

**ALBEMARLE APARTMENTS PET 2021-111**

ALBEMARLE ROAD  
CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER  
21011

DATE  
10/22/2021

ISSUED FOR  
**REZONING PETITION**

REVISIONS

NO.	DATE	DESCRIPTION	BY
11-11-21		PER STAFF COMMENTS	DBS
12-13-21		PER STAFF COMMENTS	DBS
01-14-22		PER STAFF COMMENTS	DBS

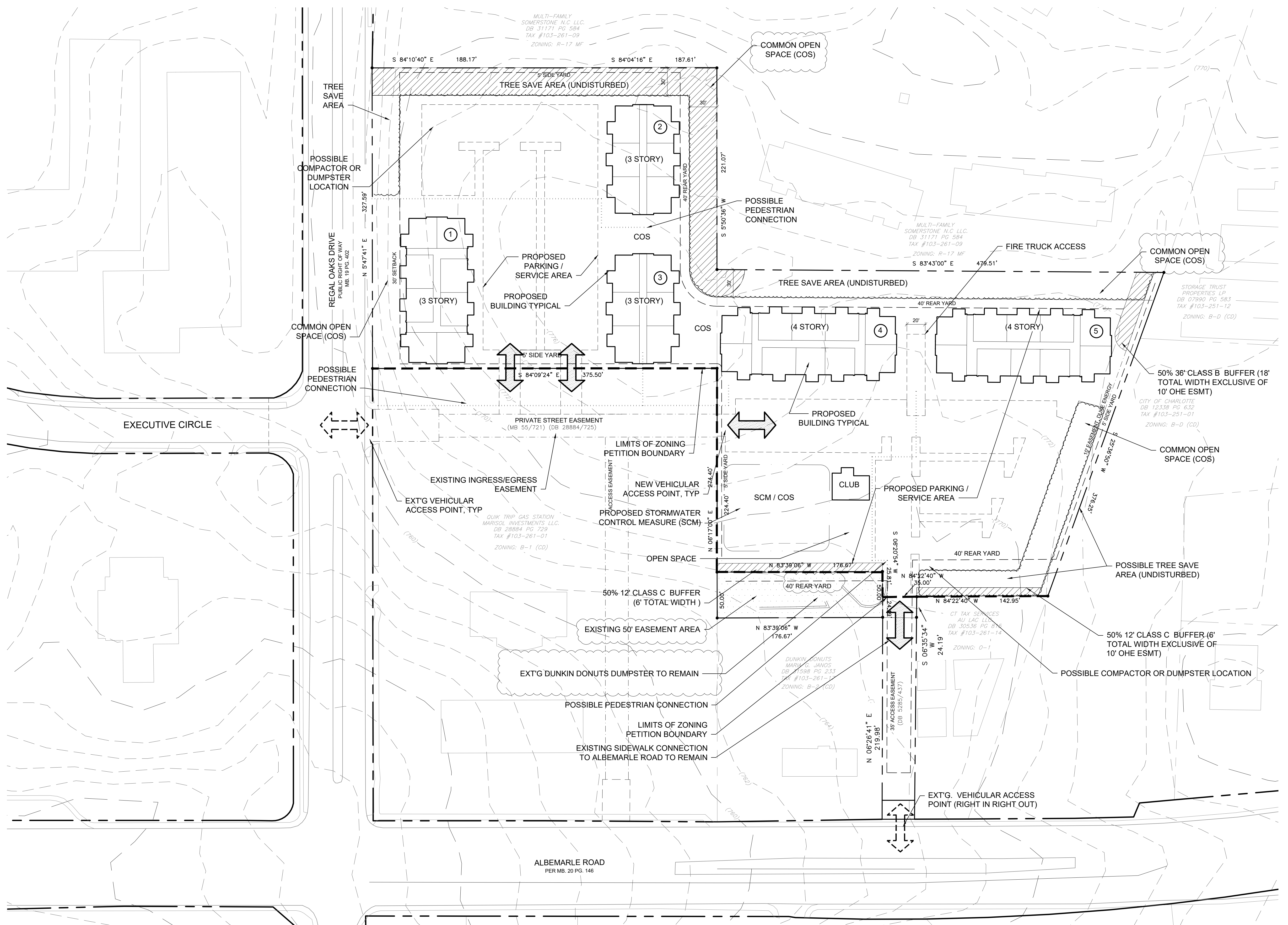
PROJ. MANAGER: BS  
DRAWN BY: PK + BS  
CHECKED BY: BS

SCALE

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AS INDICATED

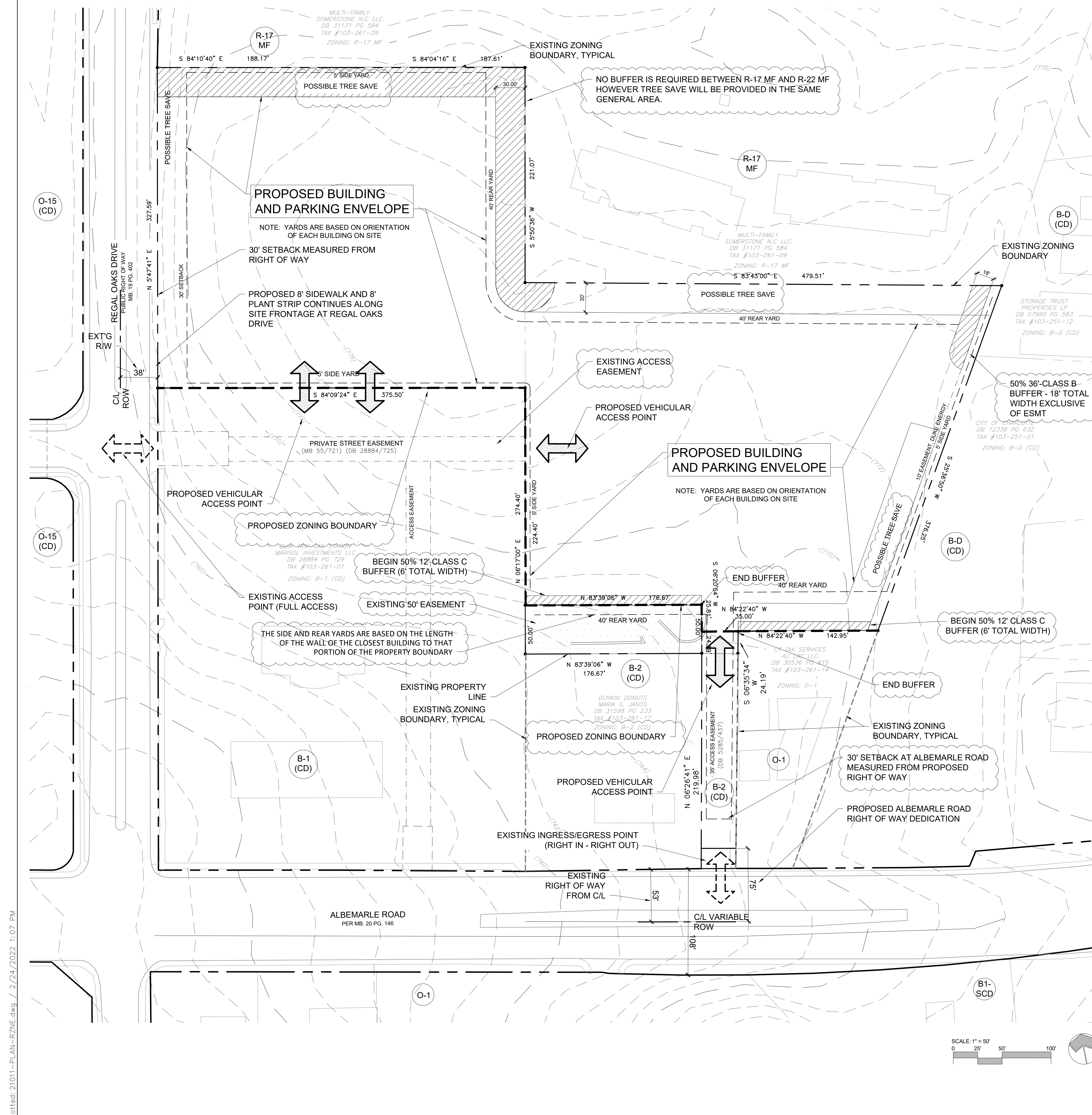
DRAWING  
**SCHEMATIC ILLUSTRATIVE PLAN**

**RZ2.00**



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**SITE DEVELOPMENT DATA**

SITE AREA: 6.16 +/- ACRES  
 PARCEL ID NUMBER: 103-26-102 AND A PORTION OF 103-26-103  
 EXISTING ZONING: B-1 (CD) AND B-2 (CD)  
 PROPOSED ZONING: R-22 MF (CD)  
 EXISTING USE: VACANT/UNDEVELOPED  
 PROPOSED USE: UP TO 135 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-22 MF ZONING DISTRICT  
 MAX BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE  
 PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

- 1. GENERAL PROVISIONS:**
- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY REGAL OAKS INVESTMENTS, LLC. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 6.16-ACRE SITE GENERALLY LOCATED AT THE NORTHEAST INTERSECTION REGAL OAKS DRIVE AND ALBEMARLE ROAD (THE "SITE").
  - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE ZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-22 MF ZONING CLASSIFICATION SHALL GOVERN.
  - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS" SET FORTH ON THE ZONING 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 ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE ZONING PLAN NOT ANTICIPATED BY THE ZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

- 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.
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE ZONING PLAN.**

- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
  - THE SITE MAY BE DEVELOPED WITH UP TO 135 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-22 MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE ZONING PLAN.

- ACCESS, TRANSPORTATION AND IMPROVEMENTS:**
  - ACCESS TO THE SITE WILL BE FROM ALBEMARLE ROAD AND REGAL OAKS DRIVE AS GENERALLY DEPICTED ON THE ZONING PLAN.
  - THE SITE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 19 OF THE CITY OF CHARLOTTE. ANY IMPROVEMENTS REQUIRED BY CHAPTER 19 ALONG ALBEMARLE ROAD WILL BE DETERMINED DURING THE LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE AND WILL BE SUBJECT TO APPROVAL BY NCDOT AND CDOT.
  - ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
  - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - 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.
  - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE ZONING 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. 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. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

- STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
  - A 30-FOOT SETBACK AS MEASURED FROM THE FUTURE RIGHT-OF-WAY WILL BE PROVIDED ALONG REGAL OAKS DRIVE AND ALBEMARLE ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN. AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S REGAL OAKS DRIVE FRONTAGE.
  - FIVE (5) FOOT SIDE YARD AND FORTY (40) FOOT REAR YARDS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AND PER THE PLANNED MULTI-FAMILY STANDARDS AND AS GENERALLY DEPICTED ON THE ZONING PLAN.
  - ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG THE ADJUTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

- ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:**
  - SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN REGAL OAKS DRIVE AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS EXCEPT AS GENERALLY SHOWN ON RZ-2.0 PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS.
  - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED.
  - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING REGAL OAKS DRIVE SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S EXTERIOR FACADE FACING SUCH NETWORK STREET (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING STAFF.
  - BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
    - BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO REGAL OAKS DRIVE.
  - BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
    - BUILDINGS EXCEEDING 12 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET AND EXTEND UP AND DOWN ALONG THE EXTERIOR OF THE BUILDING FACADE.

- ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:**
  - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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.
  - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING REGAL OAKS DRIVE. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
  - BUILDING ELEVATIONS FACING REGAL OAKS DRIVE SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

- 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 EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, DORMERS OR PARAPETS.
  - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
  - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

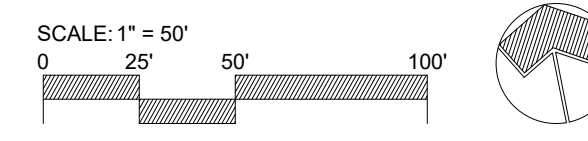
- OPEN SPACE:**
  - A MINIMUM OF 1000 SQUARE FEET OF IMPROVED OPEN SPACE AREAS WILL BE PROVIDED. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS OR SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.

- ENVIRONMENTAL FEATURES:**
  - THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE ZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS ZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  - DEVELOPMENT WITHIN THE SWIMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
  - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

- LIGHTING:**
  - ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 22 FEET IN HEIGHT.

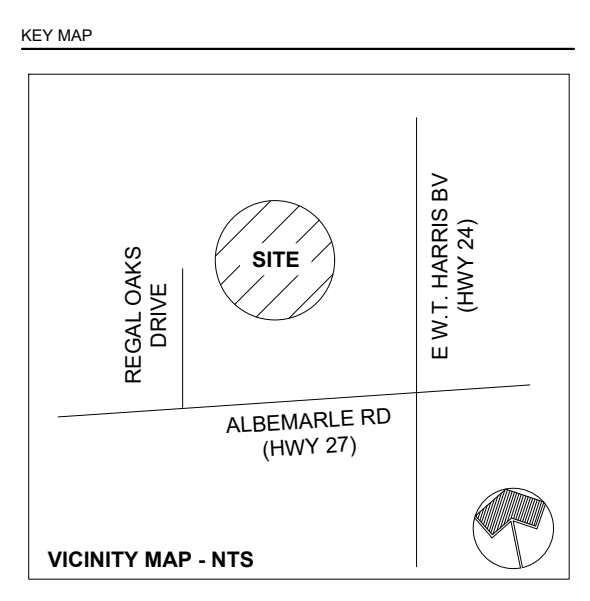
- AMENDMENTS TO THE ZONING PLAN:**
  - FUTURE AMENDMENTS TO THE ZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- BINDING EFFECT OF THE ZONING APPLICATION:**
  - IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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PROJ. MANAGER: BS  
 DRAWN BY: PK + BS  
 CHECKED BY: BS

SCALE  
 AS INDICATED  
 DRAWING  
**TECHNICAL DATA SHEET**

**RZ1.00**