

SITE DATA	
PREPARED BY: MCADAMS	
3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277	
PID:	14917140
EXISTING ZONING:	R-12MF (CD)
PROPOSED ZONING:	R-17MF (CD)
UNIT TYPE (APARTMENTS)	
TOTAL NEW UNIT COUNT:	16
MAX BUILDING HEIGHT:	35 FEET
TOTAL DEVELOPMENT	
AREA:	± 16.58 AC
EXISTING UNIT COUNT:	248
PROPOSED NEW UNIT COUNT:	16
PROPOSED TOTAL UNIT COUNT:	264
EXISTING DENSITY:	14.95 UNITS/AC
PROPOSED DENSITY:	15.92 UNITS/AC
PARKING COUNT:	
REQUIRED PARKING (PER STANDARDS)	396 SPACES
PROVIDED PARKING (PER STANDARDS)	396 SPACES
(NOTE: SOLID WASTE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE)	

EEA-Wildwood, LLC
Development Standards
(11/17/2021)
Rezoning Petition No. 2021-132

Site Development Data:
 - Acreage: ± 16.58 acres
 - Tax Parcel #: 149-171-04
 - Existing Zoning: R-12MF(CD)
 - Proposed Zoning: R-17MF(CD)
 - Existing Uses: Residential
 - Proposed Uses: Up to 264 multi-family residential dwelling units together with accessory uses, as allowed in the R-17MF zoning district (the site is developed with 248 units this petition adds 16 additional units in one new building).
 - Maximum Building Height: Not to exceed (40) feet building height will be measured as defined by the Ordinance.
 - Parking: As required by the Ordinance will be provided.

1. General Provisions:
 a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by EEA-Wildwood, LLC, ("Petitioner") to accommodate the expansion of an existing residential community on approximately 16.58-acre site generally located on the west side of Scalaybark Road, north of E Woodlawn Road (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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-17MF zoning classification shall govern.
 c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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.
 d. **Number of Buildings Principal and Accessory:** The total number of principal residential buildings to be developed on the Site shall not exceed twenty-two (22). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:
 a. The Site may be developed with up to 264 multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.
 The Site is currently developed with 248 units. This rezoning petition adds 16 units in one new building.

3. Access, Transportation and Improvements:
 a. Access to the Site will be from the existing driveway entrance on Scalaybark Road as generally depicted on the Rezoning Plan.
 b. 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 posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
 c. 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.
 d. 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 applicable published standards.

4. Sidewalks and Pedestrian Facilities:
 a. The Petitioner will install ADA compliant crossing facilities at the existing T intersection of Scalaybark Rd. and Broadmoor Drive and at the intersection of Site's main access on Scalaybark Rd. as generally depicted on the Rezoning Plan. The Petitioner will also modify the existing concrete island in Scalaybark Rd. at the Site's main entrance so that it can function as an additional pedestrian refuge island. Existing crossing facilities that meet ADA standards will not need to be replaced. These proposed improvements will be installed in accordance with the standards set forth in the Ordinance.
 b. The Petitioner will remove and replace the existing abandoned sidewalk located along the back of lots on Scalaybark Rd. and replace it with a new eight (8) foot sidewalk and eight (8) foot planting strip as required by the Chapter 20. The location of the sidewalk may vary to avoid existing trees.
 c. **Streetscape, Buffer, Open Space and Landscaping:**

a. A 100-foot setback as measured from the existing right-of-way will be provided along Scalaybark Road as generally depicted on the Rezoning Plan.
 b. Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-Family standards.
 c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and crosswalk network that links to the buildings on the Site and to the sidewalks along the abutting public streets if required by the Ordinance. The minimum width for this internal sidewalk will be five (5) feet.

5. Architectural Standards, General Design Guidelines for New Buildings:
 a. The building materials used on the new principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, 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.
 b. Prohibited Exterior Building Materials for new buildings:
 i. Vinyl siding (but not vinyl handrails, windows or door trim).
 ii. Concrete Masonry Units not architecturally finished.
 c. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 i. New buildings exceeding 135 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 4 feet and shall project or recess a minimum of 4 feet and extend up and down along the exterior of the building facade.

d. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 i. New building elevations shall be designed with vertical, horizontal 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.
 ii. Roof Form and Articulation for new buildings - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 i. 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 or parapets.

iii. 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.
 iv. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

f. Service Area Screening for new or additional services areas - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
 g. New meter banks will be screened from adjoining properties and from the abutting public streets.

6. 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 submitted 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.
 b. The Site will comply with the Tree Ordinance.

7. Lighting:
 a. 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.
 b. All new detached lighting on the Site will be limited to 26 feet in height.

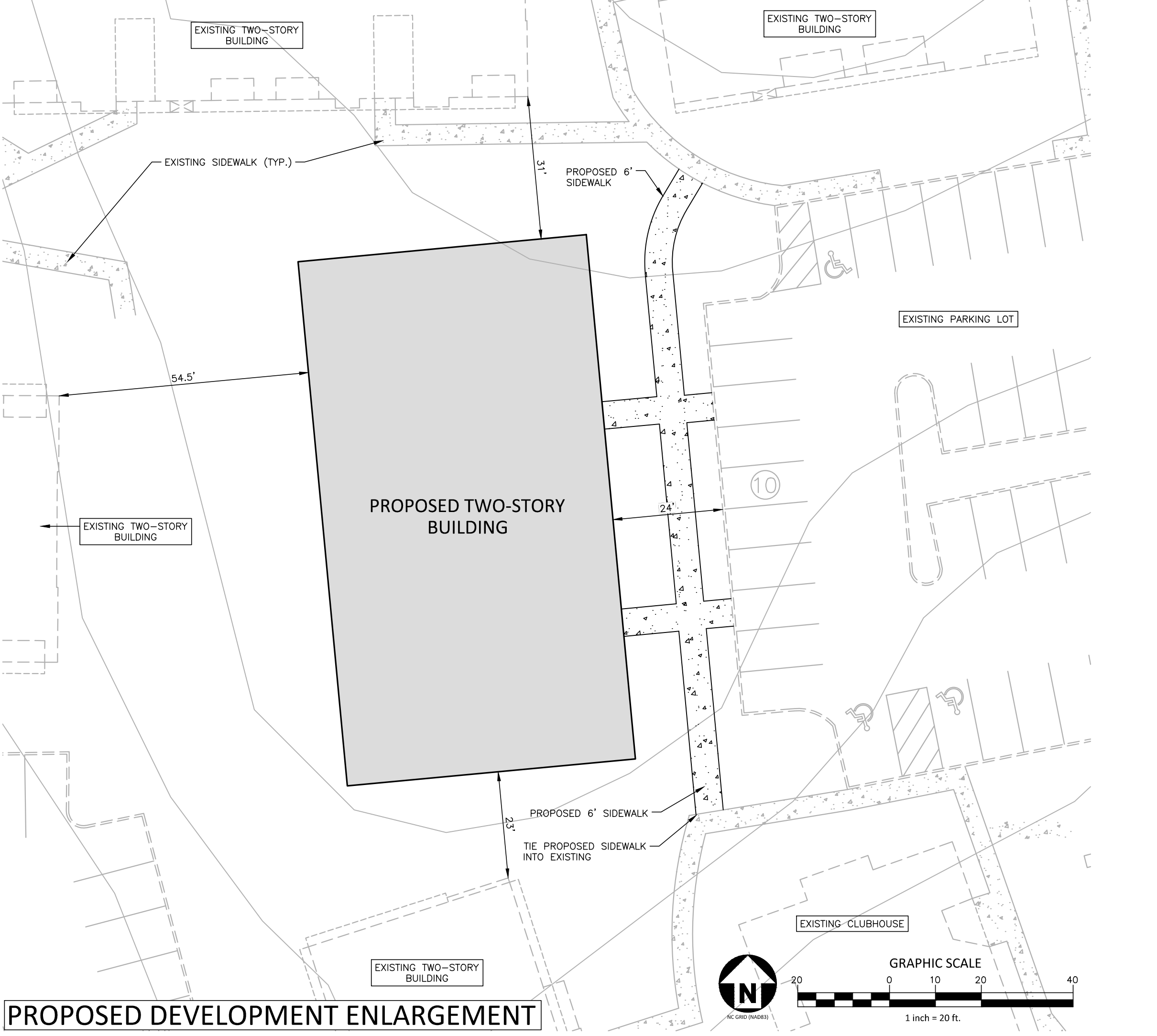
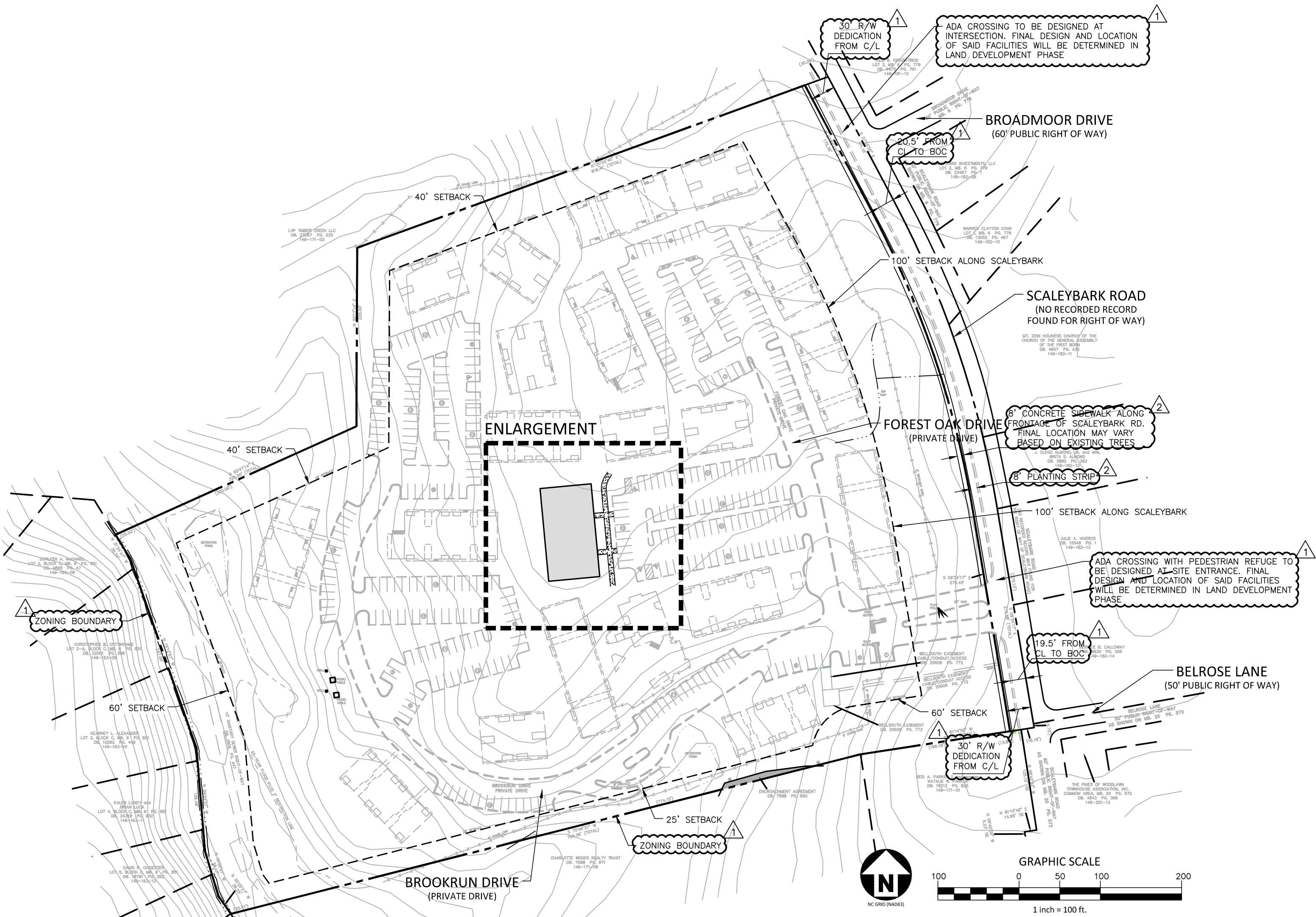
8. Amendments to the Rezoning Plan:
 a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

9. 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 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.

VICINITY MAP NTS

SITE LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	BUFFER LINE
---	CENTERLINE



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WILDWOOD APARTMENTS
 REZONING PETITION NO. 2021-132
 100 BROOKRUN DRIVE
 CHARLOTTE, NORTH CAROLINA 28209

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	10.11.2021	PER CITY COMMENTS
2	11.18.2021	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2021210453
FILENAME	2021210453-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	VARIES
DATE	05.13.2021

SHEET

REZONING PLAN
RZ.01