

SITE DEVELOPMENT DATA:

ACREAGE: ± 2.8 ACRES

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

EXISTING ZONING: O-2

PROPOSED ZONING: MUDD (CD)

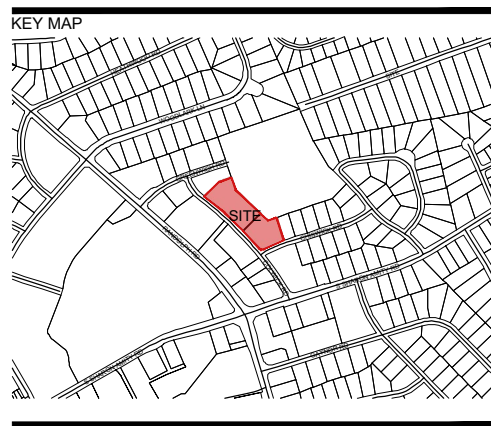
EXISTING USES: OFFICE

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: 78';
DEVELOPMENT AREA B: 60'

PARKING: AS REQUIRED BY THE ORDINANCE FOR MUDD ZONING DISTRICT



SCALE

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
2	REZONING 3RD SUBMITTAL	2022-08-18

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

SCALE NORTH

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

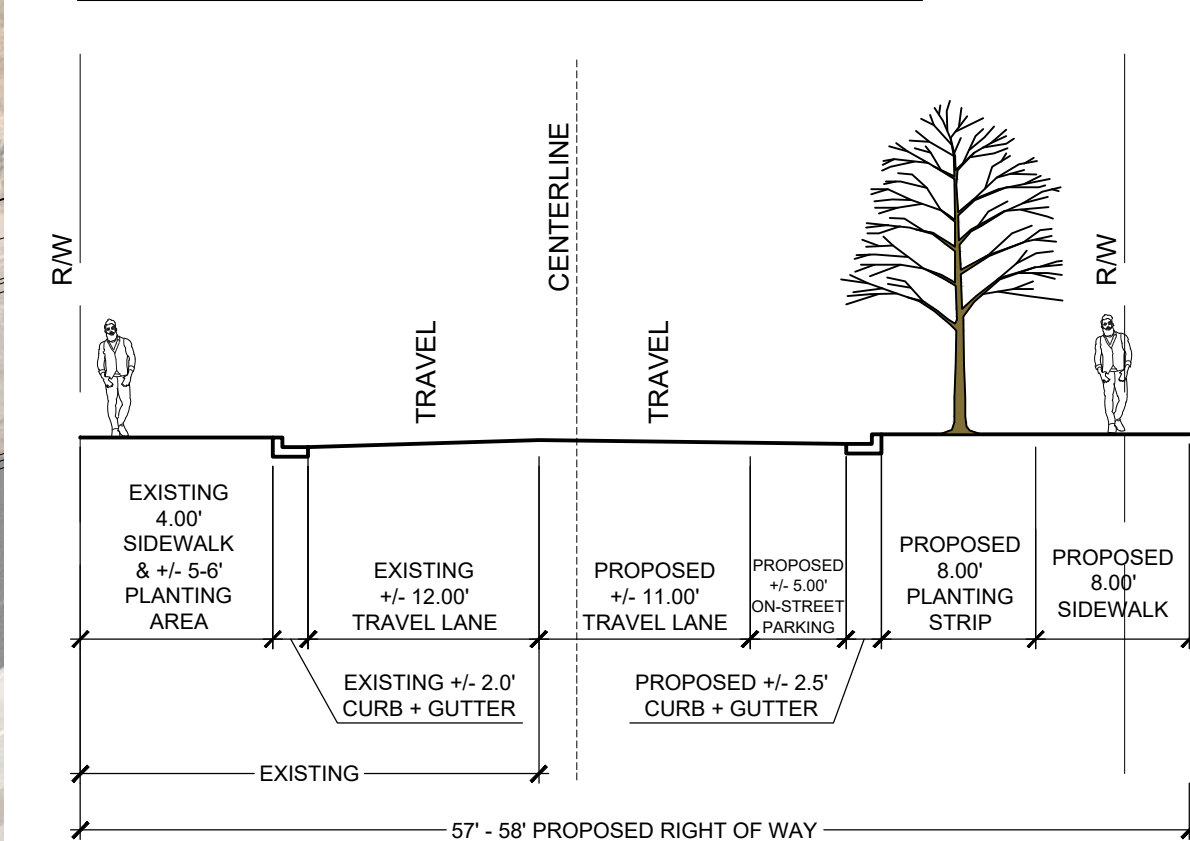
SHEET TITLE

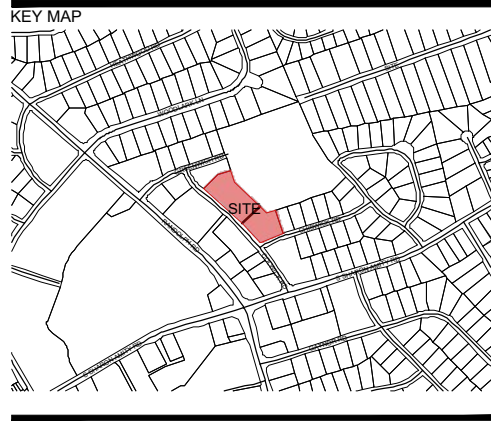
TECHNICAL DATA SHEET

SHEET NUMBER

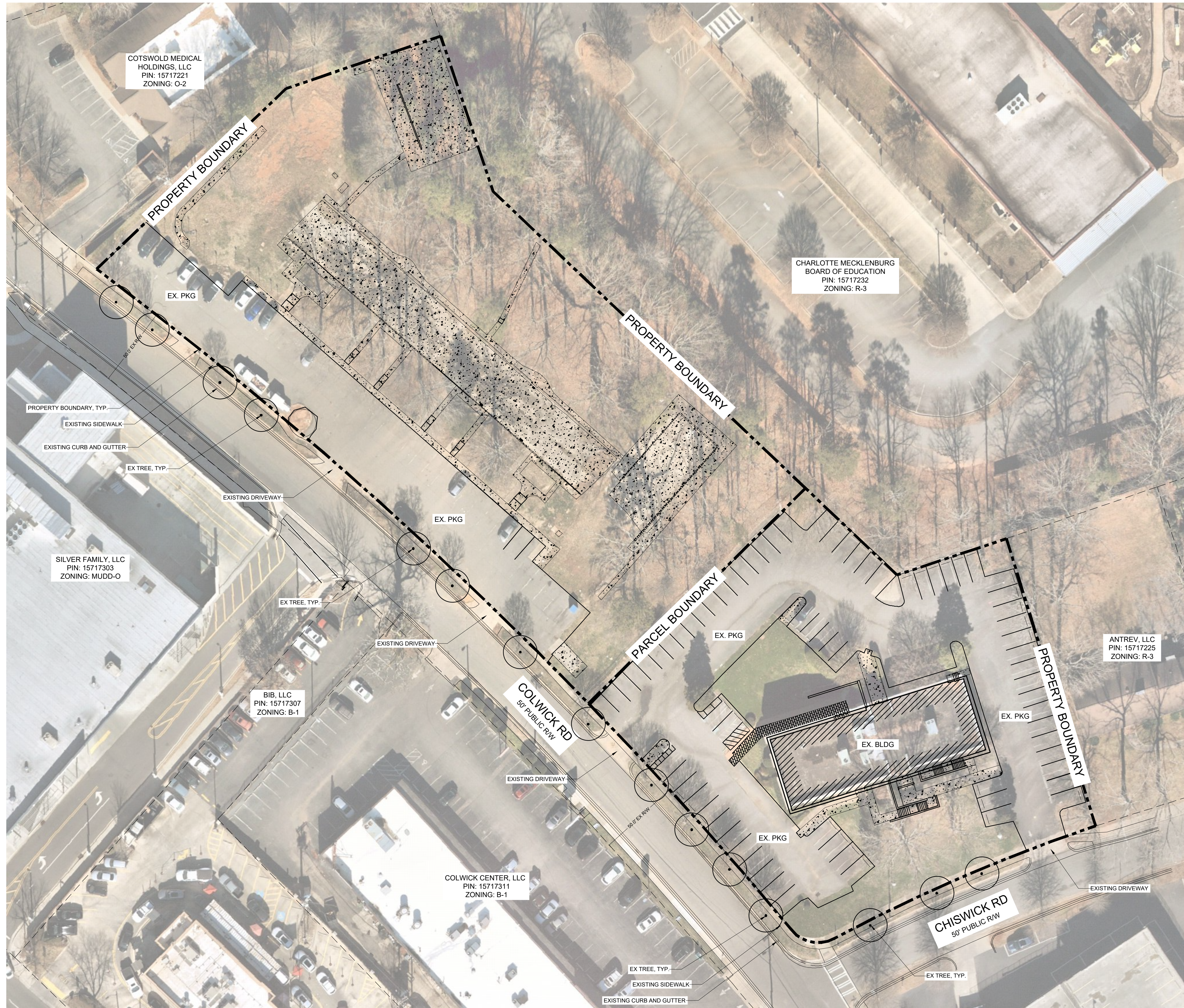
RZ1-0

COLWICK RD PROPOSED SECTION:





SEAL



NOT FOR CONSTRUCTION

PROJECT

**COLWICK
REZONING
2021-263**

COLWICK DEVELOPMENT LLC
FIFTH THIRD CENTER
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VERT: N/A
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SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ2-0

DEVELOPMENT STANDARDS
Petitioner: Colwick Development LLC
Rezoning Petition No. 2021-263
 9/19/2022

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:** 78 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 III 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

01825-001/00323544-10

- a. Subject to the restrictions and limitations listed below, the principal buildings constructed may be developed with up to: (i) 260 multi-family residential units in Development Area A and (ii) 30,000 square feet of office uses within Development Area B, permitted by right and under prescribed conditions in the MUDD zoning district, along with any incidental or accessory uses allowed in the MUDD zoning district.
- b. **Prohibited Uses:** Car washes (except for residential car wash stations); Automobile Service Stations; EDEEs with accessory drive-through service windows.

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, as feasible.
- c. Petitioner shall contribute \$100,000.00 to the City of Charlotte for the purpose of improving the intersection of Randolph Road at the Publix access point, to relieve intersection congestion at Randolph Road and Greenwich Road upon approval of CDOT.
- 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 and Chiswick Road frontages, 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. Petitioner shall install a "No Left Turn between the hours of 7am and 9am" sign from Colwick Road onto Greenwich Road, if approved by CDOT.
- h. Petitioner shall install a pedestrian crosswalk along Colwick Road near the Publix access road, if approved by CDOT.
- i. Petitioner shall correct the truck restriction signage on Chiswick Road, near the intersection with Colwick Road, to ensure that all signage faces the correct direction and is not obscured by tree foliage, if approved by CDOT.

01825-001/00323544-10

2

- j. 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.
- k. Streetscape improvements and street widening on the applicable phase of development shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the related phase of development (Area A or Area B). All off-site transportation improvements and contributions (e.g., the pedestrian crossing at Greenwich and Randolph Road and \$100,000 transportation contribution) 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%.

01825-001/00323544-10

3

- 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, Amenities, and Community Benefits

- 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 minimum 10.5-foot wide 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.
- d. The Petitioner shall provide a dog run/park or other dog-related amenity area on-site within Development Area A.
- e. The Petitioner shall replace the existing wood fence with a new opaque low-maintenance fence, minimum height of seven (7) feet as permitted by Ordinance, in the area generally between the Site's property boundary and Cotswold Elementary School (approximately 30-35' from the property line), to be further coordinated with CMS.
- f. The Petitioner shall contribute \$75,000 to the Cotswold Elementary PTO for improvements to the playground and exterior amenities at the school.

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:

01825-001/00323544-10

4

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.

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

**COLWICK
 REZONING
 2021-263**

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

LANDESIGN PROJ# 1021232

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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