

Vicinity Map - NTS

- RESPONSIBLE PARTY: WOODFIELD
- WESTBOUND RIGHT TURN LANE ALONG ARDREY KELL RD WITH 300' OF STORAGE & APPROPRIATE TAPER.
 - SIGNAL MODIFICATION TO ACCOMMODATE OVERLAP FOR WESTBOUND RIGHT TURN LANE.

PARKING LOT SCREENING SHALL EXCEED MINIMUM HEIGHT REQUIREMENTS AT PLANTING OR PETITIONER SHALL INSTALL A BERM OR COMBINATION OF LANDSCAPE PLANTING AND SCREEN WALL.

THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK (1.4') FROM THE BACK OF EXISTING OR FUTURE CURBS, THE RIGHT-OF-WAY LINE WILL BECOME THE MINIMUM SETBACK.

RESPONSIBLE PARTY: CMS

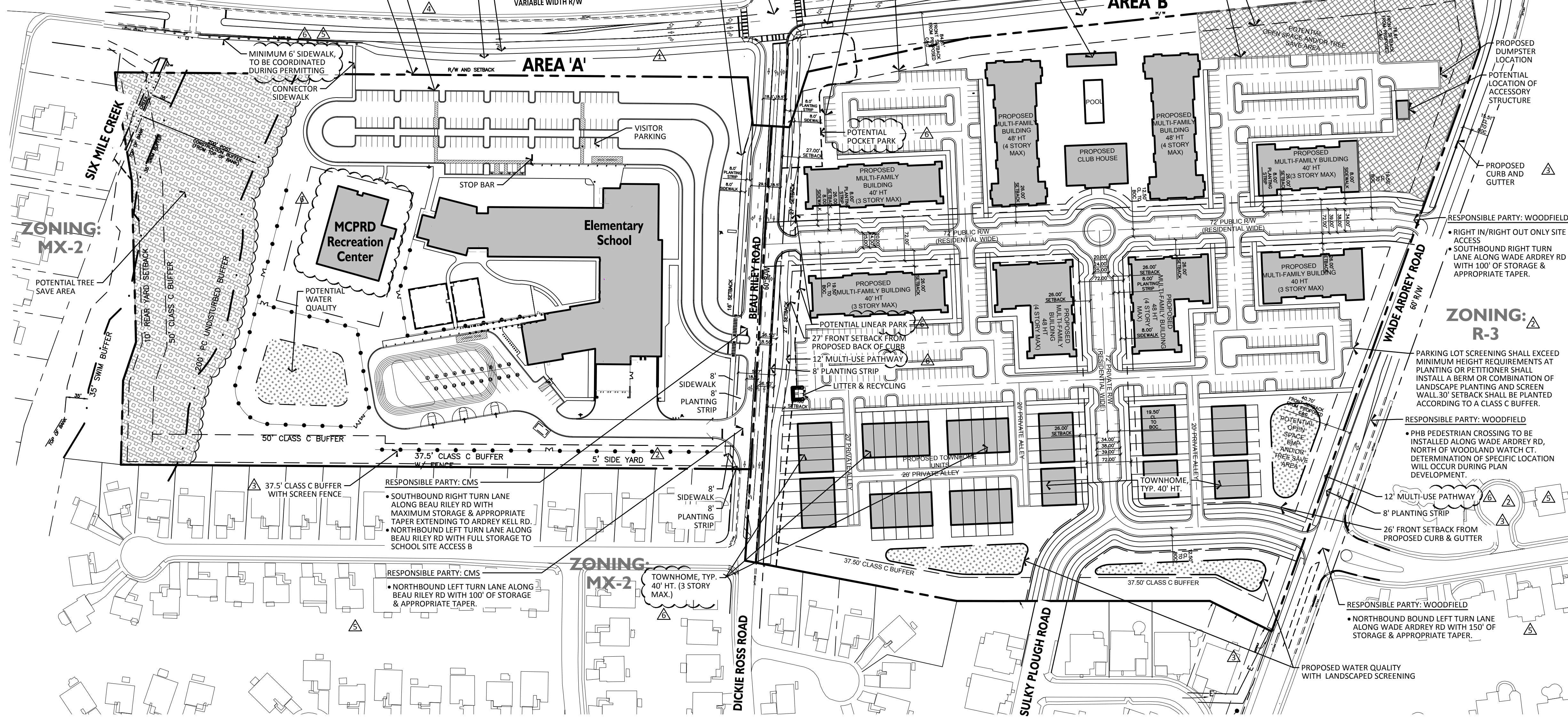
- SIGNALIZED INTERSECTION
- EXTEND WESTBOUND LEFT TURN LANE ALONG ARDREY KELL RD TO 350' OF STORAGE & APPROPRIATE TAPER.
- EASTBOUND RIGHT TURN LANE ALONG ARDREY KELL RD WITH 200' OF STORAGE & APPROPRIATE TAPER.
- SEPARATE NORTHBOUND LEFT TURN LANE & THROUGH/RIGHT LANE ALONG BEAU RILEY RD WITH FULL STORAGE.
- SEPARATE SOUTHBOUND LEFT TURN LANE ALONG HIGH SCHOOL ACCESS #1 WITH 100' OF STORAGE & APPROPRIATE TAPER.

ARDREY KELL ROAD
VARIABLE WIDTH R/W

16' FRONT YARD SETBACK FROM EXISTING OR PROPOSED BACK OF CURB

8' PLANTING STRIP

12' MULTI-USE PATHWAY



ARDREY KELL HIGH SCHOOL

RESPONSIBLE PARTY: WOODFIELD

- SEPARATE NORTHBOUND THROUGH/LEFT LANE ALONG WADE ARDREY RD WITH 325' OF STORAGE & APPROPRIATE TAPER.
- EASTBOUND RIGHT TURN LANE ALONG ARDREY KELL RD WITH 150' OF STORAGE & APPROPRIATE TAPER.

PARKING LOT SCREENING SHALL EXCEED MINIMUM HEIGHT REQUIREMENTS AT PLANTING OR PETITIONER SHALL INSTALL A BERM OR COMBINATION OF LANDSCAPE PLANTING AND SCREEN WALL. 30' SETBACK SHALL BE PLANTED ACCORDING TO A CLASS C BUFFER.

PARKING LOT SCREENING SHALL EXCEED MINIMUM HEIGHT REQUIREMENTS AT PLANTING OR PETITIONER SHALL INSTALL A BERM OR COMBINATION OF LANDSCAPE PLANTING AND SCREEN WALL. 30' SETBACK SHALL BE PLANTED ACCORDING TO A CLASS C BUFFER.

PROPOSED CURB & GUTTER

VARIABLE WIDTH SETBACK FROM PROPOSED CURB & GUTTER

POTENTIAL LOCATION OF ACCESSORY STRUCTURE

8' PLANTING STRIP

12' MULTI-USE PATHWAY

AREA 'B'

AREA 'A'

MCPRD Recreation Center

Elementary School

ZONING: MX-2

ZONING: R-3

SITE DATA:

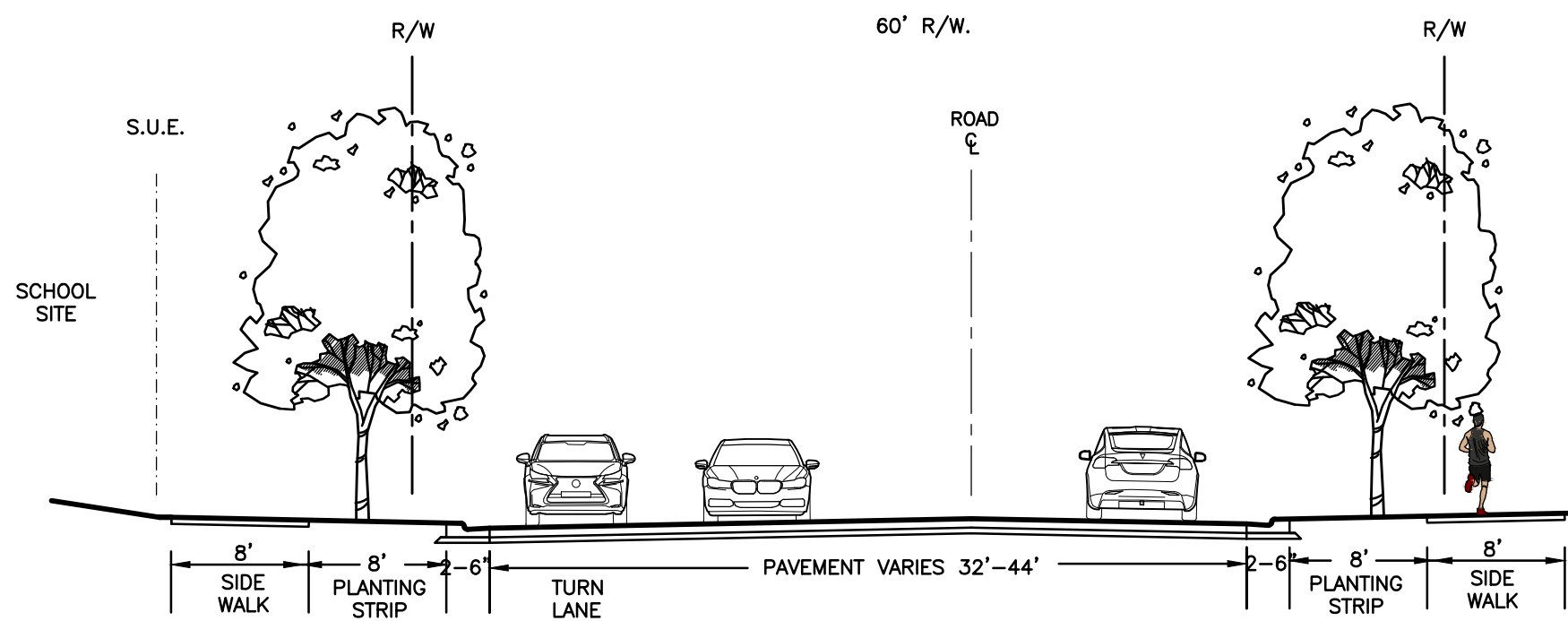
Rezoning Petition:	2021-161
Parcel Numbers:	229-021-19, 229-021-05 and 229-021-03
Jurisdiction:	CITY OF CHARLOTTE
Existing Zoning:	MX-2 (INNOV)
Proposed Zoning:	MUDD-O
Acres:	35.87 Acres
Tree Save Required:	5.38 Acres
Min. Tree Save to be provided and preserved in accordance with the Ordinance:	5.38 Acres
Front Setback:	As shown on plans
Side:	5' Minimum
Rear:	10' Minimum

AREA "A"

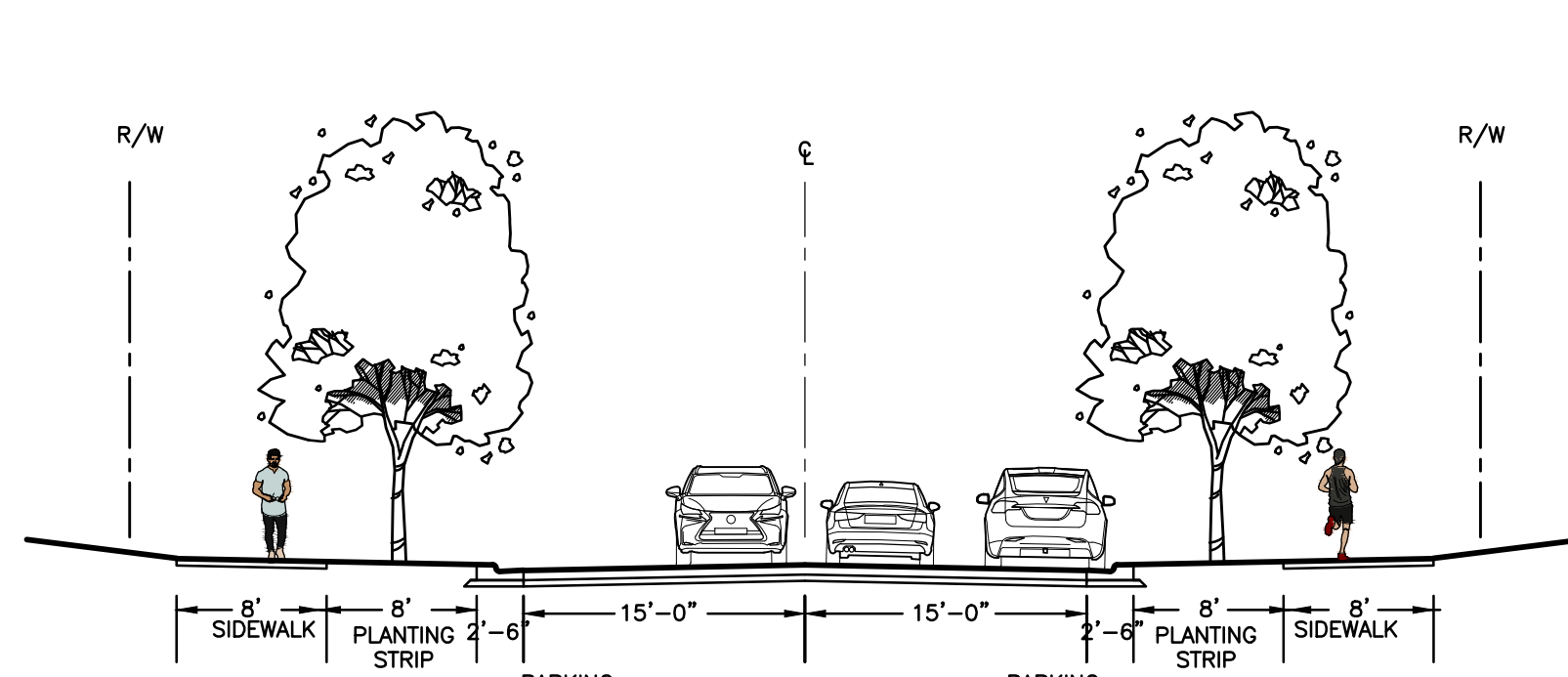
Existing Use:	Vacant/Single-Family Residential
Proposed Use:	Elementary School And Indoor Recreation Center
Max. Building Height:	50'
Parking:	As required by the Ordinance
Bldg. Square Footage:	School: Approx. 103,000 sf Indoor Recreation Center: Approx. 14,000 sf

AREA "B"

Existing Use:	Vacant/Detached Residential
Proposed Use:	Multi-Family & Single-Family Attached
Number of Units:	50 Single-Family Attached 299 Multi-Family
Max. Building Height:	Multi-Family Central Portion: 48' max. Multi-Family along Ardney Kell, Wade Ardney and Beau Riley frontages: 40' max. Single Family Attached: 40' max. Min. 1.5 spaces per residential unit, all other parking as required by the Ordinance
Parking:	
Urban Open Space:	16,500 sf
Total Units:	349 Units
Dwelling Unites/ Acre:	16.08 DUA



1 Beau Riley Road N.T.S.



2 Local Residential Wide Street CLD&M U-03



Alfred Benesch & Company
2359 Perimeter Pointe Parkway
Charlotte, NC 28208
www.benesch.com
P 704.521.9880

Seals:

Corp. NC license: F-1320

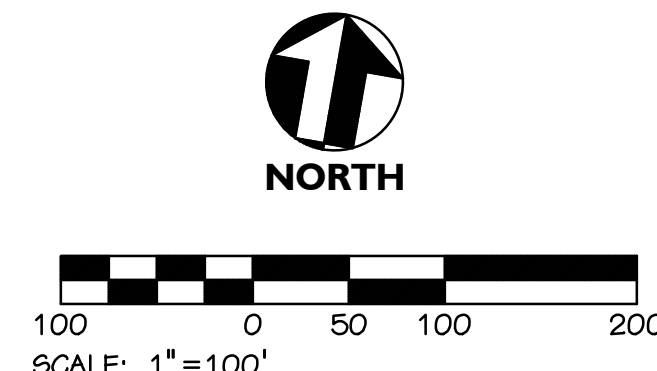
**Ardney Kell Site
CMS & Woodfield Development**

Ardney Kell Road
Charlotte, North Carolina

Petition No : 2021-161
Project no: 17000428.00
Date: 06.18.21
Revisions:
2021-09-13 STAFF COMMENTS
2021-10-11 STAFF COMMENTS
2021-11-15 STAFF COMMENTS
2021-12-13 STAFF COMMENTS
2022-01-20 STAFF COMMENTS
2022-02-11 STAFF COMMENTS

NOT FOR CONSTRUCTION

Sheet Title:
Rezoning Site Plan



Sheet No:
RZ-1

Development Data Table:

Site Area:	+/- 36.78 acres
Tax Parcel:	229-021-19, 229-021-05, and 229-021-03
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	MUDD-O, with five (5) year vested rights
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	CMS Elementary School, MCPRD Recreation Center and Single-Family Attached and Multi-Family Residential
Maximum Building Height:	Per Ordinance standards unless otherwise stated herein
Parking:	Minimum of 1.5 spaces per residential unit, all other parking per Ordinance standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition jointly filed by Charlotte-Mecklenburg Schools and Woodfield Development LLC (the "Petitioners") to accommodate the development of an elementary school with active and passive public recreational components and residential community with affordable housing opportunity on that approximately 36.78-acre site located on both sides of the southern intersection of Ardrey Kell Road and Beau Riley Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 229-021-19, 229-021-05, and 229-021-03.
- 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 provided 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 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.
- 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

Parcel 229-021-19 may be devoted only to a maximum of 103,000 square feet of institutional uses (elementary secondary schools), and no more than 14,000 square feet of indoor recreation uses for a Mecklenburg County Park and Recreation Department (MCPRD) Recreation Center, including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district. Parcels 229-021-05 and 229-021-03 may be devoted only to residential uses, containing a maximum of 299 multi-family attached residential units and fifty (50) single-family detached residential units (townhome-style), including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district.

III. Optional Provisions

The Petitioner seeks the ability to providing parking and/or maneuvering between the building(s) and street(s) in the areas as generally depicted on the Rezoning Plan.

IV. Affordable Housing

A minimum of 15% of the total number of multi-family dwelling units actually constructed on the Site shall maintain monthly rents that are income restricted for households earning less than or equal to 80% of the Area Media Income (AMI) for a period of not less than twenty (20) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

V. Transportation

- Vehicle 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).
- 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.
- The Rezoning Plan depicts a street connection at Sulky Plough Road. However, as an alternative, the Petitioner(s) may propose a choker street connection to the existing stub at Sulky Plough Road, as generally depicted on the inset within the Rezoning Plan or, as another alternative, a multi-modal pedestrian pathway may be provided in lieu of a vehicular connection, to be coordinated during Land Development.
- The Petitioner(s) shall construct a minimum twelve (12) foot wide multi-use path along the Site's frontage of Ardrey Kell Road, Wade Ardrey Road, and the proposed residential side of the Site's frontage of Beau Riley Road, where generally depicted on the Rezoning Plan, except where Site constraints exist on Ardrey Kell Road, in which case alternative streetscape will be provided as coordinated with CDOT/NCDOT during the permitting phase of development, with a minimum six (6) foot sidewalk width during site constraint conditions as generally depicted on the Rezoning Plan.
- The Petitioner(s) shall install a pedestrian safety crossing on Wade Ardrey Road near Woodland Watch Court, with the crossing type and location to be coordinated with NCDOT and CDOT during the permitting phase of development.
- The Petitioner(s) shall complete the following transportation improvements as outlined in the Traffic Impact Study:
 - At the intersection of Ardrey Kell Road at Marvin Road:
 - Provide a westbound right turn lane along Ardrey Kell Road with 300' of storage and appropriate taper; and
 - Signal modification to accommodate overlap for westbound right turn lane.
 - At the intersection of Ardrey Kell Road at Beau Riley Road/High School Access #1:
 - Signalize Intersection;
 - Extend the westbound left turn lane along Ardrey Kell Road to 350' of storage and appropriate taper. This improvement can be achieved via restriping as the current of Ardrey Kell Road cross-section is three lanes wide;
 - Provide an eastbound right turn lane along Ardrey Kell Road with 200' of storage and appropriate taper;
 - Provide a separate northbound left turn lane and through/right lane along Beau Riley Road with full storage; and
 - Provide a separate southbound left turn lane along High School Access #1 with 100' of storage and appropriate taper. The existing southbound approach from Ardrey Kell High School is approximately 19' wide and has no pavement markings that would suggest it is a two-lane egress. The inclusion of two dedicated egress lanes can be achieved by striping the southbound approach as currently constructed or modifying the existing island slightly if wider travel lanes are desired.

- At the intersection of Ardrey Kell Road at Wade Ardrey Road/High School Access #2:
 - Provide a separate northbound through/left lane along Wade Ardrey Road with 325' of storage and appropriate taper; and
 - Provide an eastbound right turn lane along Ardrey Kell Road with 150' of storage and appropriate taper
- At the intersection of Wade Ardrey Road at Woodland Watch Court/Multifamily Site Access E:
 - Provide a northbound left turn lane along Wade Ardrey Road with 150' of storage and appropriate taper. This improvement can be achieved via restriping as Wade Ardrey Road is a three-lane cross-section south of Woodland Watch Court.
- Pedestrian Crossing on Wade Ardrey Road:
 - To improve pedestrian safety, a Pedestrian Hybrid Beacon Signal (PHB) shall be installed along Wade Ardrey Road. Determination of the specific location of the PHB will occur during plan development.
- At the intersection of Beau Riley Road at School Site Access A:
 - Provide a southbound right turn lane along Beau Riley Road with maximum storage and appropriate taper extending to Ardrey Kell Road; and
 - Provide a northbound left turn lane along Beau Riley Road with full storage to School Site Access B.

g. At the intersection of Beau Riley Road at School Site Access B:

- Provide a northbound left turn lane along Beau Riley Road with 100' of storage and appropriate taper.

h. At the intersection of Wade Ardrey Road at Multifamily Site Access D:

- Construct the site-access as right-in right-out only. This improvement will require a median to be placed along Wade Ardrey Road to further enforce the right-in/right-out operation of the site access; and
- Provide a southbound right turn lane along Wade Ardrey Road with 100' of storage and appropriate taper.

7. Petitioner(s) shall construct a CATS bus waiting pad along the Site's frontage of Ardrey Kell Road if a CATS bus route is developed to the Site within five (5) years of this Rezoning approval.

8. Petitioner(s) shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the first building certificate of occupancy for the development area for which the right(s)-of-way relates to.

9. Unless stated otherwise herein, the Petitioner(s) shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the development area as it relates to the responsible party listed on Sheet RZ-1 of the site plan. Identified transportation improvements necessary to access the school shall be completed prior to the school being placed in operation. Petitioner(s) agree to fully construct and fund all TIS-recommended and ordinance required transportation improvements per applicable phasing as noted.

VI. Architectural Standards

1. Preferred Exterior Building Materials: principal and accessory residential buildings constructed on the Site abutting a network required public or private street shall comprise a minimum of 30% of that building's entire facade facing such network street using a combination of any of the following: brick, stone, simulated stone, pre-cast stone, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or other materials approved by the Planning Director.

2. Prohibited Exterior Building Materials: (a) Vinyl siding (but not vinyl windows, soffits, doors, and trim features); and (b) concrete masonry units not architecturally finished.

3. Multi-Family Residential Standards:

a. Building Massing and Height shall be designed to break up long monolithic building forms as follows: Building sides greater than 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 five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor. Multifamily buildings shall be a maximum height of forty-eight (48) feet in the central portion of Area B and shall be a maximum of forty (40) feet along the Ardrey Kell Road, Wade Ardrey Kell Road and Beau Riley Road frontages, as measured per the Ordinance and as further depicted on the Rezoning Plan.

b. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- Buildings shall be placed so as to present a front or side façade to all network required streets (public or private);
- Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities); and;
- Driveways intended to serve single units shall be prohibited on all network required streets.

c. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

i. Buildings shall be designed with a recognizable architectural base on all facades fronting network required public or private streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

ii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors, or other design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.

d. Residential Roof Form and Articulation - roof form and lines 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, parapets, and/or architectural accent features.
- For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

4. Single-Family Attached Residential (Townhome-style) Standards:

a. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised or lowered from the average sidewalk grade 12-24".

b. Single-Family Attached buildings shall be a maximum of forty feet (40'), as measured per the Ordinance and as depicted on the Rezoning Plan.

c. Pitched roofs, if provided, shall be 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.

d. Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting a public street.

5. Institutional (Elementary School) and Indoor Recreation Standards:

a. Building height for the proposed elementary school shall not exceed fifty (50) feet as measured per the Ordinance.

b. Overflow parking for the Indoor Recreation use (MCPRD Recreation Center) may be accommodated in the proposed elementary school bus lot and/or the adjacent Ardrey Kell High School.

6. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent.

7. Meter banks shall be located outside of the setback.

8. Service area screening: All service areas such as dumpster enclosure areas, refuse areas, recycling and storage 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. Such design shall include a minimum 20% Preferred Exterior Building Materials for a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

9. A berm or combination of landscape planting and screening wall be provided for parking areas of a similar type to existing vegetative screening in adjacent, existing developments, as generally depicted on the Rezoning Plan.

10. A minimum of 16,500 square feet of urban open space shall be provided for the residential portion of the Site. Amenitized open space areas shall be provided as generally depicted on the Rezoning Plan to include community seating and gathering areas, passive and active recreation, and/or specialty lighting. A linear park shall be provided along the Beau Riley frontage of Area B, as generally depicted on the Rezoning Plan.

VII. Buffers, Landscaping, and Greenway Dedication/Easement

1. A Class C Buffer shall be provided along the Site's southern property line, as generally depicted on the Rezoning Plan. A 37.5' buffer is shown with a fence. However, if a fence is not provided, the buffer width shall be a minimum of fifty (50) feet, per the Ordinance.

2. Petitioner shall dedicate and convey or provide a greenway and storm water easement or a minimum of 100' width adjacent to Six Mile Creek Tributary from Ardrey Kell Lane to the southern property boundary. Trail dedication may overlap with tree save areas.

VIII. Environmental Features

1. The Petitioners 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 Petitioners shall comply with the Charlotte Tree Ordinance.

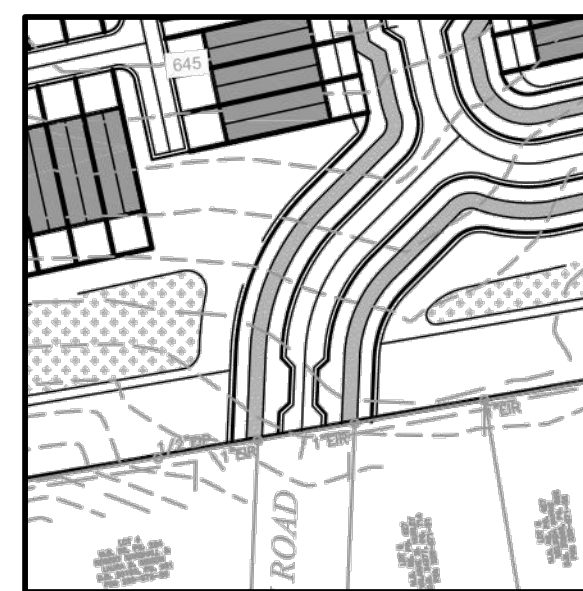
IX. Lighting

1. 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.

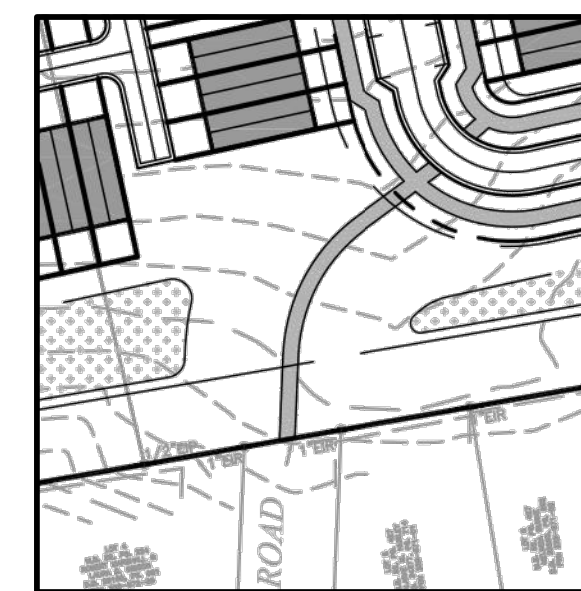
X. Binding Effect of the Rezoning Documents and Definitions

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 Petitioners and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner(s)" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner(s) or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



"Choker Street" Option



Pedestrian Connection Option

Sulky Plough Road Connection - Alternate Options

Seals:

Corp. NC license: F-1320

Petition No : 2021-161

Project no: 17000428.00

Date: 06.18.21

Revisions:

- △ 2021-09-13 STAFF COMMENTS
- △ 2021-10-11 STAFF COMMENTS
- △ 2021-11-15 STAFF COMMENTS
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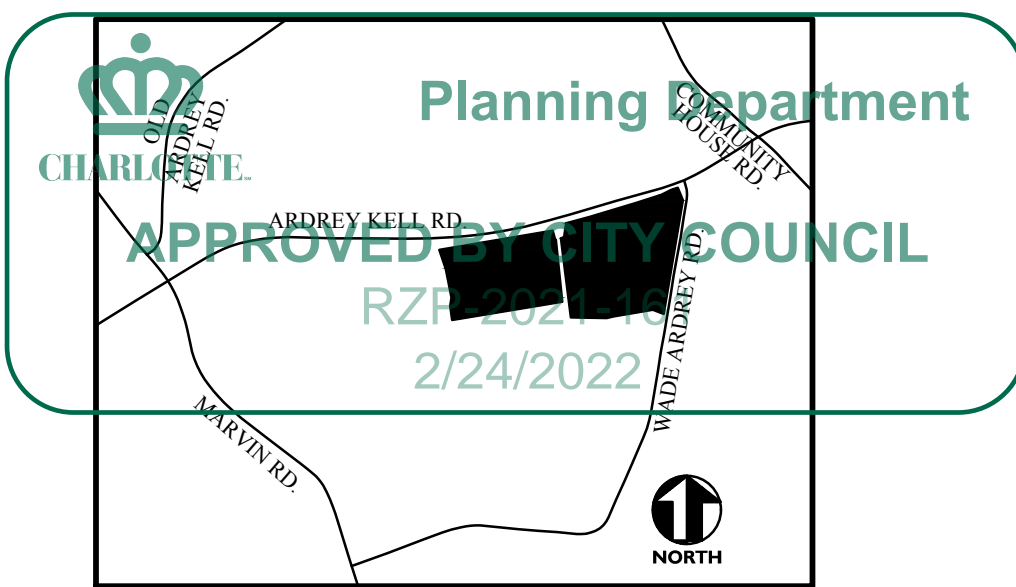
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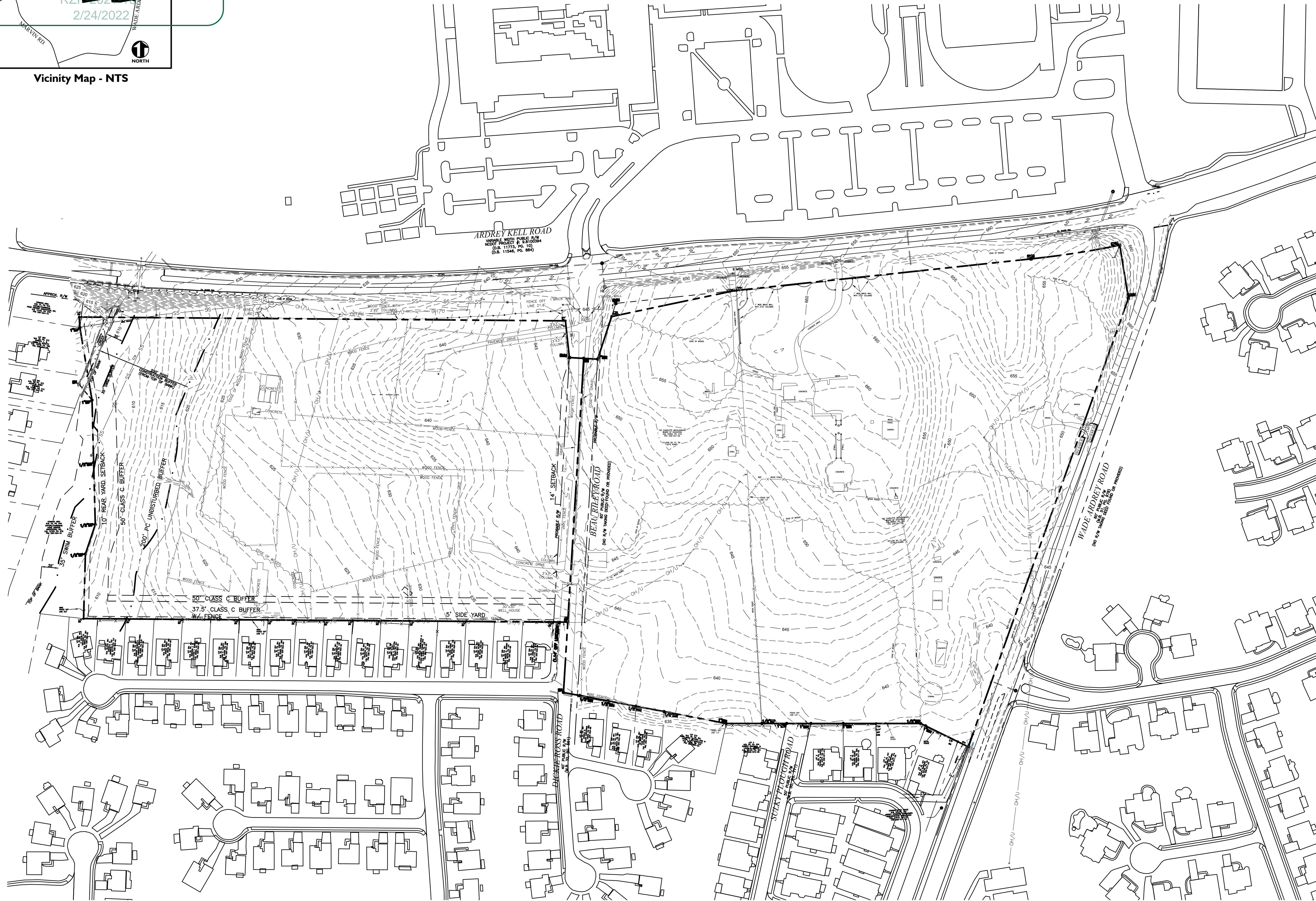
Rezoning Notes

Sheet No:

RZ-2



Vicinity Map - NTS



Seals:

Corp. NC license: F-1320

Ardrey Kell Site CMS & Woodfield Development

Ardrey Kell Road
Charlotte, North Carolina

Petition No : 2021-161
Project no: 17000428.00
Date: 06.18.21
Revisions:
▲ 2021-09-13 STAFF COMMENTS

NOT FOR CONSTRUCTION

Sheet Title:
Existing Conditions

Sheet No:
RZ - 3

