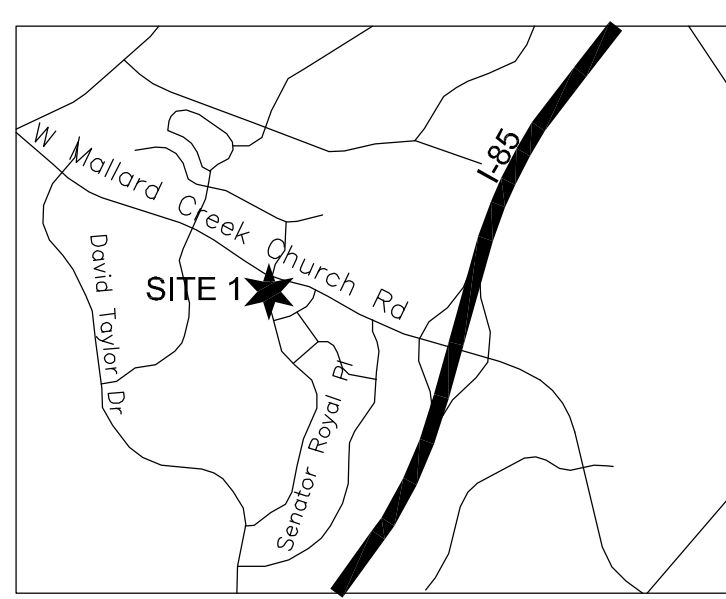


Planning Department
APPROVED BY CITY COUNCIL
 October 18, 2021

SITE DATA:

SITE AREA: ±15.976 AC (695,916 SF)
 TAX PARCEL ID: 047-421-01 and 047-421-06
 EXISTING ZONING: RE-3(O)
 PROPOSED ZONING: NS
 EXISTING USE: VACANT
 PROPOSED USES: UP TO 140 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS AND 20,000 SQUARE FEET OF COMMERCIAL USES
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: UP TO 140 SINGLE-FAMILY ATTACHED DWELLING UNITS ON PARCELS A & B
 SQUARE FOOTAGE OF NON-RESIDENTIAL UNITS BY TYPE: 20,000 SF RETAIL, RESTAURANT, AND OTHER USES AS ALLOWED ON PARCEL A
 MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 40 FEET AS ALLOWED BY THE ORDINANCE. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
 SETBACK: 14' BACK OF EXISTING OR PROPOSED CURB, OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETScape PLAN FOR THE STREETS THAT THE PROJECT ABUTS.
 SIDEYARD: 10' ADJACENT TO RESIDENTIAL DISTRICT
 REAR YARD: 10' ADJACENT TO NON-RESIDENTIAL DISTRICT
 FAR: 2.0 MAX TO BE MEASURED AS REQUIRED BY THE ORDINANCE
 3.0 TOTAL MAX F.A.R.
 PARKING RATIO: REQUIRED PARKING
 USE: RESIDENTIAL: 1 SPACE PER DWELLING MIN.
 ALL OTHER USES: 1 SPACE PER 600 SQUARE FEET MIN.
 LONG-TERM BICYCLE (USE DWELLINGS, ATTACHED): N/A
 SHORT-TERM BICYCLE (USE DWELLINGS, ATTACHED): N/A



LEGEND:

- PROPERTY BOUNDARY: [Symbol]
- EXISTING SIDEWALK: [Symbol]
- EXISTING BUILDING: [Symbol]
- EXISTING CURB & GUTTER: [Symbol]
- ROAD CENTERLINE: [Symbol]
- EXISTING LOT LINE: [Symbol]
- PROPOSED SETBACK LINE: [Symbol]
- PROPOSED VEGETATION: [Symbol]
- PROPOSED RIGHT TRIANGLE: [Symbol]
- EXISTING TREELINE: [Symbol]
- PROPOSED SITE ACCESS: [Symbol]
- PROPOSED RIGHT-IN/RIGHT-OUT: [Symbol]

LILLY INDUSTRIES (USA) INC.
 PARCEL ID: 047-421-03
 ZONING: RE-2
 LABORATORY/RESEARCH

12' MULTI-USE TRAIL ALONG MALLARD CREEK CHURCH ROAD
 CATS PROPOSED BUS STOP WITHIN 50' SETBACK. LOCATION TBD AND CONFIRMED WITH SITE PLAN APPROVAL.

WF ARBORS LLC
 WF ARBORS II LLC
 PARCEL ID: 029-011-17
 ZONING: MUDD-O
 COMMERCIAL

IN ACCORDANCE WITH NCDOT APPROVED ROADWAY PLANS PREPARED BY DESIGN RESOURCE GROUP UNDER PERMIT #20-035-M.

CIRCLE K STORES INC
 PARCEL ID: 029-011-30
 ZONING: MUDD-O
 COMMERCIAL

LANIER MALLARD CREEK LLC
 PARCEL ID: 029-011-31
 ZONING: MUDD-O
 COMMERCIAL

12' MULTI-USE TRAIL ALONG SENATOR ROYALL DRIVE
 FUTURE PEDESTRIAN REFUGE WITH MODIFIED CROSSWALK
 EXISTING FULL MOVEMENT SIGNAL
 NEW 335' LEFT TURN LANE
 FUTURE PEDESTRIAN REFUGE
 CHANNELIZE DUAL RIGHT TURN LANES
 12' MULTI-USE TRAIL ALONG SENATOR ROYALL DRIVE

NOTE: SENATOR ROYALL DRIVE WIDENING AND PEDESTRIAN IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT APPROVED ROADWAY PLANS PREPARED BY DESIGN RESOURCE GROUP UNDER PERMIT #20-035-M.

LANIER MALLARD CREEK LLC
 PARCEL ID: 029-017-87
 ZONING: R-12MF(CD)
 MULTI-FAMILY RESIDENTIAL

NON-RESIDENTIAL DEVELOPMENT AREA
 PALMETTO BLUFF, LLC (f/k/a CRESCENT COMMUNITIES, LLC, a GEORGIA LLC)
 PARCEL ID: 047-421-01
 ZONING: RE-3(O)

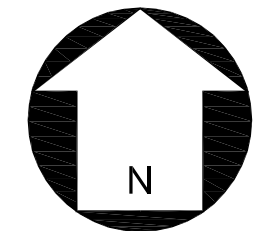
PARCEL A
 463,548 SF
 ±10.6 AC

PALMETTO BLUFF, LLC (f/k/a CRESCENT COMMUNITIES, LLC, a GEORGIA LLC)
 PARCEL ID: 047-421-06
 ZONING: RE-3(O)

PARCEL B
 232,368 SF
 ±15.3 AC

ALEXANDER VILLAGE 1 ACQUISITION LLC
 ALEXANDER VILLAGE 3 ACQUISITION LLC
 PARCEL ID: 047-381-08
 ZONING: RE-3(O)
 MULTI-FAMILY

This Plan Is A Preliminary Design.
 NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	8/6/21	MMS	REVISIONS PER STAFF COMMENTS
2	9/23/21	MMS	REVISIONS PER STAFF COMMENTS
3	9/30/21	MMS	REVISIONS PER STAFF COMMENTS
4	10/15/21	MMS	REVISIONS PER STAFF COMMENTS

VILLAGE AT RESEARCH PARK
 W. MALLARD CREEK CHURCH ROAD AT
 SENATOR ROYALL DRIVE
 TAYLOR MORRISON
 CHARLOTTE, NC

TECHNICAL DATA SHEET

RZP - 2021 - 081

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KRT

Checked By: MDL

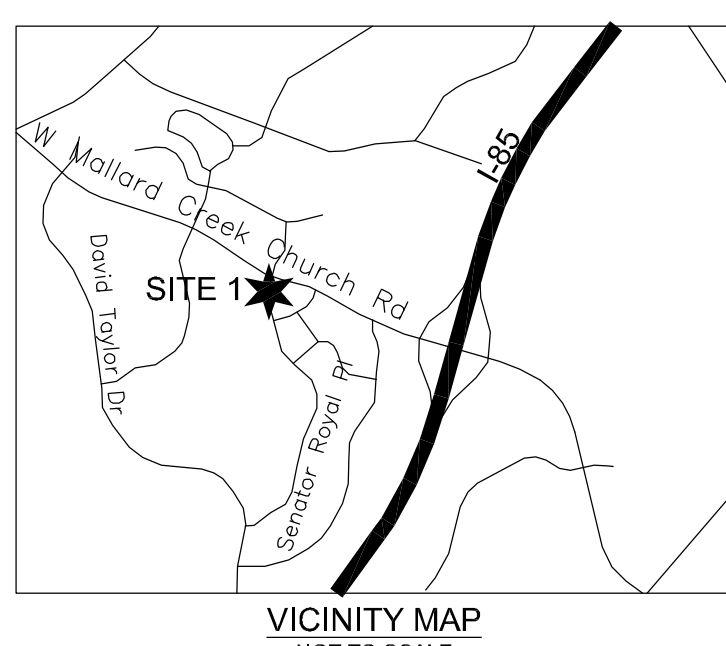
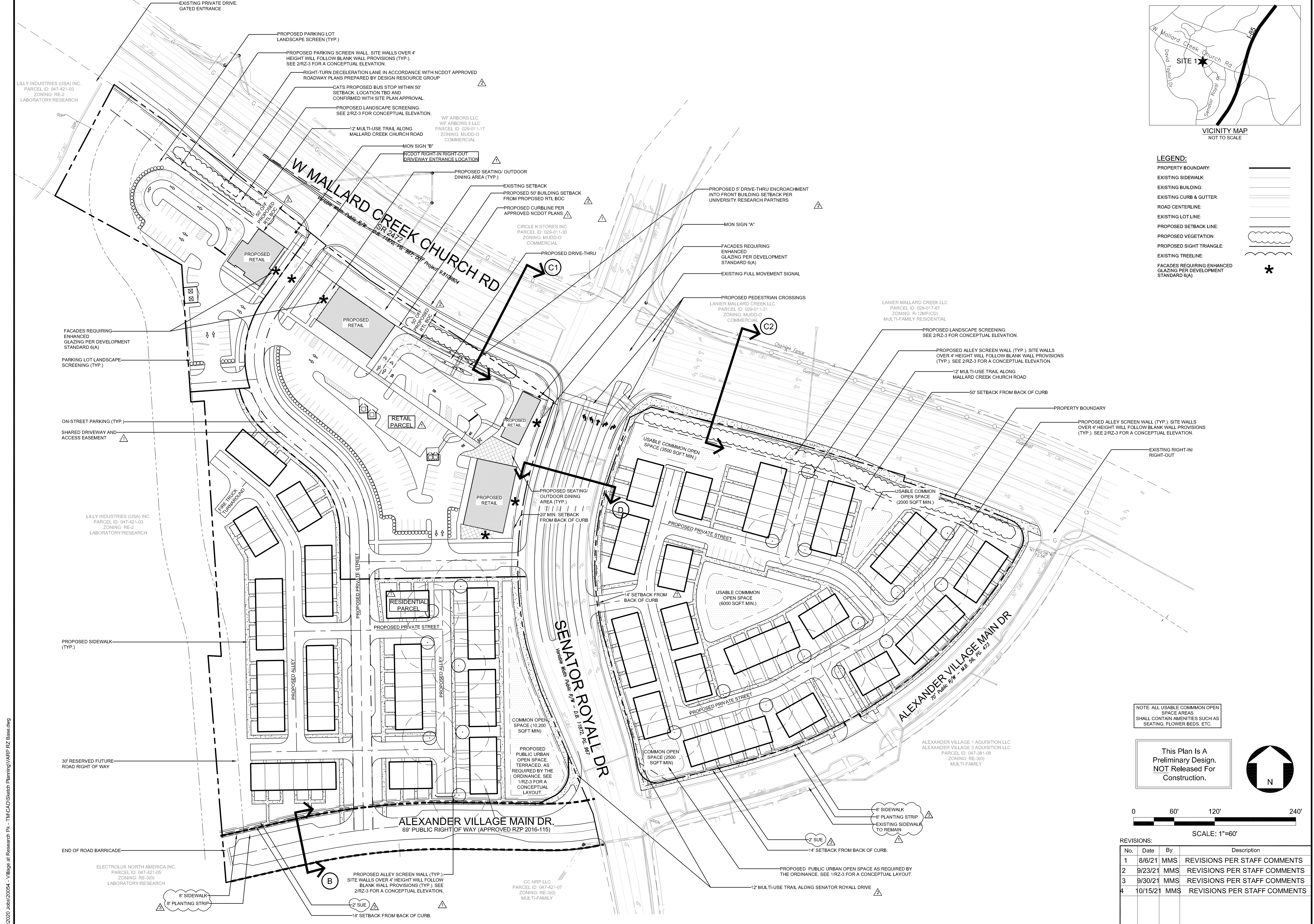
Date: 3/18/2021

Project Number: 20054

Sheet Number:

RZ-1

P:\2020 Jobs\20054 - Village at Research Pk. - TMICAD\Sketch Planning\VARP RZ Base.dwg

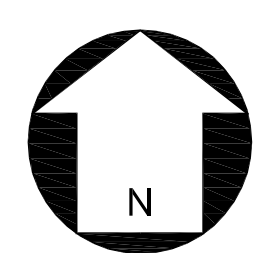


LEGEND:

- PROPERTY BOUNDARY: _____
- EXISTING SIDEWALK: _____
- EXISTING CURB & GUTTER: _____
- ROAD CENTERLINE: _____
- EXISTING LOT LINE: _____
- PROPOSED SETBACK LINE: _____
- PROPOSED VEGETATION: _____
- PROPOSED RIGHT TRIANGLE: _____
- EXISTING TREELINE: _____
- FAÇADES REQUIRING ENHANCED GLAZING PER DEVELOPMENT STANDARD 6(A): *

NOTE: ALL USABLE COMMON OPEN SPACE AREAS SHALL CONTAIN AMENITIES SUCH AS SEATING, FLOWER BEDS, ETC.

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REVISIONS:

No.	Date	By	Description
1	8/6/21	MMS	REVISIONS PER STAFF COMMENTS
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3	9/30/21	MMS	REVISIONS PER STAFF COMMENTS
4	10/15/21	MMS	REVISIONS PER STAFF COMMENTS

VILLAGE AT RESEARCH PARK
W. MALLARD CREEK CHURCH ROAD AT
SENATOR ROYALL DRIVE
TAYLOR MORRISON
CHARLOTTE, NC

SCHEMATIC SITE PLAN

RZP - 2021 - 081

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: KRT

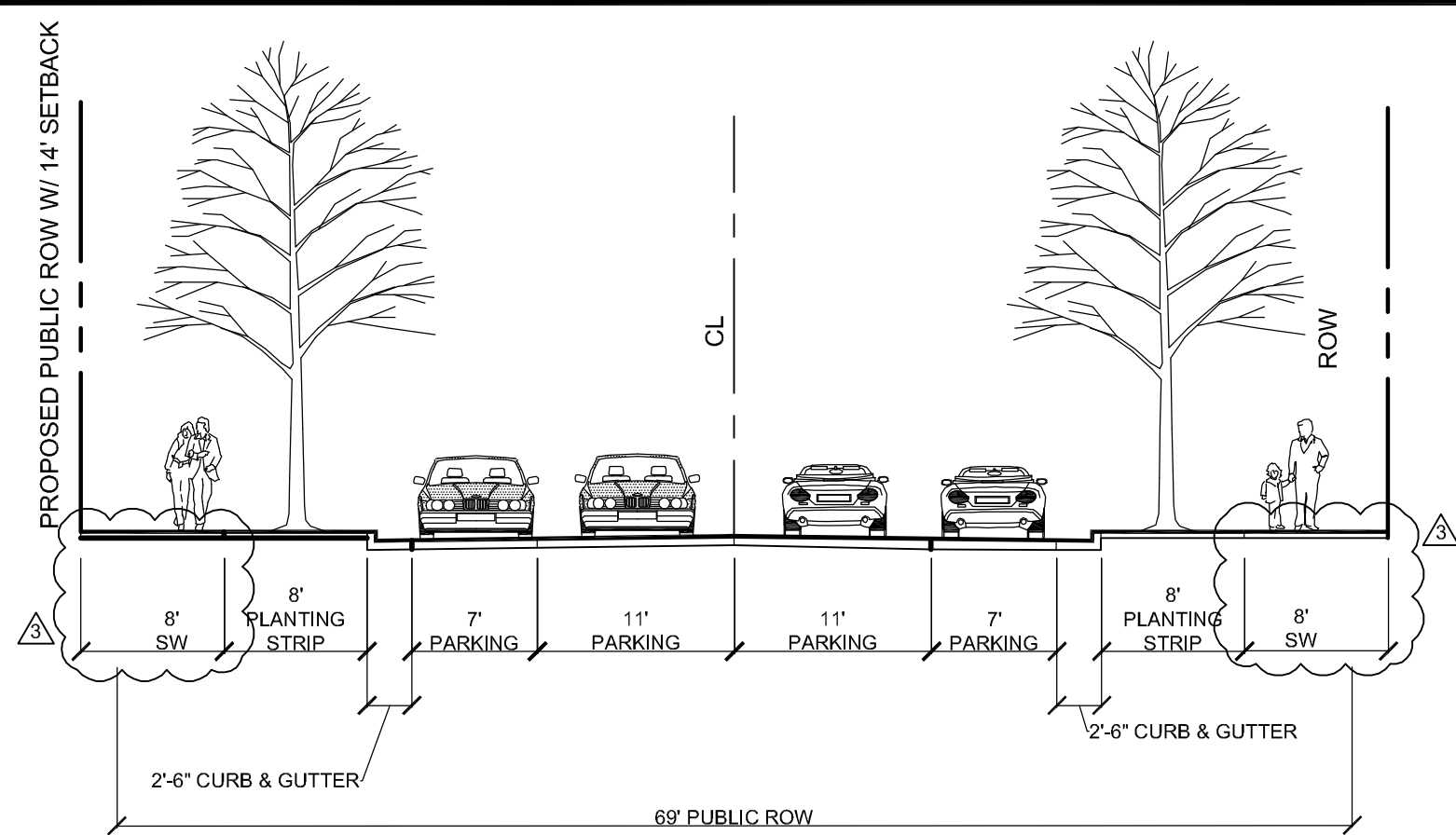
Checked By: MDL

Date: 3/18/2021

Project Number: 20054

Sheet Number:

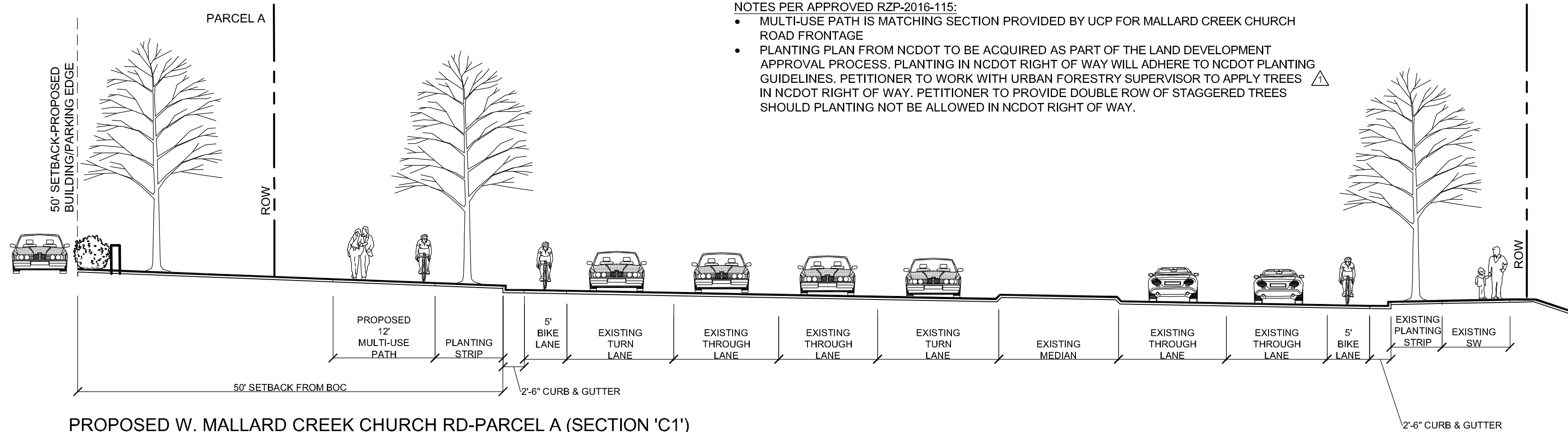
RZ-2



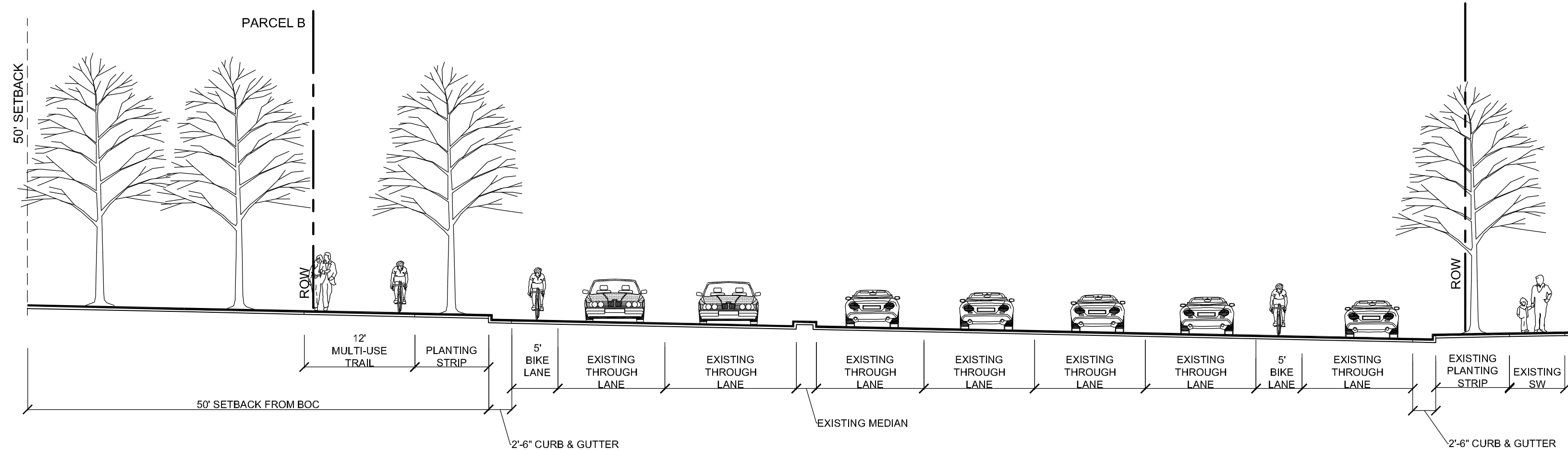
ALEXANDER VILLAGE MAIN DRIVE EXTENSION (SECTION 'B')
NOTE: LOCAL OFFICE/COMMERCIAL WIDE STREET (CLDSM U-05*)
SCALE: 1"=10'

*6' SIDEWALKS AND 68' PUBLIC ROW PER APPROVED RZP-2016-115

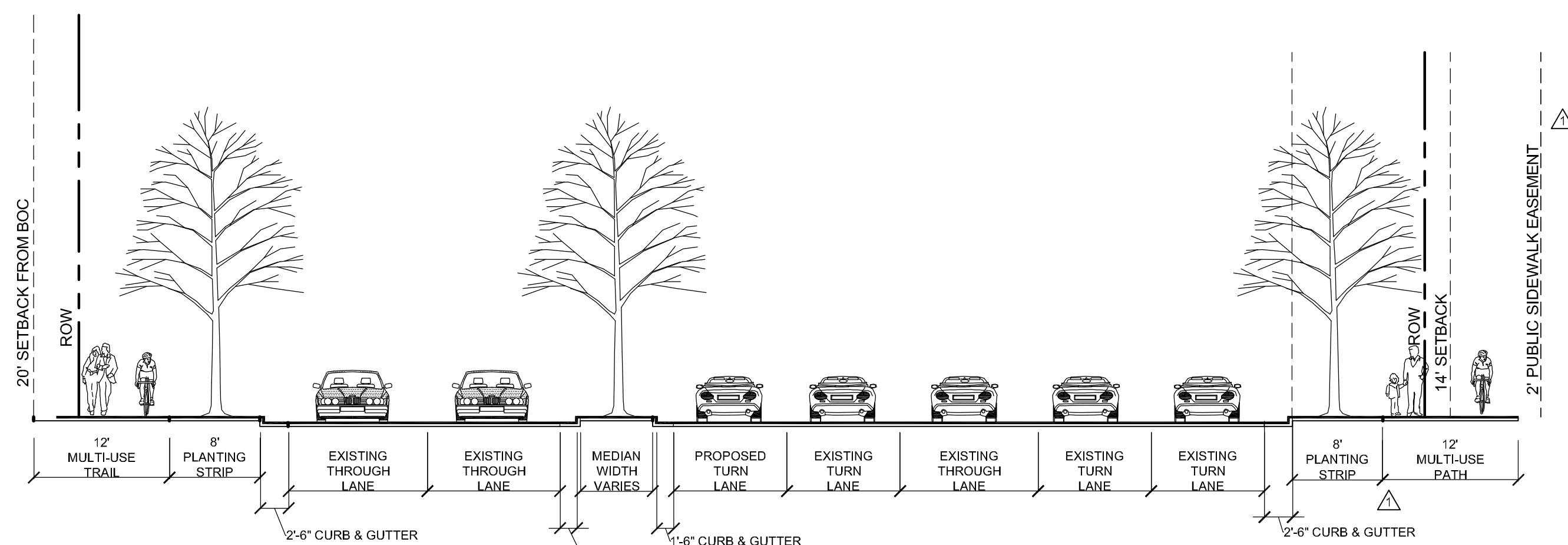
- NOTES PER APPROVED RZP-2016-115:
- MULTI-USE PATH IS MATCHING SECTION PROVIDED BY UCP FOR MALLARD CREEK CHURCH ROAD FRONTAGE
 - PLANTING PLAN FROM NCDOT TO BE ACQUIRED AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS. PLANTING IN NCDOT RIGHT OF WAY WILL ADHERE TO NCDOT PLANTING GUIDELINES. PETITIONER TO WORK WITH URBAN FORESTRY SUPERVISOR TO APPLY TREES IN NCDOT RIGHT OF WAY. PETITIONER TO PROVIDE DOUBLE ROW OF STAGGERED TREES SHOULD PLANTING NOT BE ALLOWED IN NCDOT RIGHT OF WAY.



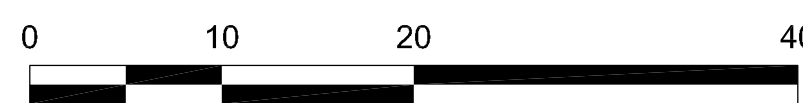
PROPOSED W. MALLARD CREEK CHURCH RD-PARCEL A (SECTION 'C1')
SCALE: 1"=10'



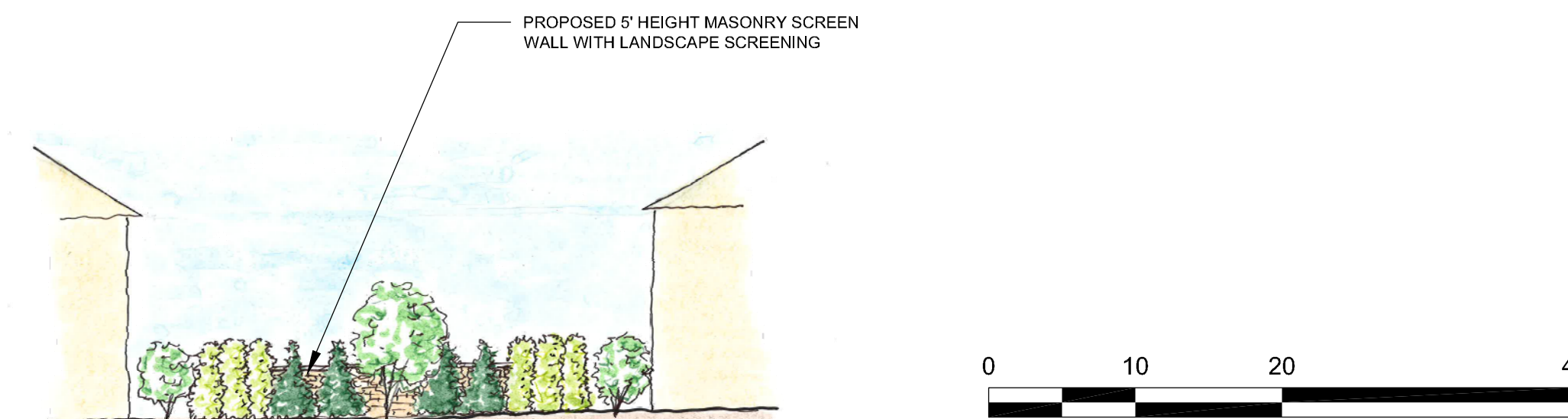
PROPOSED W. MALLARD CREEK CHURCH RD-PARCEL B (SECTION 'C2')
SCALE: 1"=10'



PROPOSED SENATOR ROYALL DR (SECTION 'D')
SCALE: 1"=10'

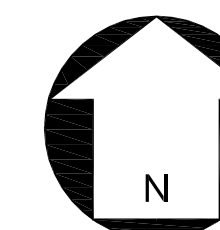


1 LANDSCAPE OPEN SPACE CONCEPT A
SCALE: 1"=40'



2 LANDSCAPE SCREENING (ALLEY TERMINALS & DRIVE THRU QUEUING)
ALONG MALLARD CREEK CHURCH ROAD
SCALE: 1"=10'

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REVISIONS:			
No.	Date	By	Description
1	8/16/21	MMS	REVISIONS PER STAFF COMMENTS
2	9/23/21	MMS	REVISIONS PER STAFF COMMENTS
3	9/30/21	MMS	REVISIONS PER STAFF COMMENTS
4	10/15/21	MMS	REVISIONS PER STAFF COMMENTS

Development Data Table:

Site Area: +/- 15.981 acres
Tax Parcels: 047-421-01 and 047-421-06
Existing Zoning: RE-3(O)
Proposed Zoning: NS
Existing Use: Vacant
Proposed Uses: Up to 140 Single-family Attached (Townhome) Dwelling Units and 20,000 square feet of Commercial Uses
Maximum Building Height: Up to Forty (40) feet, as measured per the Ordinance
Parking: Shall meet or exceed Ordinance standards

I. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taylor Morrison, Inc. (the "Petitioner") to accommodate the development of a mixed-use commercial and residential community on that approximately 15.981-acre site located at the intersection of West Mallard Creek Church Road and Senator Royall Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-421-01 and 047-421-06.
- 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 Rezoning for the NS 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 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

- 1. Subject to the Maximum Development provisions set forth under Section III. below, the Site may be devoted to any residential and commercial uses permitted by right or under prescribed conditions in the NS Zoning District together with any incidental or accessory uses associated therewith, except for the following:
 - a. Car washes;
 - b. Gas stations, with or without a convenience store; and
 - c. Automobile service stations.
- 2. A maximum of two (2) accessory drive-through service windows shall be permitted on the Site.

III. Maximum Development

The Site may be devoted to a maximum of one hundred forty (140) single-family attached dwelling units, 20,000 square feet of commercial uses, and any incidental and accessory uses relating thereto that are permitted in the NS zoning district.

IV. Transportation & Streetscape

- 1. 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 as required for approval by the Charlotte Department of Transportation (CDOT).
- 2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
- 3. Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Alexander Village Main Drive, as generally depicted on the Rezoning Plan. The Petitioner shall provide a minimum twelve (12) foot multi-use path along the Site's frontage of West Mallard Creek Church Road and both sides of Senator Royall Drive.
- 4. Petitioner shall provide a right turn lane from Mallard Creek Church Road into the Site, as generally depicted on the Rezoning Plan.
- 5. Petitioner shall provide bicycle and pedestrian improvements as generally depicted on the cross sections on Sheet RZ-3 of the Rezoning Plan.
- 6. Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander.
- 7. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- 8. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

V. Architectural Standards

- 1. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
- 2. Streetscape treatment will be a unifying element throughout the Site through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.
- 3. Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.
- 4. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.
- 5. **Design Standards Related to Residential Uses:**
 - a. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - b. Corner/end units visible from public streets shall have enhanced side elevations with windows or other architectural details to limit the maximum blank wall expanse to fifteen (15) feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit.
 - c. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels facing public streets, including but not limited to doors, windows, awnings, material or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the twenty (20) foot expanses.
 - d. Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer throughout the Site. There shall be a maximum of four (4) buildings with six units per building fronting public streets. For buildings fronting public streets, the six-unit buildings shall not be directly adjacent to each other.
 - e. Garage doors visible from public or private streets will contain additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - f. Individual unit driveway lengths shall either be between five (5) and seven (7) feet in length or a minimum of twenty (20) feet in length.
 - g. Petitioner shall satisfy the 400-square foot private space or 10% usable common open space requirements under the Ordinance, to be calculated for the residential portion of the Site only.
 - h. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be either raised or lowered from the average sidewalk grade a minimum of twelve (12) to twenty-four (24) inches.
 - i. Garage doors fronting public or private streets should minimize the visual impact by providing architectural treatments such as, but not limited to, translucent windows or projecting elements over the garage door opening.
 - j. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- 6. **Design Standards Related to Commercial Uses:**
 - a. Facades fronting Senator Royall Drive and any internal public or private streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent, opaque or spandrel glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, or widow treatments. The maximum sill height for required glass shall not exceed 4'-0" above adjacent street sidewalk. The facades subject to this requirement are denoted with an asterisk (*) on the Rezoning Plan.
 - b. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three (3) of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - c. Buildings shall be a minimum height of eighteen (18) feet. Multi-story buildings shall have a minimum of 20% transparency on all upper stories.
 - d. Accessory drive-through windows shall be as generally depicted on the Rezoning Plan, internal to the Site with proper screening (via 3'-0" height masonry screen wall along West Mallard Church Road) and vehicular queuing lengths. Drive through lanes shall be limited to two (2) lanes plus a bypass lane except that if a financial institution (bank) is built upon Building A location, up to four (4) lanes (including a lane for a drive-up automatic teller machine (ATM) plus a bypass lane.

W. Amenities

- 1. The Petitioner will provide a public open space area, as generally depicted on the Rezoning Plan at the northwest intersection of Senator Royall Drive and Alexander Village Main Drive, with a minimum size of 10,200 square feet, to include amenities such as, but not limited to a seating area, gazebo, dog park, picnic tables, benches, and/or enhanced landscaping. Additional open space areas shall be as generally depicted on the Rezoning Plan, with minimum square footages as labeled on the Rezoning Plan. The total amount of open space shall be a minimum of 24,200 square feet between all open space areas, including those shown on the plan and potential other open space areas throughout the Site.

VII. 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 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
- 2. The Petitioner shall comply with the Charlotte Tree Ordinance.

VIII. Lighting

- 1. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height shall direct light downward and be full cut-off or shielded as to prevent glare onto adjacent properties. Decorative light fixtures twenty-one (21) feet or less shall be exempt from this requirement.
- 2. All lighting fixture poles and fixture heads throughout the Site shall be painted black.

IX. Signage

- 1. Detached signs and wall signs within the Site shall be permitted in accordance with Chapter 13 the Ordinance as modified by the following provisions, which shall take precedence:
 - a. Commercial Uses
 - i. Wall signs are permitted in accordance with Section 13.108(1) except that signs may be located on any building wall of a nonresidential structure so long as the maximum sign surface area of all signs on one wall does not exceed five percent (5%) of the area of the building wall to which the sign is attached, up to a maximum of 100 square feet.
 - ii. One (1) ground mounted sign shall be permitted to serve Buildings B, C and D in the general location depicted on the Rezoning Plan (Mon Sign A). Mon Sign A shall not exceed 64 square feet, and the maximum height shall not exceed 16 feet.
 - iii. One (1) ground mounted sign shall be permitted on the Building A outparcel in the general location depicted on the Rezoning Plan (Mon Sign B). Mon Sign B shall not exceed 32 square feet, and the maximum height shall not exceed 4 feet.

X. 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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REVISIONS:

No.	Date	By	Description
1	8/16/21	MMS	REVISIONS PER STAFF COMMENTS
2	9/23/21	MMS	REVISIONS PER STAFF COMMENTS
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4	10/15/21	MMS	REVISIONS PER STAFF COMMENTS

P:\2020 Jobs\20054 - Village at Research Pk. - TMCAD\Sketch Planning\VARP RZ Base.dwg



VILLAGE AT RESEARCH PARK
W. MALLARD CREEK CHURCH ROAD AT
SENATOR ROYALL DRIVE
CHARLOTTE, NC
TAYLOR MORRISON

DEVELOPMENT STANDARDS

RZP - 2021 - 081

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: KRT

Checked By: MDL

Date: 3/18/2021

Project Number: 20054

Sheet Number:

RZ-4