

ZONING: I-1 (CD)

VA HEALTH CARE CENTER

143-041-06 CHILDRESS KLEIN-CAMBRIDGE HEALTHCARE SOLUTIONS LLC, 8391 OLD COURTHOUSE RD STE 210 VIENNA VA 22182 DB. 28904, PG. 1 EX. LAND USE: COMMERCIAL

> REAR YARD SHALL BE -PLANTED WITH LARGE EVERGREEN HEDGE

BUILDIN

BUHEDING 6

SHEET

ZONING: I-1 (CD)

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143-041-25 LAKEPOINTE HOTEL INVESTMENT LLC, C/O CHANDRESH B PATEL 1719 FUNNY CIDE DR WAXHAW NC 28173 DB. 31601, PG. 948 EX. LAND USE: OFFICE

9/9/2021 9:14 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

PROPOSED PUBLIC STREET -TO BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THE ADJOINING PARCEL (143-031-33) PER THE PREVIOUSLY APPROVED SUBDIVISION PLANS FOR THE ROAD (APN:/ SDRC-2019-00090).

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ZONING: I-1 (CD)

143-031-33 AGS HOTELS NC LLC 7505 VILLAGE CLUB DR WAKE FOREST NC 27587 DB. 33051, PG. 160 EX. LAND USE: COMMERCIAL

BUILDING 5

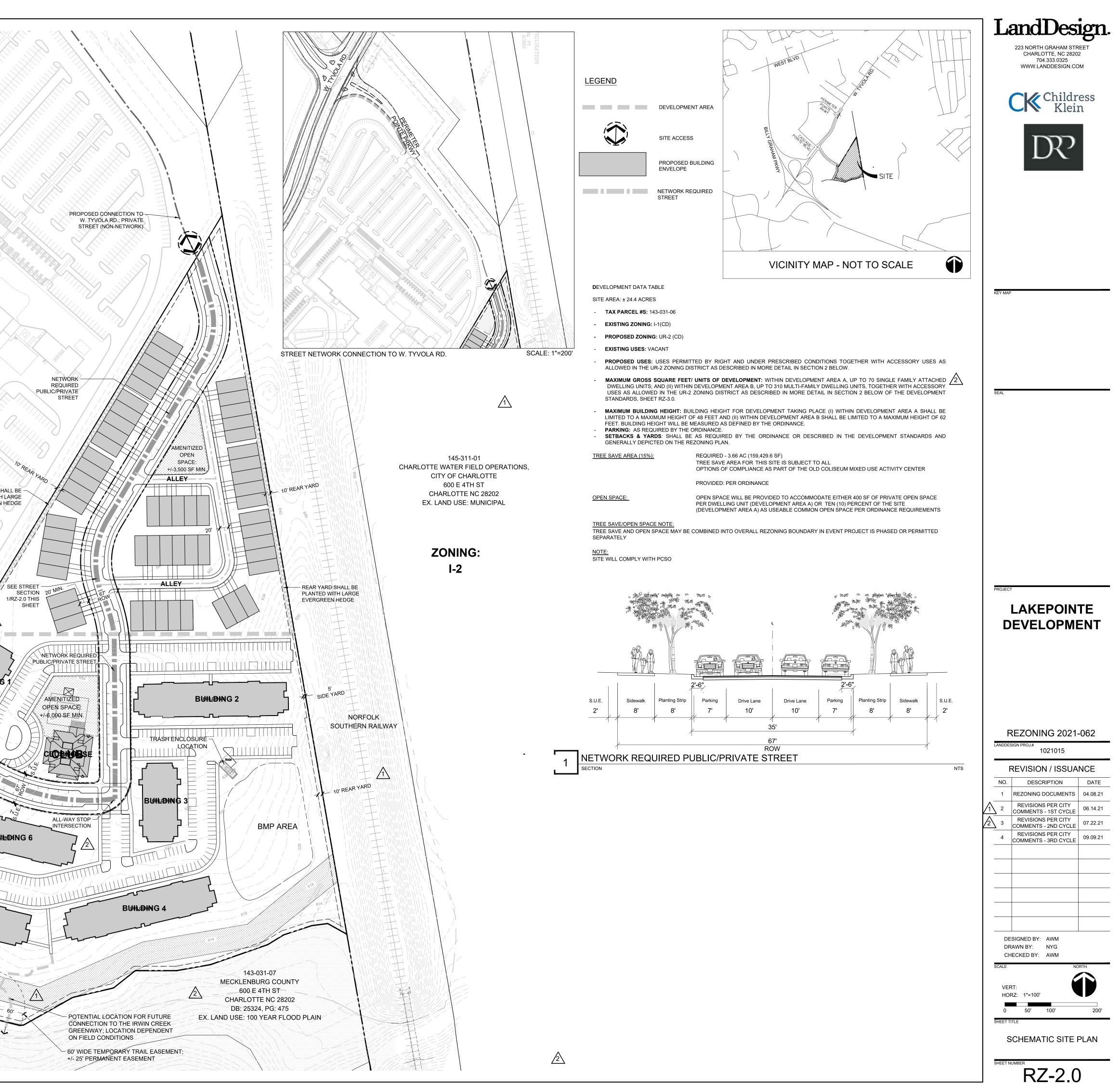
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| - | NO. | DESCRIPTION | DATE | | | |
| | 1 | REZONING DOCUMENTS | 04.08.21 | | | |
| $\widehat{1}$ | 2 | REVISIONS PER CITY COMMENTS - 1ST CYCLE | 06.14.21 | | | |
| 2 | 3 | REVISIONS PER CITY COMMENTS - 2ND CYCLE | 07.22.21 | | | |
| | 4 | REVISIONS PER CITY COMMENTS - 3RD CYCLE | 09.09.21 | | | |
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CHILDRESS KLEIN PROPERTIES & DOMINION REALTY PARTNERS DEVELOPMENT STANDARDS 9/09/2021 **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 70 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.

--MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING 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.

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 "<u>SITE</u>").

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 "ORDINANCE"). 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.

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.

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 16 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 11 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.

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.

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 70 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. HOUSE CHARLOTTE PROGRAM OR WORKFORCE HOUSING: WITHIN DEVELOPMENT AREA A, THE PETITIONER SHALL VOLUNTARILY SET ASIDE A MINIMUM OF 6% OF THE PROPOSED TOWNHOME UNITS TO PARTICIPATE IN THE HOUSE CHARLOTTE PROGRAM, IF THE UNITS ARE OFFERED FOR SALE. IF THE TOWNHOME UNITS ARE DEVELOPED AS FOR RENT TOWNHOMES THE PETITIONER SHALL ENSURE THAT /2NO FEWER THAN 6% OF THE TOTAL NUMBER OF UNITS DEVELOPED WITHIN DEVELOPMENT AREA A, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.
- c. 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.).

d. WORKFORCE HOUSING: THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT SOME RESIDENTIAL UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 6% OF THE TOTAL NUMBER OF UNITS DEVELOPED WITHIN DEVELOPMENT AREA B, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.

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

a. **EXTENSION OF CASCADE POINTE BOULEVARD AS A PUBLIC 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 AND DEVELOPMENT AREA A AS GENERLY DEPICTED ON THE REZONING PLAN. THE CROSS-SECTION OF THIS NEW PUBLIC STREET IS DEPICTED ON THE REZONING PLAN (LOCAL RESIDENTIAL WIDE). 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. THE PETITIONER RESERVES THE RIGHT TO WORK WITH CDOT AND PD&D TO CONVERT THE EXTENSION OF CASCADE POINTE BLVD. TO A PRIVATE STREET THROUGH DEVELOPMENT AREA A, USING THE LOCAL RESIDENTIAL WIDE STREET STANDARD, AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS FOR DEVELOPMENT AREA A.

b. PERIMETER POINTE PARKWAY EXTENSION AS A PRIVATE STREET. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA A THE PETITIONER WILL CONNECT THE EXTENSION OF CASCADE POINTE BLVD. 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^{1 H} CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT AREA A.

d. RIGHT-OF-WAY CONVEYANCE. IF 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 OCCUPANCY 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. TRANSPORTATION IMPROVEMENTS. 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.

a. PETITIONER WILL DEDICATE AND CONVEY TO MECKLENBURG COUNTY A GREENWAY ACCESS EASEMENT FROM DEVELOPMENT AREA B TO THE IRWIN CREEK TO ALLOW FOR THE CONSTRUCTION OF AN ACCESS TO FUTURE IRWIN GREENWAY IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN. THE EASEMENT WILL BE COMPOSED OF 60-FOOT TEMPORARY TRAIL CONSTRUCTION EASEMENT AND ± 25-FOOT PERMANENT EASEMENT.

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.

ON-SITE IMPROVEMENTS:

C. CROSS-STREAM BOULEVARD BUILT BY OTHERS PER SDRC-2019-00030. 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.

5. IRWIN CREEK GREENWAY ACCESS EASEMENT TO MECKLENBURG COUNTY.

6. DESIGN INTENT STATEMENT:

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.

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.

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.

8. STREETSCAPE, LANDSCAPING AND BUFFER:

a. A SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED BACK OF CURB OF THE EXTENSION OF CASCADE POINTE BOULEVARD AS REQUIRED BY THE ORDINANCE. ALONG THE INTERIOR PUBLIC STREET SETBACKS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

_____ b. ALONG THE SITE'S INTERNAL PUBLIC STREET, 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 SIX (6) FEET.

C. ON-STREET PARKING WILL BE PROVIDED ALONG THE EXTENSION OF CASCADE POINTE BLVD. AS GENERALLY DEPICTED ON THE

REZONING PLAN.

ADJOINING RAIL ROAD R/W.

9. ENVIRONMENTAL FEATURES

- STORMWATER ORDINANCE.
- PHASED OR PERMITTED SEPARATELY.

10. OPEN SPACE:

- 11. SIGNAGE:
- 12. LIGHTING:

- 13. AMENDMENTS TO THE REZONING PLAN:
- 14. BINDING EFFECT OF THE REZONING APPLICATION:



d. THE PETITIONER WILL PROVIDE ROW OF LARGE MATURING EVERGREEN SHRUBS (E.G. BURFORD HOLLY) BETWEEN THE PROPOSED TOWNHOMES IN DEVELOPMENT AREA A AND THE ADJOINING VA HOSPITAL AND BETWEEN THE PROPOSED TOWNHOMES AND THE

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

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

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.

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.

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.

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.

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.



LAKEPOINTE DEVELOPMENT

| REZONING | 2021-062 |
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LANDDESIGN PROJ.#

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| | REVISION / ISSUANCE | | | | | | |
| | NO. | DESCRIPTION | DATE | | | | |
| 2 | 1 | REZONING DOCUMENTS | 04.08.21 | | | | |
| | 2 | REVISIONS PER CITY COMMENTS - 1ST CYCLE | 06.14.21 | | | | |
| | 3 | REVISIONS PER CITY COMMENTS - 2ND CYCLE | 07.22.21 | | | | |
| 3 | 4 | REVISIONS PER CITY COMMENTS - 3RD CYCLE | 09.09.21 | | | | |
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| | SCALE | RTH | | | | | |

VFRT HORZ:

REZONING DEVELOPMENT NOTES

