLAYGROUNDS, SPORT COURTS OR OTHER ACTIVE OR PASSIVE RECREATION, OR OTHER SIMILAR AMENITIES AND MAY BE RELOCATED THROUGHOUT THE SITE AS LONG AS THE LOCATIONS ARE CONSISTENT WITH THE GENERAL INTENT OF THE REZONING PLAN.

V.PARKING

1. PARKING FOR THE SITE SHALL BE CALCULATED AS PART OF A UNIFIED DEVELOPMENT ACROSS ALL PARCELS TO MEET MINIMUM AND MAXIMUM STANDARDS PER THE ORDINANCE. IN ADDITION, FOR THE SAKE OF CLARITY, ON-STREET PARKING SHALL NOT COUNT TOWARDS OFF-STREET PARKING MAXIMUMS AS CONTAINED IN SECTION 9.408 THE UR-2 ZONING DISTRICT.

VI. ENVIRONMENTAL FEATURES

- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. 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 STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

VIII.BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

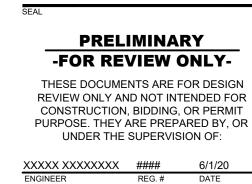
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM, "PETITIONER" 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.

LandDesign.

223 NORTH GRAHAM STREET
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NOT FOR CONSTRUCTION

REZONING PETITION NO. 2020-XXXX

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

REVISION / ISSUANCE

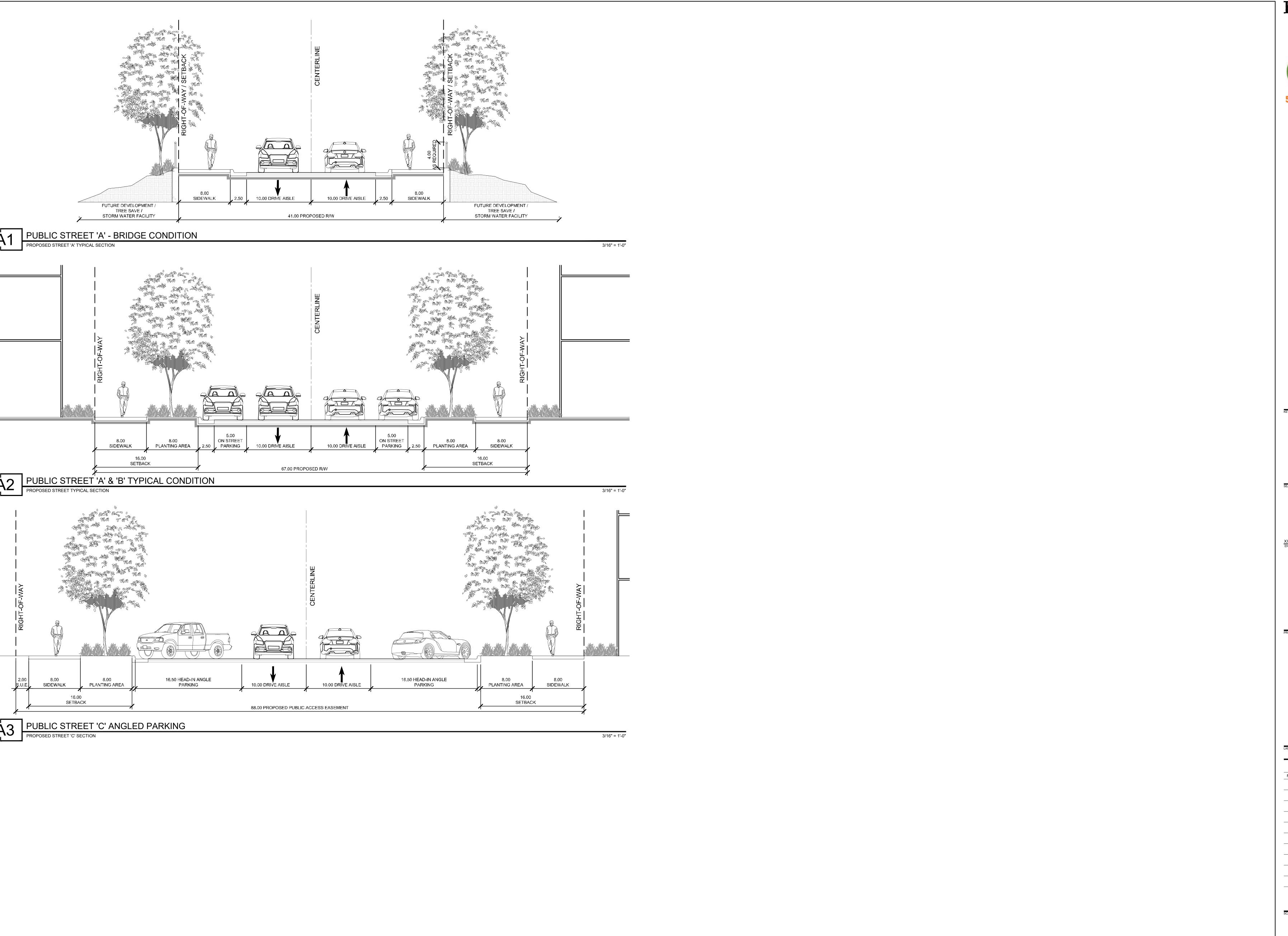
NO. DESCRIPTION DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A HORZ: AS NOTED

REZONING NOTES

RZ-2



8/26/2020 12:50 RM ##REIDEFRICK NN:\200881008852XXXADDENTITEEMENTS\0088522RXX\SECTION/CG

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XXXXX XXXXXXXX #### 7/22/20
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

REZONING PETITION NO. 2020-XXXX

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

VERT: N/A HORZ: AS NOTED

ORIGINAL SHEET SIZE: 30" X 42"

REZONING SECTIONS

R**7**-3

