



DEVELOPMENT

REZONING DOCUMENTS 04.08.21

SCHEMATIC SITE PLAN

CHILDRESS KLEIN PROPERTIES & DOMINION REALTY PARTNERS DEVELOPMENT STANDARDS 6/14/2021 REZONING PETITION NO. 2021-062

SITE DEVELOPMENT DATA:

- --ACREAGE: ± 24.4 ACRES --TAX PARCEL #S: 143-031-06
- --EXISTING ZONING: I-1(CD)
- --PROPOSED ZONING: UR-2 (CD)
 --EXISTING USES: VACANT
- --PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- --MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: (I) WITHIN DEVELOPMENT AREA A, UP TO 80 SINGLE FAMILY ATTACHED DWELLING UNITS; AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- TO A MAXIMUM HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- --PARKING: AS REQUIRED BY THE ORDINANCE.
 --SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN PROPERTIES AND DOMINION REALTY PARTNERS (TOGETHER THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 24.4 ACRE SITE LOCATED AT THE EASTERN TERMINUS OF CASCADE POINTE BOULEVARD (THE "SITE").
- b. **ZONING DISTRICTS/ORDINANCE**. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "<u>ORDINANCE</u>"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
- c. **DEVELOPMENT AREAS.** FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED UNIFIED DEVELOPMENT, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS (AND AS APPLICABLE OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A AND B, (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.
- d. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS 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, 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:
- i. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
 iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A
 RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE
 EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-2.
- THE PLANNING DIRECTOR 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.
- e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; ACCESSORY BUILDING DESIGN. NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED: (I) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN AND TO BE DEVELOPED FOR THE SINGLE FAMILY ATTACHED RESIDENTIAL DWELLINGS, SHALL NOT EXCEED (1) PRINCIPAL BUILDINGS OR RESIDENCES; AND (II) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN AND TO BE DEVELOPED FOR MULTI-FAMILY RESIDENTIAL DWELLINGS, SHALL NOT EXCEED (1) PRINCIPAL BUILDINGS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSES, PICNIC/GATHERING PAVILIONS, RECREATION AND RELATED USES, EQUIPMENT STORAGE STRUCTURES AND THE LIKE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
- f. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE, INCLUDING WITHOUT LIMITATION THE DEVELOPMENT AREAS, AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 3 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.
- g. GROSS FLOOR AREA CLARIFICATION. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.
- 2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:
- a. DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 80 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, /GATHERING SHELTERS, GAZEBOS, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).
- b. DEVELOPMENT AREA B MAY BE DEVELOPED WITH UP TO 310 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, PICNIC/GATHERING SHELTERS, GAZEBOS, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES ETC.).

3. ON-SITE TRANSPORTATION IMPROVEMENTS, ACCESS & GREENWAY ACCESS:

ON-SITE IMPROVEMENTS

a. EXTENSION OF CASCADE POINTE BOULEVARD AS A PUBLIC AND/OR PRIVATE STREET. A NEW PUBLIC STREET LOCATED WITHIN THE SITE SHALL BE INSTALLED TO EXTEND FROM THE TERMINUS OF CASCADE POINTE BOULEVARD THROUGH DEVELOPMENT AREA B TO DEVELOPMENT AREA A AS A PUBLIC STREET; THE STREET WILL ALSO BE EXTENDED THROUGH DEVELOPMENT AREA A EITHER AS A PUBLIC STREET OR A PRIVATE STREET, THE DETERMINATION IF THE STREET WILL BE EXTEND AS A PUBLIC OR PRIVATE STREET WILL BE MADE DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR DEVELOPMENT AREA A. THE CROSS-SECTION OF THIS NEW PRIVATE/PRIVATE STREET IS DEPICTED ON THE REZONING PLAN. THE PORTIONS OF THE STREET THAT ARE PRIVATE WILL BE PROVIDED WITH A PUBLIC ACCESS EASEMENT. THE INSTALLATION OF THE NEW STREET SHALL TAKE PLACE AS ADJACENT DEVELOPMENT SERVED BY SUCH NEW STREET OCCURS AS REGULATED BY THE SUBDIVISION ORDINANCE PROCESS, INCLUDING, WITHOUT LIMITATION, A RECOGNITION THAT DEVELOPMENT WITHIN DEVELOPMENT A AND DEVELOPMENT B MAY TAKE PLACE AT DIFFERENT TIMES AND DEVELOPMENT WITHIN SUCH DEVELOPMENT AREAS MAY TAKE PLACE IN PHASES.

b. PERIMETER POINTE PARKWAY EXTENSION. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA A THE PETITIONER WILL EXTEND AS PRIVATE STREET THROUGH THE ADJOINING PARCEL (3506 W. TYVOLA RD.) TO THE INTERSECTION OF W. TYVOLA RD. AND PERIMETER POINTE PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN (THIS PORTION OF STREET IS NOT A NETWORK REQUIRED STREET). A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER THE PROPOSED PRIVATE STREET. THE EXTENSION OF THIS STREET AS PRIVATE STREET THROUGH THE ADJOINING PARCEL WILL OCCUR PRIOR TO THE ISSUANCE OF THE 30 TH CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT AREA A.

c. <u>CROSS-STREAM</u> <u>BOULEVARD</u> <u>BUILT</u> <u>BY OTHERS PER SDRC-2019-00030</u>. IT IS UNDERSTOOD THAT THE STREET DESIGNATED AS "CROSS-STREAM BOULEVARD" SHALL NOT BE REQUIRED TO BE INSTALLED AS PART OF THE DEVELOPMENT ASSOCIATED WITH THIS REZONING, BUT WILL BE INSTALLED BY OTHERS AS INDICATED ON THE ACCELA APPROVED PLAN # SDRC-20219-00030.

d. RIGHT-OF-WAY CONVEYANCE. WE APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OSCUPANOY FOR THE BUILDINGS OCCURRING IN THE DEVELOPMENT AREA WHERE THE RIGHT-OF-WAY IS TO BE DEDICATED OR THE FIRST PHASE OF DEVELOPMENT IN REGARDS TO OFF-SITE RIGHT-OF-WAY IF APPLICABLE. RIGHT-OF-WAY ASSOCIATED WITH NEW PUBLIC STREET WILL BE DEDICATED AS REQUIRED BY THE SUBDIVISION REGULATIONS. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

e. <u>TRANSPORTATION</u> <u>IMPROVEMENTS</u>. THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN EACH DEVELOPMENT AREA WHERE THE IMPROVEMENTS ARE PROVIDED, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

4. ACCESS, AND PEDESTRIAN CIRCULATION.

a. ACCESS TO THE SITE WILL BE FROM CASCADE POINTE BOULEVARD AND THE EXTENSION OF PERIMETER POINTE BOULEVARD AS GENERALLY DEPICTED ON SHEET RZ2.

b. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC/PRIVATE STREET AND DRIVES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. ACCESS TO MECKLENBURG COUNTY GREENWAY.

a. PETITIONER WILL COORDINATE WITH MECKLENBURG COUNTY PARKS & RECREATION TO CREATE A CONNECTION FROM DEVELOPMENT AREA B TO THE IRWIN CREEK GREENWAY IN A LOCATION REASONABLY ACCEPTABLE TO THE PETITIONER PROVIDED THAT PETITIONER SHALL NOT BE REQUIRED TO BEAR THE COST OF BRIDGES OR OTHER SIGNIFICANT HARDSCAPE IMPROVEMENTS FOR SUCH CONNECTION BEYOND CUSTOMARY GRADING AND PATH IMPROVEMENTS.

6. DESIGN INTENT STATEMENT:

A THE PETITIONER PROPOSES TO DEVELOP A WALKABLE RESIDENTIAL COMMUNITY WHERE THE RESIDENTS OF THE COMMUNITY WILL HAVE CONVENIENT AND EASY ACCESS TO A SERIES OF PASSIVE AND ACTIVE OPEN SPACES THAT ARE INTERCONNECTED BY A NETWORK OF STREETS, SIDEWALKS, AND TRAILS. THE EMPHASIS OF THE DESIGN WILL BE TO PROVIDE ALTERNATIVE MODES OF TRANSPORTATION TO THE RESIDENTS OF THE COMMUNITY WHICH WILL ALLOW THEM TO ACCESS THE COMMUNITY'S AMENITY AREAS.

7. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE (DEVELOPMENT AREAS A AND B) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

b. RESIDENTIAL BUILDINGS WITHIN DEVELOPMENT AREA B. SHALL ADHERE TO THE FOLLOWING STANDARDS:

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

- i. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL NETWORK STREETS.
- ii. THE PRINCIPAL ENTRANCE TO THE BUILDINGS, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.
- iii. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS, OPERABLE DOORS AND/OR BREEZEWAYS.
- iv.DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS OR BREEZEWAYS TO SIDEWALKS ON ADJACENT STREETS.v. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL
- FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

 vi. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG NETWORK STREETS SHALL INCORPORATE A MINIMUM OF 10%
- MASONRY MATERIALS SUCH AS BRICK OR STONE.
- vii. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, OR OTHER ARCHITECTURAL ELEMENTS.

c. ATTACHED RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA A SHALL ADHERE TO THE FOLLOWING STANDARDS:

i. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO (20')ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL

DESIGN ELEMENTS.

ii. GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

iii. FRONT LOADED TOWNHOMES SHALL HAVE LEAD WALKS THAT CONNECT TO PUBLIC AND/OR PRIVATE STREETS; OR PROVIDE A LEAD WALK THAT CONNECTS TO THE DRIVEWAY.

- iv. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHALL BE LIMITED TO SIX (6) INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE SIX (6)-UNIT BUILDS ARE ADJACENT.
- v. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, AND OTHER SIMILAR ARCHITECTURAL ELEMENTS MAY PROJECT INTO THE REQUIRED SETBACK AND YARDS AS ALLOWED BY THE ORDINANCE.

8. STREETSCAPE, LANDSCAPING AND BUFFER:

- a. A MINIMUM OF A 14-FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED BACK OF CURB OF THE EXTENSION OF CASCADE POINTE BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. GREATER SETBACKS WHEN REQUIRED SHALL BE PROVIDED AS INDICATED ON THE REZONING PLAN.
- b. ALONG THE SITE'S INTERNAL PUBLIC OR PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF FIVE (5) FEET.
- c. ON-STREET PARKING WILL BE PROVIDED ALONG THE EXTENSION OF CASCADE POINTE BLVD. AS GENERALLY DEPICTED ON THE REZONING PLAN.

9. ENVIRONMENTAL FEATURES

- a. 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 FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b. THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION

STORMWATER ORDINANCE.

c. TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY.

10. OPEN SPACE:

- a. WITHIN DEVELOPMENT AREA A THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 3,000 SQUARE FEET. THE OPEN SPACE AREA(S) WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.
- b. WITHIN DEVELOPMENT AREA B THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 6,000 SQUARE FEET. THE OPEN SPACE AREA WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.

11. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE; CONSEQUENTLY USES LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SIGNS FOR THE USE IN DEVELOPMENT AREAS A AND B, AND VICE-VERSA.

12. LIGHTING

a. ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT.

(13.) 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 DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

14. 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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LAKEPOINTE DEVELOPMENT

REZONING 2021-062

TODESIGN PROJ.#

1021015

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING DOCUMENTS 04.08.21

2 REVISIONS PER CITY COMMENTS - 1ST CYCLE 06.14.21

DESIGNED BY: AWM
DRAWN BY: NYG

DESIGNED BY: AWM

DRAWN BY: NYG

CHECKED BY: AWM

VERT: HORZ:

ORIGINAL SHEET SIZE: 24" X 36"

REZONING DEVELOPMENT
NOTES

R7-3 0