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NOT FOR CONSTRUCTION

NOVEL UNIVERSITY RESEARCH PARK

CRESCENT COMMUNITIES

CHARLOTTE, NC

REZONING PETITION 2021-039

1020202

DESCRIPTION DATE

1 REVISED PER CITY
REVISED BED CITY

REVISED PER CITY
REVIEW COMMENTS

06/24/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DESIGNED BY:

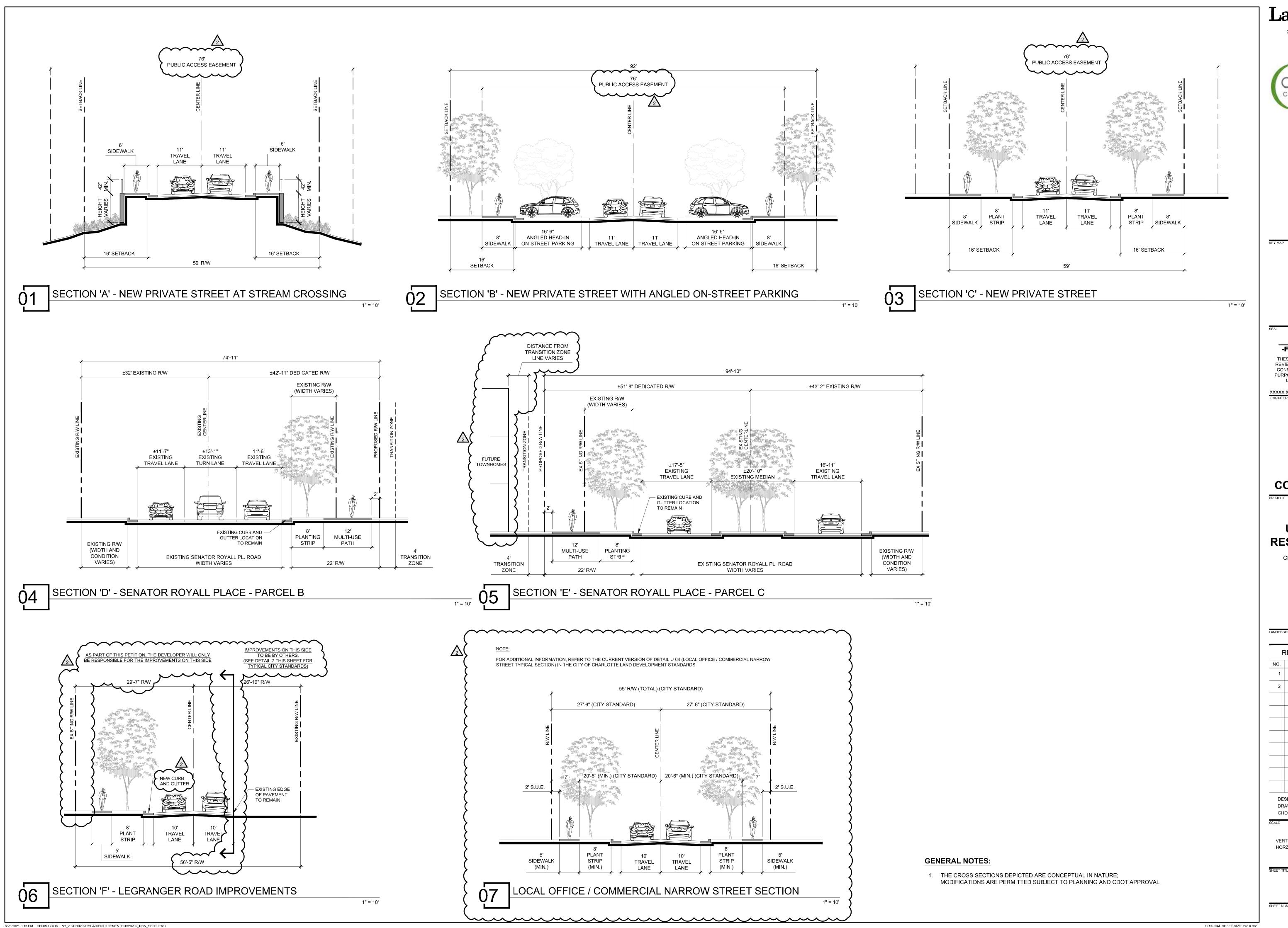
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TECHNICAL DATA SHEET

RZ-01



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REVISION / ISSUANCE DESCRIPTION REVISED PER CITY 05/17/2021 REVIEW COMMENTS REVISED PER CITY REVIEW COMMENTS DESIGNED BY: DRAWN BY: CHECKED BY:

VERT: N/A HORZ: AS NOTED

SITE SECTIONS

RZ-02

Crescent Communities **Development Standards** 05/14/21 Rezoning Petition No. 2021-039

Site Development Data:

- --Acreage: ± 21.5 -- Tax Parcel #s: 047-381-07 and 047-171-32
- -- Existing Zoning: RE-1
- -- Proposed Zoning: RE-3(O) -- Existing Uses: Vacant
- -- Proposed Uses: Residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted below in Section 3).
- --Maximum Amount of Development: Up to 350 multi-family dwelling units and up to 30 single-family attached units together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).
- --Maximum Building Height: A maximum building height of eighty-five (85) feet as allowed by the Ordinance subject to the provisions in Section 6 below. Building height to be measured as required by the Ordinance.
- -- Parking: Parking provided at 1.4 spaces per unit.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Communities to accommodate development of a pedestrian-friendly residential development on an approximately $21.5 \pm acre$ Site located along Senator Royall Drive (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, and Parcel C of the Site.
- 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,

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within the transition zone.

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:

minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director, or designee 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. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed three (3) as to Parcel A, two (2) as to Parcel B, and eight (8) as to Parcel C. The Petitioner reserves the right to combine buildings on each of the parcels to have a lesser number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

Optional Provisions.

- a. To allow a sixteen (16) foot setback along Private Street A as generally depicted on the Rezoning Plan.
- **b.** To reduce the rear yard dimension to ten (10) feet behind Building 5 as generally depicted on the Rezoning Plan.
- c. To eliminate the side yard and Class C Buffer requirement along Private Street A at Legranger as generally depicted on the Rezoning Plan.
- **d.** To allow parking to be provided at a rate of 1.4 spaces per unit.
- e. To allow parking and maneuvering between the proposed buildings and Legranger Road as generally depicted on the Rezoning Plan. These proposed parking and maneuvering will be screened from Legranger.

Permitted Uses, Parcel Area Limitations and Conversion/Transfer Rights:

- a. Parcels A and B of the Site may be developed with up to 350 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District. These parcels may be developed in multiple phases.
- b. Parcel C of the Site may be developed with up to 30 single-family attached dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District.
- 4. Transportation, Access and Right of Way Dedication

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c. A twelve (12) foot multi-use trail will be constructed along the Site's Senator Royall Drive frontage provided, however, the width of the multi-use path may be adjusted upon the approval of CDOT, where a 12-foot multi-use path cannot be constructed due to existing constraints.

any building. Stoops, awnings, seat walls and other architectural elements may be located

- d. Necessary setbacks and streetscape treatment along Senator Royall and the proposed new private street will be constructed as generally depicted on the Rezoning Plan, and as modified by the Optional Provisions.
- e. The setback along Legranger shall be fifteen (15) feet as measured from the future back of curb. A five (5) foot sidewalk and eight (8) foot planting strip shall be required.
- f. A network of streets and pedestrian walkways or paths will be provided. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least six (6) feet in width shall be provided with either curb or wheel stops for protection, or seven (7) feet if no curb or wheel stops are provided.
- g. Each of the Parcels will include improved open space areas as required by Ordinance. These open space areas will be improved with landscaping including lawn panels, walkways, seating areas, pedestrian scale lighting, as well as other amenities appropriate to the type of open space

6. Site Design and Architectural Standards.

- a. Side Yards, Rear Yards, and Building Heights.
 - i. The Site may be considered a unified development plan and as such internal separation standards such as buffers, side and/or rear yards may be eliminated, subject to the normally required Staff review and approval process and as generally depicted on the Rezoning Plan.
 - Building heights in Parcels A & B shall not exceed eighty-five (85) feet except that buildings or portions of buildings within 100' of a single-family residentially used property line shall have maximum building height of seventy (70) feet.
 - iii. Building heights in Parcel C shall not exceed sixty (60) feet.
- b. Performance Standards/Graphics. The development depicted on the Technical Data Sheet (RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Once a specific development plan is proposed, it is understood that the Petitioner will submit specific site improvements to the RE-3 review process including; building layout, parking and circulation, open space, architecture elevations, signage, etc.
- c. Townhome Standards. Townhome development shall adhere to the following standards:
 - i. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.

- ii. 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. iii. Usable porches and stoops shall form a predominant feature of the building design
- and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
- iv. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- v. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows and projecting elements over the garage door opening.
- vi. Walkways should be provided to connect all residential entrances to sidewalks along public and private streets.
- vii. Townhouse buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.
- d. Multi-Family Architectural and Design Controls. Multi-family development shall adhere to the following standards:
 - i. Buildings fronting on Senator Royall Drive will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided with either horizontal and vertical variations in wall planes, materials and/or building color. Retaining walls located along Senator Royal Drive five (5) feet or greater in height will meet the requirement for solid walls indicated above.
 - ii. All buildings on Parcels A and B must be sited maintaining pedestrian interconnectivity between buildings and through parking areas. This will be done by providing a minimum of a six (6) foot sidewalk between buildings in Parcels A and B and through parking areas and connecting each building to the sidewalk network that will be provided throughout the Site.
 - iii. All buildings located within Parcels A and B will be architecturally integrated to complement one another by using similar or compatible architectural styles, building materials, landscape elements, plants and signage treatments to create a unified and cohesive development. In addition, buildings located on Parcels A and B must be designed using a similar; (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on these Parcels creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors and signage.
 - iv. The buildings constructed on the Site will use a variety of building materials. The building materials used on the buildings will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementations siding (such as hardi-plank), stucco, EFIS, wood or lap siding.

v. Buildings in Parcels A and B shall have a minimum of 30% of each building façade exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic

a. The roadway improvements must be substantially completed prior to the issuance of the first

certificate of occupancy for the first unit located with the referenced development, subject to

the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place

at the time the first certificate of occupancy is issued. It is noted, streetscape and/or multi-use trail construction shall occur with the development of the respective Parcel A, B, and/or C.

b. Petitioner shall dedicate and convey all public street rights of way and public access easements to the City prior to the issuance of the certificate of occupancy for the first building associated

d. The Petitioner shall install the pedestrian hybrid beacon as generally depicted on Sheet RZ.01

e. The Petitioner shall improve both travel lanes of Legranger Road along the limits of the Site's

show on Sheet RZ-02, with full depth pavement sections subject to the following:

connection with the construction of the eastern lane.

(f.) Vehicular access to the Site shall be provided as generally depicted on the Technical Data

 $\sqrt{2}$ (g.) The placements and configurations of these vehicular access points are subject to any minor

frontage to be consistent with the Local Office/Commercial Narrow Street Typical Section, as

All work related to construction of the eastern lane shall be limited to within the

ii. The Petitioner shall not be required to construct and/or install curb and gutter,

iii. The Petitioner shall not be required to relocate any existing private or public utilities

Sheet (Sheet RZ-1). The number and locations of driveways connecting to the interior public

streets is not limited by what is indicated on the Technical Data Sheet; the location and number

modifications required to accommodate final site and construction plans and designs and to

any adjustments required for approval by the CDOT and/or the North Carolina Department of

a. The setback along Private Street A shall be a minimum sixteen (16) feet from the back of the

b. The setback along Senator Royall shall be twenty two (22) feet as measured from the future

back of curb. A four (4) foot transition zone shall be provided between the setback and face of

existing ROW and shall not require the Petitioner to obtain any private access

and/or construction easements from individual property owners in order to

sidewalk, planting strip, street trees, drainage and/or new public utilities in

c. The Senator Royall Place driveway shall be restriped to include a dedication southbound left \(\sigma_2\)

with the applicable phase of the development.

along the eastern lane.

Transportation ("NCDOT").

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will be determined during the land development process.

Streetscape, Landscaping Open Space and Screening:

curb. The roadway cross section may vary at creek crossings.

turn lane as generally depicted on the Rezoning Plan.

in association with the Development of Parcels A & B.

vi. All sides of the buildings to be constructed on the Site will be built using four-sided

stone, or precast stone. Vinyl as a building material may only be used on windows

- vii. If breezeways are included in the proposed multi-family buildings on the Site, the breezeways shall be framed with architectural elements to minimize the size of the breezeway opening and to provide the appearance of an enclosed breezeway.
- viii. The scale and massing of residential buildings in Parcels A and B longer than 150 feet along a street shall be minimized by utilizing a combination of the following options: (1) varied roof lines through the use of slopes, modulated buildings heights, gables, dormers or innovative architectural solutions; (2) building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (3) horizontal and vertical variations in wall planes; (4) architectural protrusion; and/or (5) material or color changes.
- ix. 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 four (4) of the following features: (1) decorative pedestrian lighting/sconces; (2) architectural details carried through to upper stories; (3) covered porches, canopies, awnings or sunshades; (4) archways; (5) transom windows; (6) terraced or raised planters that can be utilized as seat walls; (7) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (8) double doors; (9) stoops or stairs; and/or (10) contrasting pavement from primary sidewalk.
- x. Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.
- xi. Residential ground floor units with exterior outdoor spaces shall have sidewalk connections to adjacent public sidewalks.
- xii. Utilities shall be screened and shall not be visible from the public street. This includes, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the public street. Landscaping may be used to screen utilities.

7. Environmental Features:

- a. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO)
- **b.** Development on the Site shall comply with the Charlotte City Council approved and adopted Tree Ordinance. Tree save shall be provided per parcel and Tree Ordinance compliance shall be finalized during the land development permitting process.

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c. 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.

d. Development within any SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent / perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with presenting petitions.

8. <u>Signage:</u>

 The detached signs installed throughout the Site will utilize similar materials and colors so as to create a unified design. In addition, the signs will utilize materials and colors that re-enforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

9. <u>Lighting:</u>

- e. All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that is not visible from off-Site residentially zoned or used property that may be installed along the internal sidewalks.
- f. The maximum height of detached lights on Parcel A and B shall not exceed 31 feet, the maximum height of detached lights in Parcel C shall note exceed 16 feet.

10. <u>CATS</u>:

a. The Petitioner shall install an ADA compliant bus pad on Senator Royall Drive contingent upon feasibility. The final location of the pad will be coordinated with the developer through the land development permitting process.

11. 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 Parcel Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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 Parcel Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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> VERT: N/A HORZ: AS NOTED

DEVELOPMENT STANDARDS

RZ-03

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