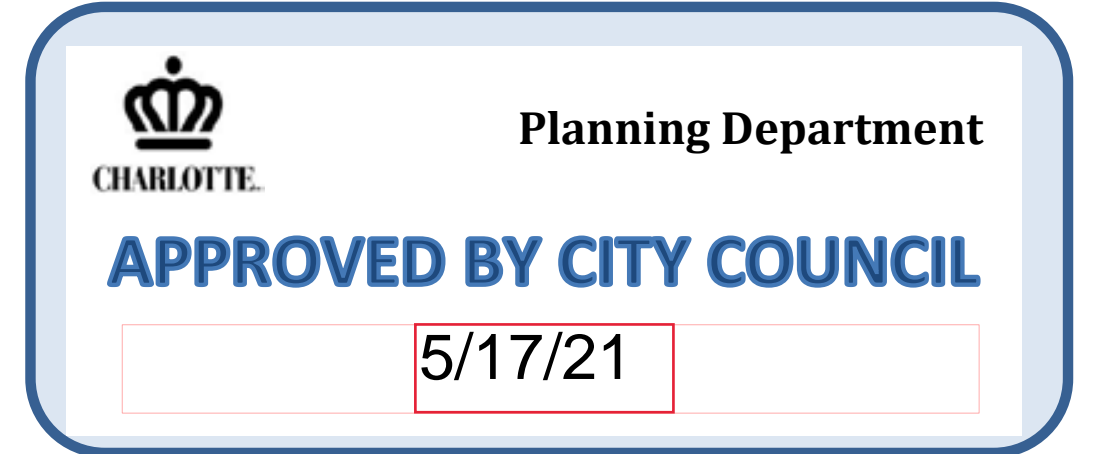


HOPEWAY FOUNDATION

RZP-2021-003

CHARLOTTE, NC

DATE: 4/22/201

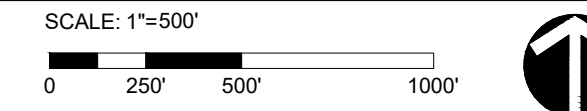
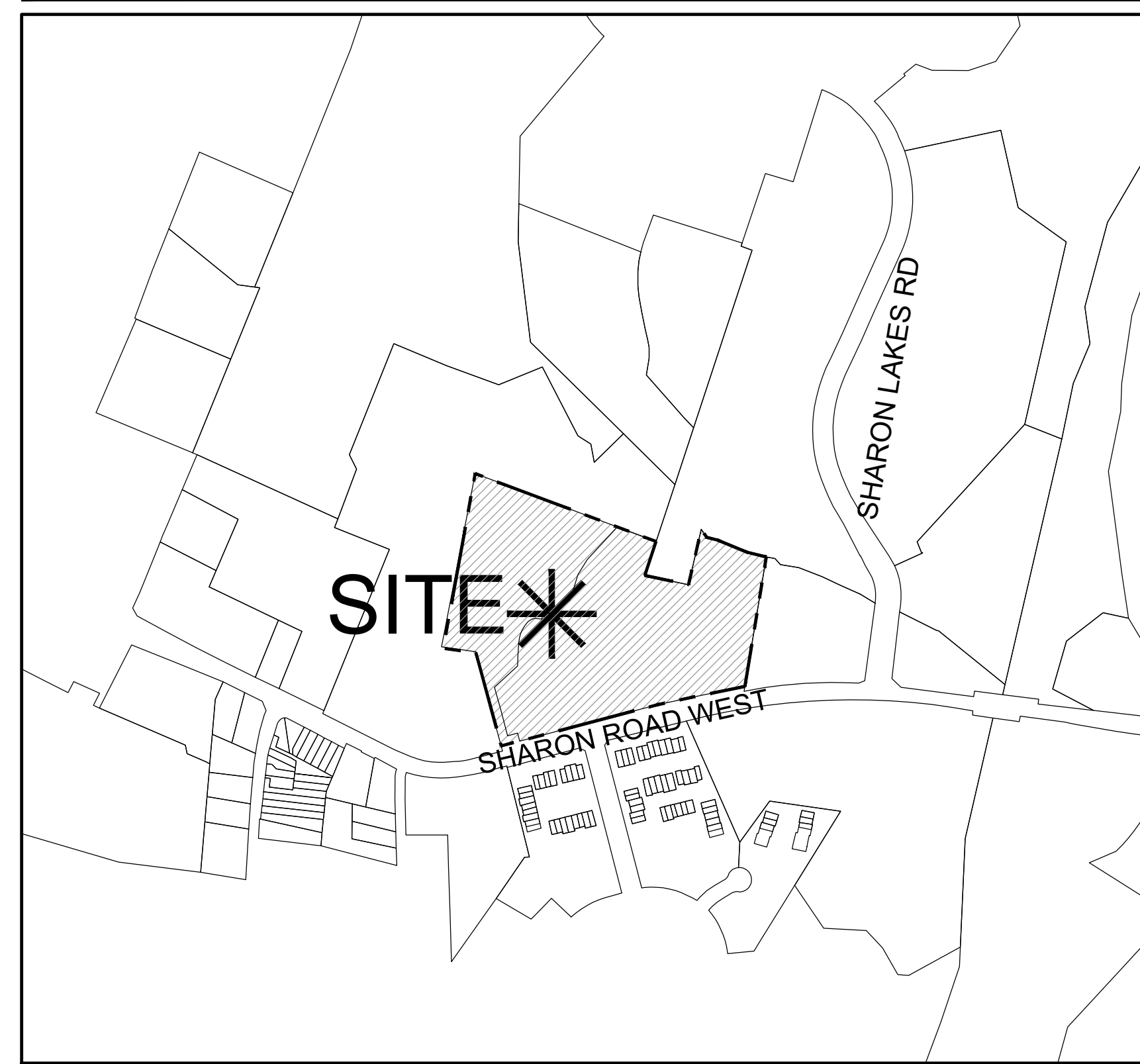


SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
RZ-1.0	COVER SHEET
RZ-2.0	TECHNICAL DATA SHEET
RZ-3.0	DEVELOPMENT STANDARDS

VICINITY MAP



PROJECT TEAM

DEVELOPER
PRIMAX PROPERTIES
1100 EAST MOREHEAD ST.
CHARLOTTE, NC 28204
704.954.7211
CONTACT: WILLIAM SEYMOUR

OWNERS
HOPEWAY FOUNDATION
1717 SHARON ROAD WEST
CHARLOTTE, NC 28210

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: MARK KIME

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: MASON GREESON

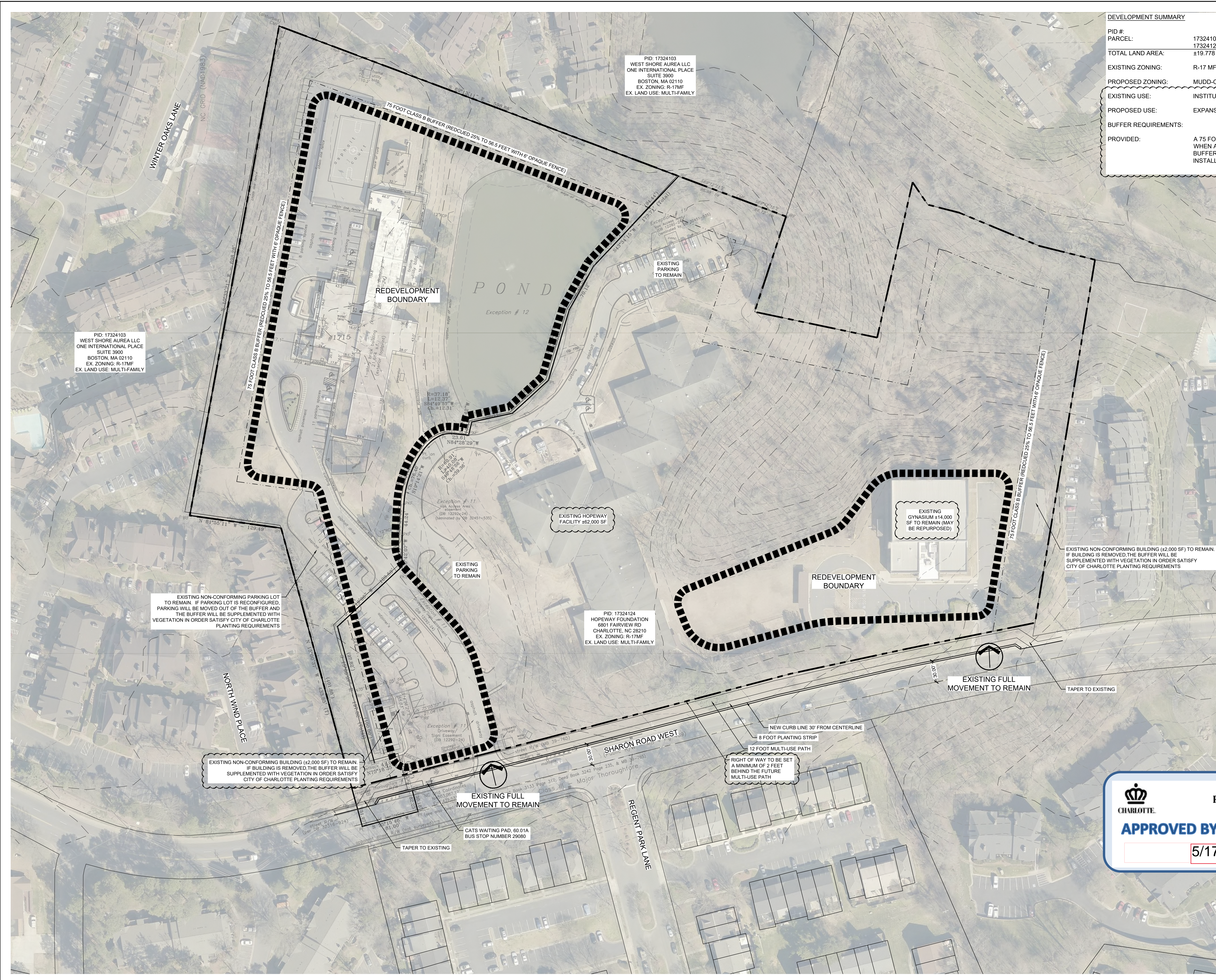
DEVELOPMENT SUMMARY

PID #: 17324105 - 17.166 AC.
PARCEL: 17324124 - 12.612 AC.
TOTAL LAND AREA: 19.778 ACRES

EXISTING ZONING: R-17 MF
PROPOSED ZONING: MUDD-O

EXISTING USE: INSTITUTIONAL
PROPOSED USE: EXPANSION OF EXISTING INSTITUTIONAL USE

BUFFER REQUIREMENTS:
PROVIDED: A 75 FOOT CLASS B BUFFER IS PROPOSED WHEN ABUTTING RESIDENTIAL ZONING. THIS BUFFER MAY BE REDUCED BY 25% WITH THE INSTALLATION OF A 6 FOOT OPAQUE FENCE.



KEY MAP


SEAL

NOT FOR CONSTRUCTION

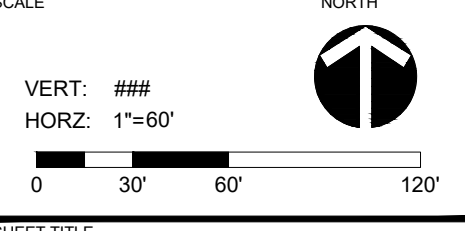
PROJECT: HOPEWAY FOUNDATION
RZP-2021-003
HOPEWAY FOUNDATION
1717 SHARON RD WEST
CHARLOTTE, NC 28210

LANDDESIGN PROJ.# 1019438

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12/11/20
2	REZONING RE-SUBMITTAL	3/15/21
3	REZONING RE-SUBMITTAL	4/22/21


Planning Department
APPROVED BY CITY COUNCIL
 5/17/21

DESIGNED BY: MEK
DRAWN BY: JAL
CHECKED BY: LDI



TECHNICAL DATA SHEET

SHEET NUMBER: RZ-2.0

**HOPEWAY FOUNDATION
REZONING PETITION NO. 2021-003
3/15/2021**

Development Data Table:

Site Area:	+/- 19,778 acres
Tax Parcels:	173-241-05 and 173-241-24
Existing Zoning:	R-17MF
Proposed Zoning:	MUDD-O
Existing Use:	Institutional
Proposed Uses:	Expansion of Existing Institutional Use
Maximum Building Height:	Up to 60 feet, as measured per MUDD Ordinance standards
Parking:	Will meet Ordinance standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopeway Foundation (the "Petitioner") to accommodate the expansion of the existing institutional facilities on that approximately 19,778-acre site located on the north side of Sharon Road West, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 173-241-05 and 173-241-24.
- 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. Optional Provisions

The Petitioner requests deviations from the standard MUDD Ordinance requirements for the following:

- Parking and maneuvering between the building and street to remain, where currently existing.

III. Permitted Uses

The Site may be devoted to institutional uses and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

IV. 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.
- The Petitioner shall install an eight (8) foot wide planting strip and twelve (12) foot multi-use path along the Site's frontage of Sharon Road West prior to the issuance of building certificates of occupancy for new construction buildings exceeding 30,000 square feet in the aggregate.
- The Petitioner shall install a CATS bus waiting pad (60.01A) along the Site's frontage of Sharon Road West at bus stop number 29080 prior to the issuance of building certificates of occupancy for new construction buildings exceeding 30,000 square feet in the aggregate.
- 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.
- Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

V. Architectural Standards

- New construction 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: New construction building(s) 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.
- Architectural elevations for new construction buildings shall be designed to create visual interest as follows:
 - New construction buildings shall be designed with a recognizable architectural base on all facades facing Sharon Road West. Such base may be executed through the use of articulated architectural façade features, changes in building materials, or color changes;
 - Ground floor transparency area (measured 3' to 10' from grade) shall be a minimum of 40% transparency and all upper floor transparency shall be a minimum of 15% transparency. The minimum transparency for facades fronting Sharon Road West shall be 50%; and
 - New construction building elevations facing Sharon Road West 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.

- Roof form and articulation -- roof form lines of new construction buildings 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.


VI. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 in order to accommodate actual storm water treatment requirements and natural site discharge points
- The Petitioner shall comply with the Charlotte 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.



Planning Department

APPROVED BY CITY COUNCIL

5/17/21

KEY MAP

REAL

**NOT FOR
CONSTRUCTION**

PROJECT

**HOPEWAY
FOUNDATION
RZP-2021-003**

HOPEWAY FOUNDATION
1717 SHARON RD WEST
CHARLOTTE, NC 28210

LANDESIGN PROJ.# 1019438

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12/11/20
2	REZONING RE-SUBMITTAL	3/15/21
3	REZONING RE-SUBMITTAL	4/22/21

DESIGNED BY: MEK
DRAWN BY: JAL
CHECKED BY: LDI

SCALE: NORTH 

VERT: ###
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0