

**SITE DEVELOPMENT DATA:**

ACREAGE: ± 2.8 ACRES

TAX PARCELS: 157-172-22, 157-172-33

EXISTING ZONING: O-2

PROPOSED ZONING: MUDD (CD)

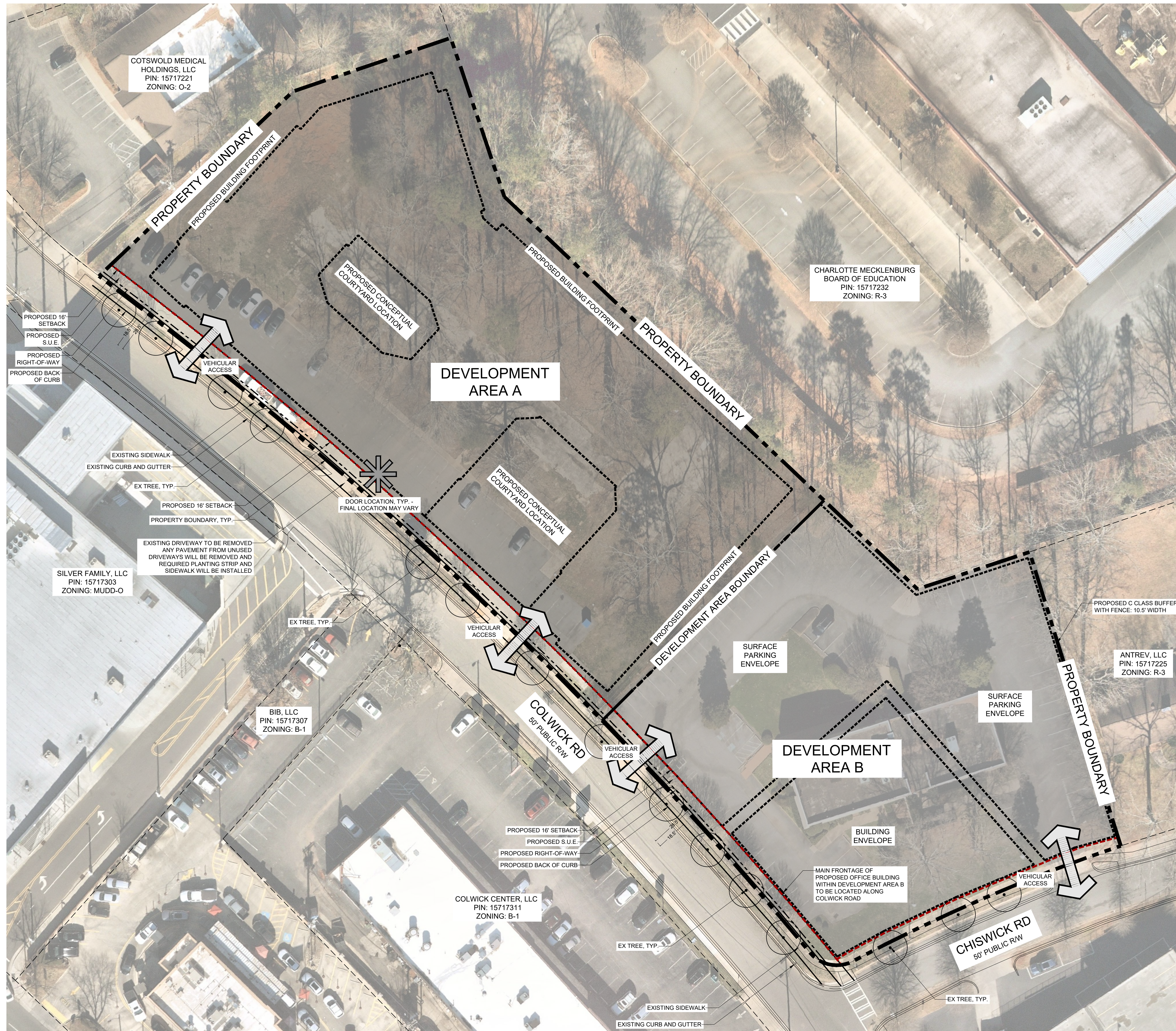
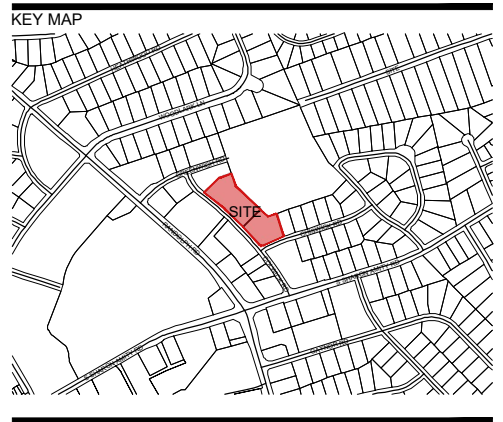
EXISTING USES: OFFICE

PROPOSED USES:  
USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN

MAXIMUM DEVELOPMENT:  
UP TO 260 MULTI-FAMILY RESIDENTIAL UNITS  
UP TO 30,000 SF OFFICE USES

MAXIMUM BUILDING HEIGHT:  
DEVELOPMENT AREA A: 85';  
DEVELOPMENT AREA B: 60'

PARKING: AS REQUIRED BY THE ORDINANCE FOR MUDD ZONING DISTRICT



**NOT FOR CONSTRUCTION**

PROJECT

**COLWICK REZONING 2021-263**

COLWICK DEVELOPMENT LLC  
FIFTH THIRD CENTER  
201 N TRYON ST SUITE 1460

LANDDESIGN PROJ# 1021232

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING 2ND SUBMITTAL	2022-05-16

DESIGNED BY: XX  
DRAWN BY: XX  
CHECKED BY: XX

SCALE NORTH

VERT: N/A  
HORZ: 1" = 30'

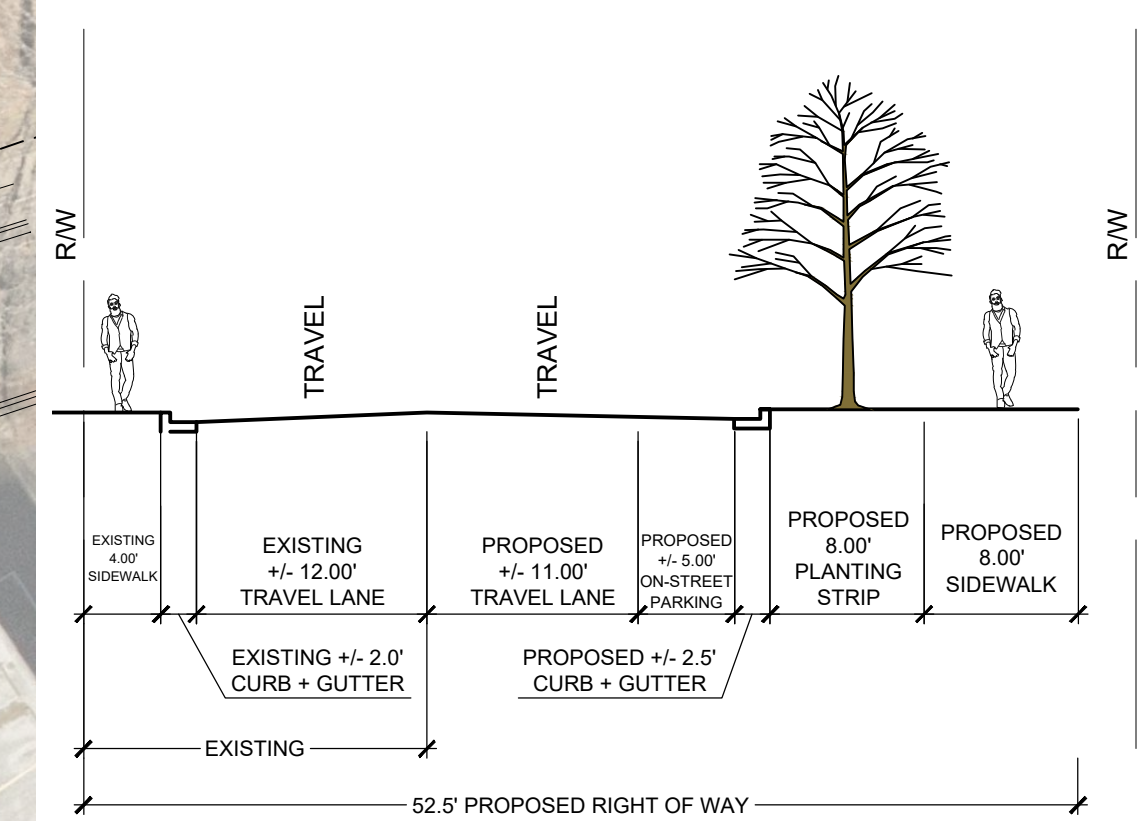
SHEET TITLE

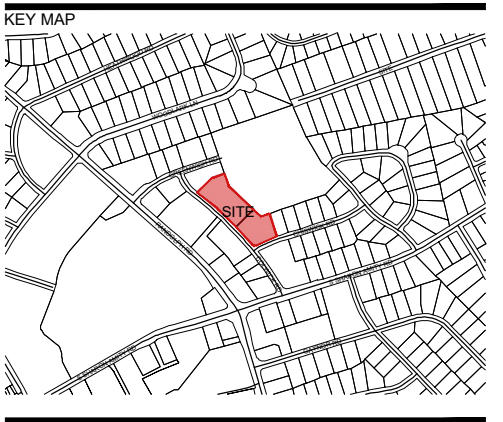
TECHNICAL DATA SHEET

SHEET NUMBER

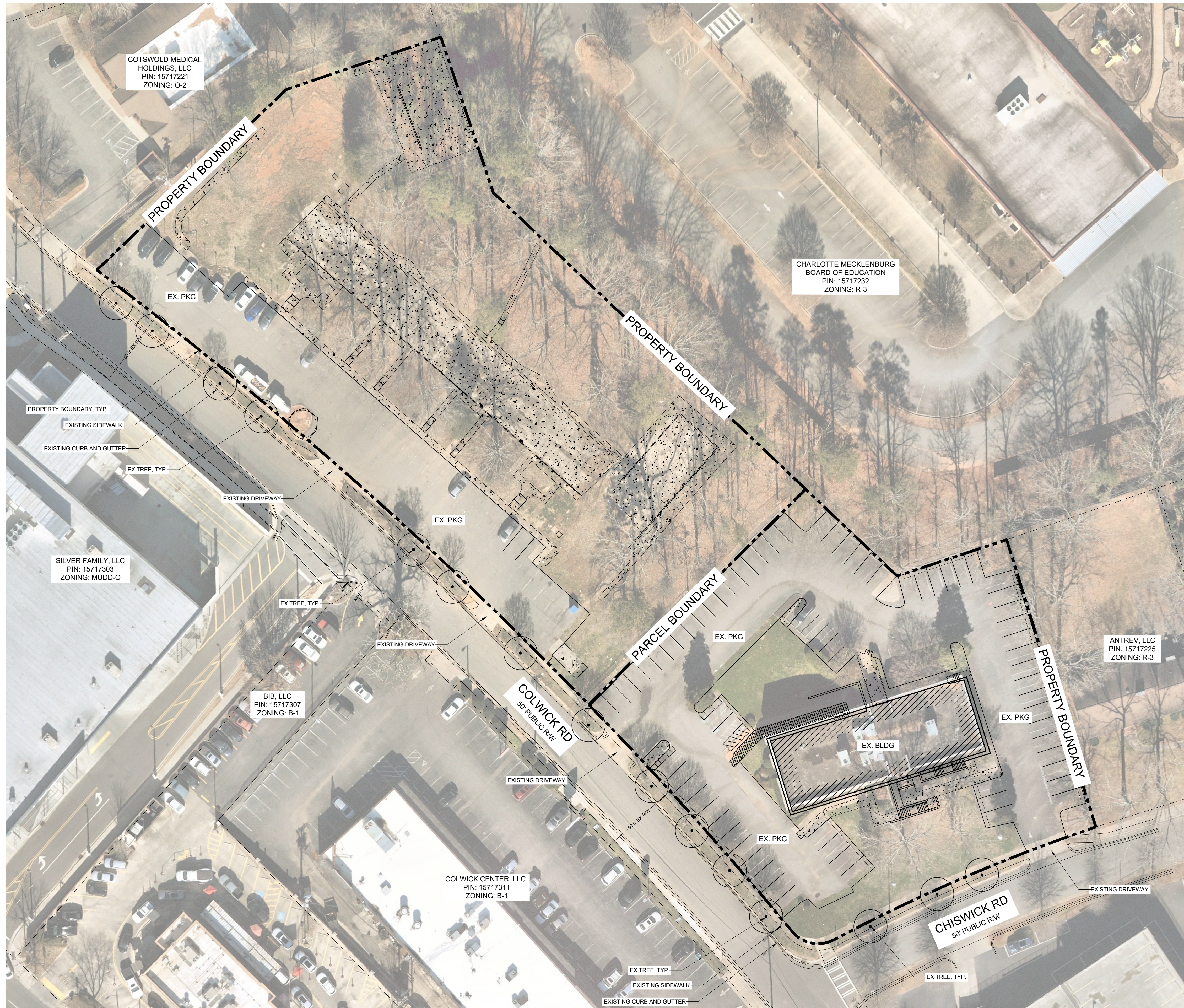
**RZ1-0**

**COLWICK RD PROPOSED SECTION:**





SEAL



**NOT FOR CONSTRUCTION**

PROJECT

**COLWICK  
REZONING  
2021-263**

COLWICK DEVELOPMENT LLC  
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SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

**RZ2-0**

**DEVELOPMENT STANDARDS**  
**Petitioner: Colwick Development LLC**  
**Rezoning Petition No. 2021-xxx**  
5/16/2022

**Site Development Data:**

- Acres:** ± 2.8
- Tax Parcels:** 157-172-22 and 157-172-33
- Existing Zoning:** O-2
- Proposed Zoning:** MUDD(CD)
- Existing Uses:** Office
- Proposed Uses:** Uses permitted by right and under prescribed conditions together with incidental or accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
- Maximum Development:**
  - a. Up to 260 multi-family residential units; and
  - b. Up to 30,000 square feet of office uses;
- Maximum Building Height:** 85 feet for Development Area A and 60 feet for Development Area B
- Parking:** As required by the Ordinance for the MUDD zoning district.

**I. General Provisions:**

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Colwick Development LLC ("Petitioner") to accommodate development of a multi-family residential building and office building on an approximately 2.8-acre site located at the northeast intersection of Colwick Road and Chiswick Road, more particularly described as Mecklenburg County Tax Parcel Numbers 157-172-22 and 157-172-33 (the "Site").
- b. **Zoning District/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").

**II. Permitted Uses**

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

**III. Maximum Development and Restrictions**

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**IV. Transportation**

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Petitioner shall upgrade the substandard ramps to ADA compliance and add APS push-buttons at the intersection of Randolph Road and Greenwich Road.
- c. Petitioner will use best efforts to provide a paved pedestrian pathway from the end of Linda Lane to the Cotswold Elementary School property if desired and approved by Charlotte-Mecklenburg Schools (CMS) and CDOT and so long as property acquisition is not required of the Petitioner to complete the improvement. If constructed, the path shall be approximately four (4) feet in width.
- d. Petitioner shall maintain a minimum 28.5-foot right-of-way from the road centerline of Colwick Road, and dedicate such area as necessary for the right-of-way, as generally depicted on the Rezoning Plan.
- e. Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Colwick Road frontage, as generally depicted on the Rezoning Plan.
- f. Any pavement from unused driveways shall be removed and required planting strip and sidewalk shall be installed in its place along the Site's frontages of Colwick and Chiswick Road, where applicable as phased with Development Area A and B.
- g. All rights-of-way required by the Rezoning Plan shall be dedicated and conveyed in fee simple to the City of Charlotte by each related phase of development (Area A or Area B) before the associated Development Area's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- h. Streetscape improvements and street widening on the applicable phase of development shall be approved and constructed prior to the issuance of the first

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building certificate of occupancy for the related phase of development (Area A or Area B). All off-site transportation improvements (e.g., the paved pedestrian path from Linda Lane and pedestrian crossing at Greenwich and Randolph Road) shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

**V. Design Guidelines:**

- a. Vinyl shall not be permitted as an exterior building material except on windows, soffits and trim features.
- b. Meter banks shall be located outside of the setback.
- c. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure.
- d. Buildings exceeding sixty-five (65) feet in height shall be designed to LEED certified, NGBS bronze, or other similar environmentally sensitive/efficient standards.
- e. The proposed building in Development Area B shall have a primary frontage along Colwick Avenue and a minimum of one (1) Prominent Entrance along Colwick Avenue, as generally depicted on the Rezoning Plan. For all buildings, Prominent Entrances shall be located along Colwick Road with a maximum spacing of 150 feet per entrance. Prominent Entrances shall contain a minimum of three (3) of the following elements: decorative pedestrian lighting/scones; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping, or water features; double doors; stoops or stairs
- f. Ground floor height (floor to floor) shall be a minimum of sixteen (16) feet on at least 50% of the ground floor frontage. Ground floor transparency (measured 3' to 10' from finished grade) shall be a minimum of 60% in this area.
- g. Upper floor transparency (% wall area of story), excluding structured parking garage levels, shall be a minimum of 25%.
- h. For buildings of 150' in length or longer, facades shall be divided into shorter segments by means of modulation. Such modulations shall occur at intervals of no more than 60' and shall be no less than 2' in depth, and no less than 10' in width.

- i. For buildings over five (5) stories, the first two floors above street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment. Such elements as cornices, corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting and other sculpturing of the base shall be provided to add special interest to the base.

**VI. Environmental Features & Buffering**

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
- b. The Petitioner shall comply with the Tree Ordinance.
- c. The Petitioner shall provide a landscaped area planted to Class C Buffer standards in the area adjacent to the R-3 zoned parcel 157-172-25, as generally depicted on the Rezoning Plan.

**VII. Signage**

Shall comply with Ordinance standards for the MUDD zoning district.

**VIII. Lighting:**

All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

**IX. Amendments to the Rezoning Plan:**

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

**X. Binding Effect of the Rezoning Application:**

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 or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**COLWICK  
REZONING  
2021-263**

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FIFTH THIRD CENTER  
201 N TRYON ST SUITE 1460

LANDESIGN PROJ.# 1021232

**REVISION / ISSUANCE**

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DESIGNED BY: LRM  
DRAWN BY: LRM  
CHECKED BY: LRM

SCALE NORTH

VERT: N/A  
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ3-0**