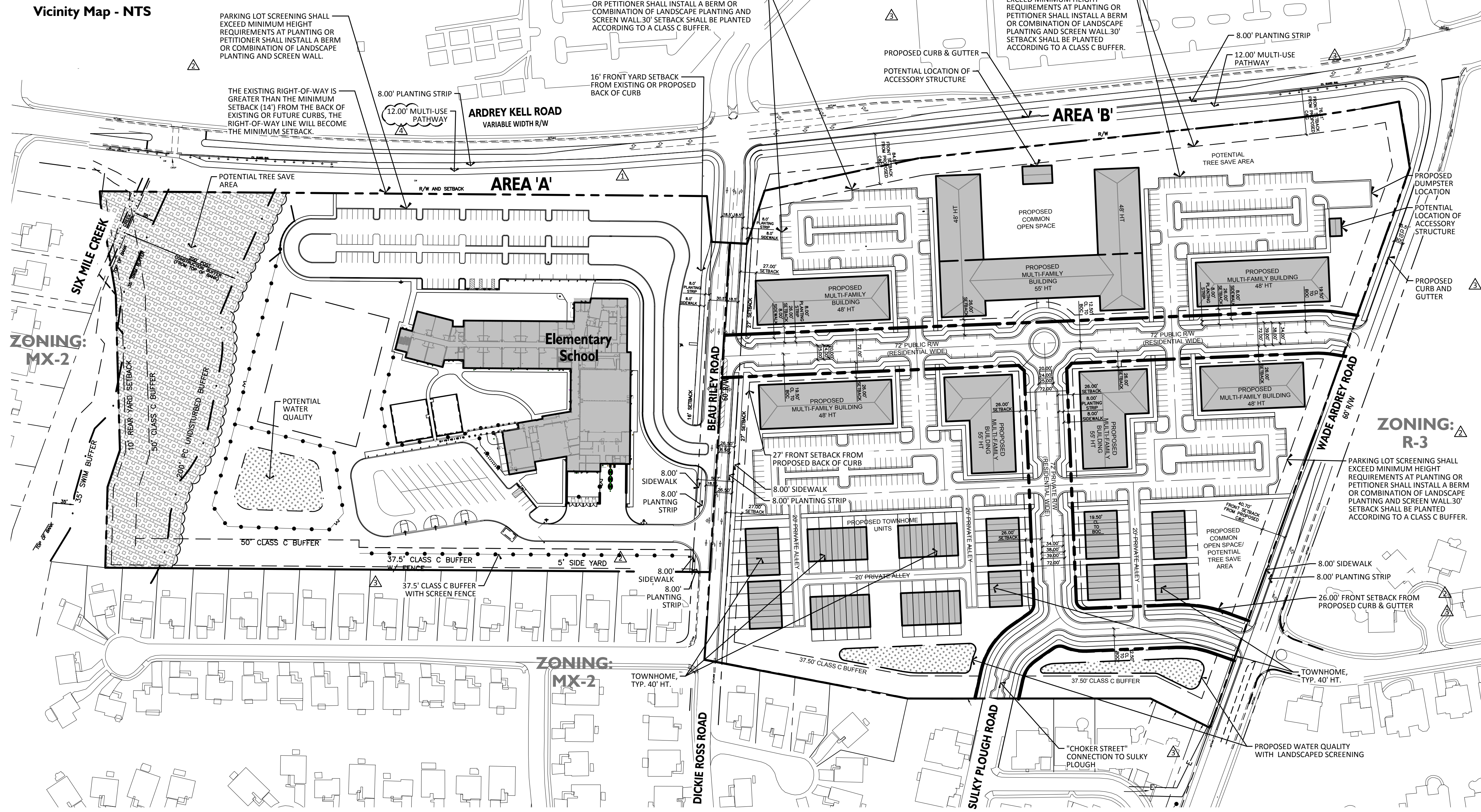


Vicinity Map - NTS



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



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"

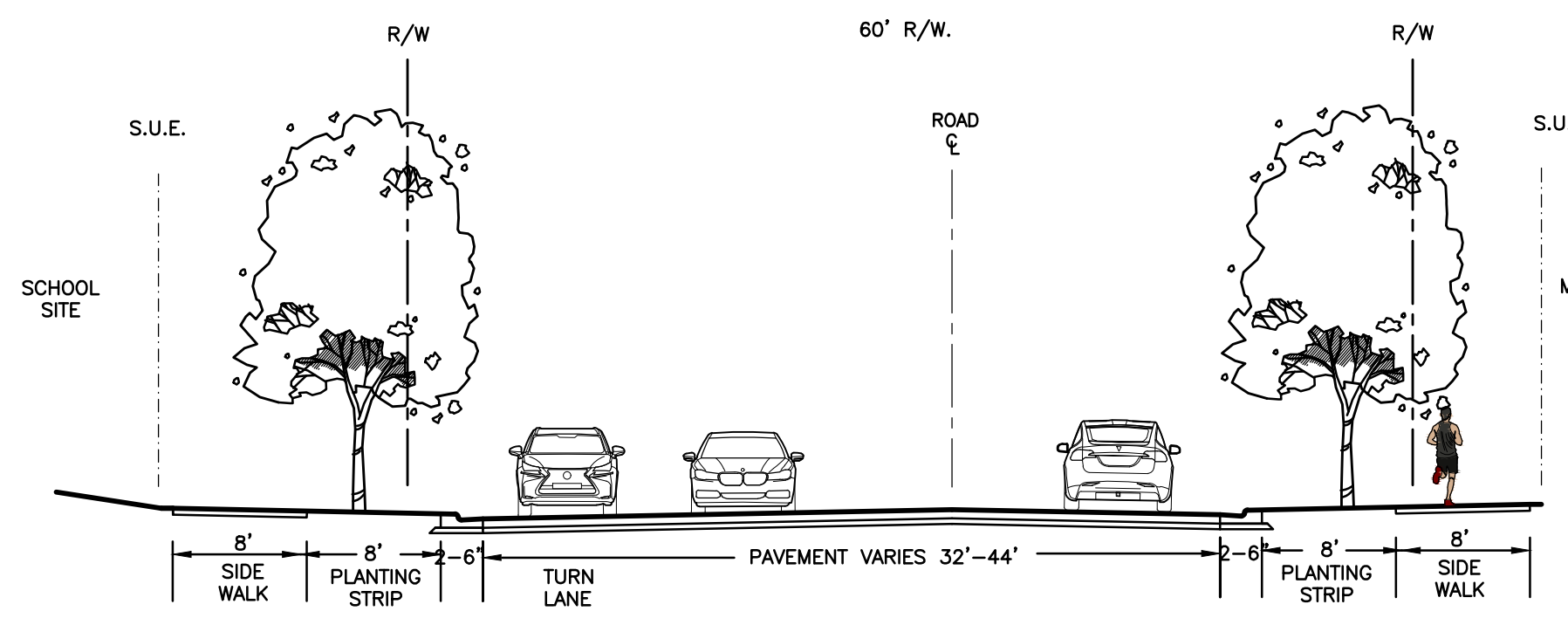
Existing Use:	Vacant/Single-Family Residential
Proposed Use:	Elementary School
Max. Building Height:	40'
Parking:	As required by the Ordinance
Bldg. Square Footage:	School: Approx. 103,000 sf

AREA "B"

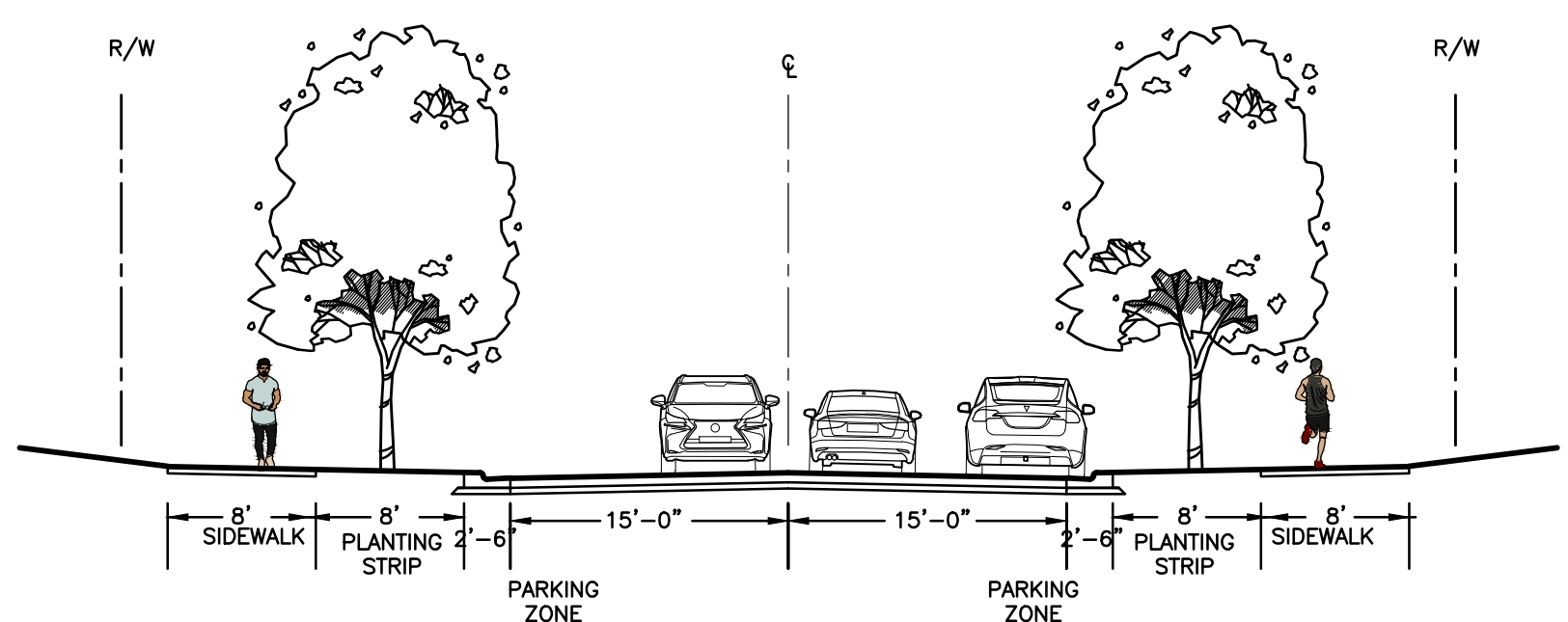
Existing Use:	Vacant/Detached Residential
Proposed Use:	Multi-Family & Single-Family Attached
Number of Units:	50 Single-Family Attached 380 Multi-Family
Max. Building Height:	Multi-Family Central Portion: 55' max. Multi-Family along Ardrey Kell, Wade Ardrey and Beau Riley frontages: 48' max. Single Family Attached: 40' max.
Parking:	Min. 1.5 spaces per residential unit, all other parking as required by the Ordinance
Total Units:	430 Units
Dwelling Unites/ Acre:	18.25 DUA

**Ardrey Kell Site
CMS & Woodfield Development**

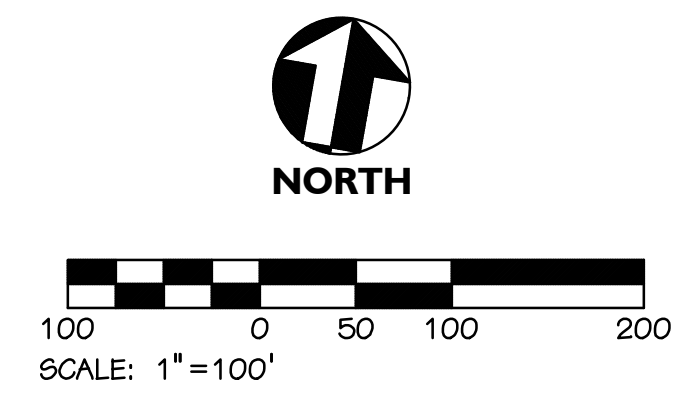
Ardrey Kell Road
Charlotte, North Carolina



1 Beau Riley Road
N.T.S.



2 Local Residential Wide Street
CLD&M U-03



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

NOT FOR CONSTRUCTION
Sheet Title:
Rezoning Site Plan

Sheet No:
RZ-1

ARDREY KELL SITE
PETITIONERS: CHARLOTTE-MECKLENBURG SCHOOLS & WOODFIELD DEVELOPMENT LLC
REZONING PETITION NO. 2021-161
12/13/2021

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:	Elementary School 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 School and Woodfield Development LLC (the "Petitioners") to accommodate the development of elementary school 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), 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 380 multi-family attached residential units and fifty (50) single-family attached 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 10% 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 fifteen (15) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

V. Transportation

- Vehicular 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 Petitioner(s) propose a choker street connection to the existing stub at Sulky Plough Road, as generally depicted on the Rezoning Plan.
- 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.
- 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 for which the transportation improvement(s) relates to. 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

- 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 façade 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.
- Prohibited Exterior Building Materials: (a) Vinyl siding (but not vinyl windows, soffits, doors, and trim features); and (b) concrete masonry units not architecturally finished.
- Multi-Family Residential Standards:**
 - 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 fifty-five (55) feet in the central portion of Area B and shall be a maximum of forty-eight (48) 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.
 - 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);
 - Parking lots shall not be located between any buildings and network required public or private streets;
 - Driveways intended to serve single units shall be prohibited on all network required streets.
 - Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - 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.
 - 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.
 - 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.

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

- 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".
 - Single-Family Attached buildings shall be a maximum of forty feet (40'), as measured per the Ordinance and as depicted on the Rezoning Plan.
 - 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.
 - Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer when fronting a public street.
 - Garage doors fronting Beau Riley Road, Ardrey Kell Road, or Wade Ardrey Road, if provided, shall minimize the visual impact by providing a setback of 12-24" from the front wall plane or contain additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Institutional (Elementary School) Standards:**
- Building height for the proposed elementary school shall not exceed forty (40) feet as measured per the Ordinance.
- 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 will 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 9,000 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.

VII. Buffers, Landscaping, and Greenway Dedication/Easement

- 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.
- 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

- 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
- 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.

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
- 2021-10-11 STAFF COMMENTS
- 2021-11-15 STAFF COMMENTS
- 2021-12-13 STAFF COMMENTS

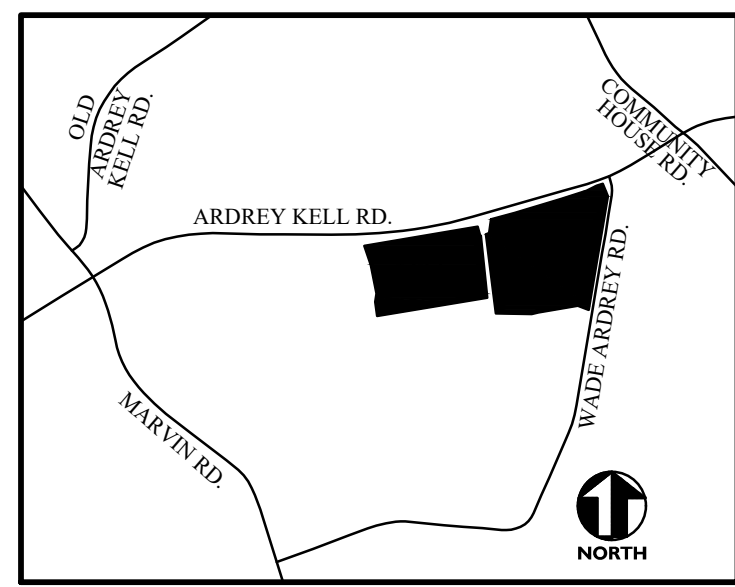
NOT FOR CONSTRUCTION

Sheet Title:

Rezoning Notes

Sheet No:

RZ - 2



Vicinity Map - NTS



WOODFIELD
DEVELOPMENT



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

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
- ▲ 2021-10-11 STAFF COMMENTS
- ▲ 2021-11-15 STAFF COMMENTS
- ▲ 2021-12-13 STAFF COMMENTS

**NOT FOR
CONSTRUCTION**

Sheet Title:

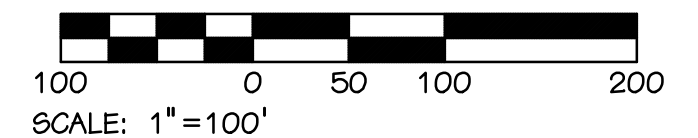
**Existing
Conditions**

Sheet No:

RZ - 3



NORTH



SCALE: 1"=100'