

HOPEWAY FOUNDATION

REZONING PETITION

CHARLOTTE, NC

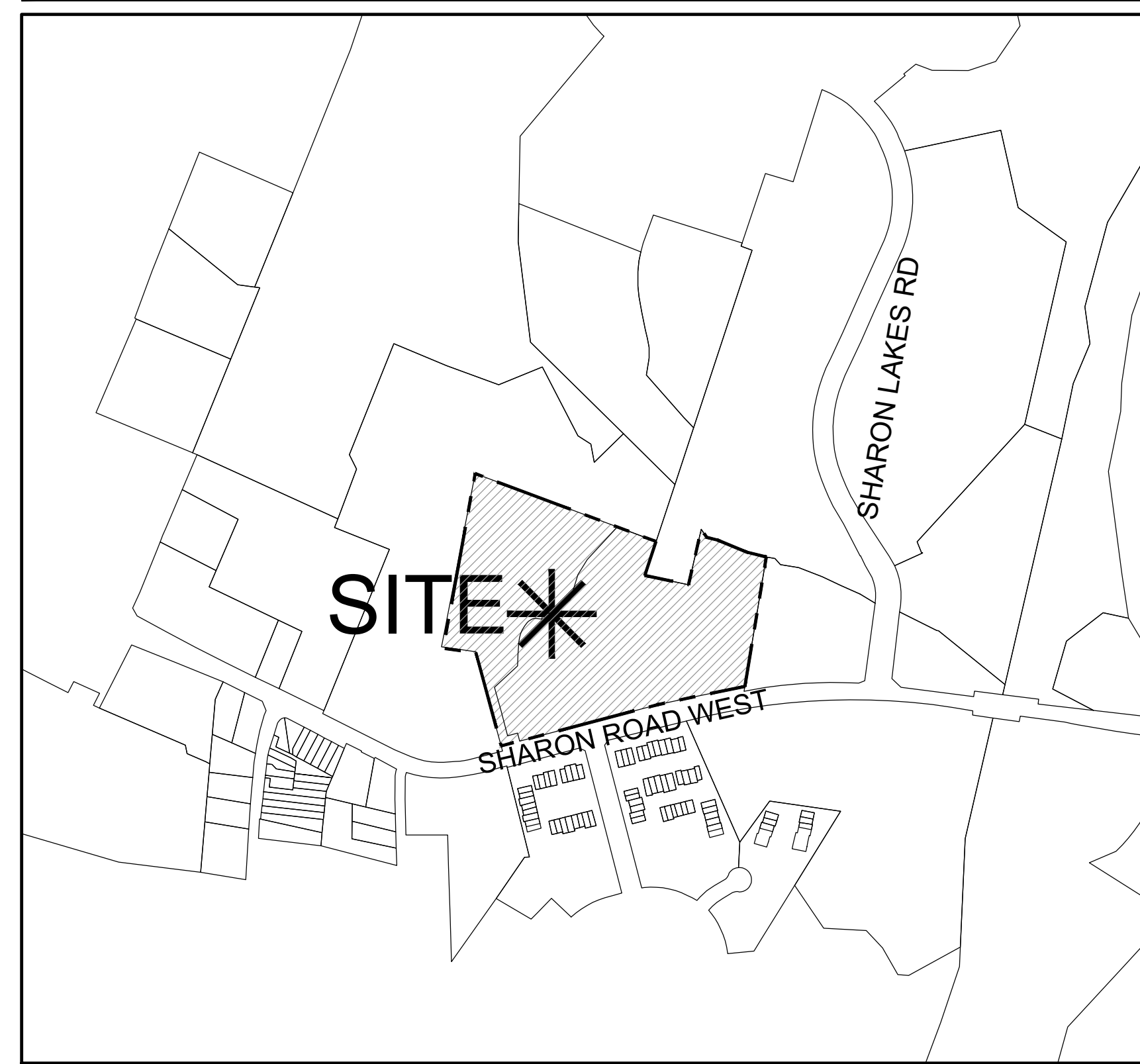
DATE: 12/11/2020

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Sheet List Table

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RZ-1.0	COVER SHEET
RZ-2.0	TECHNICAL DATA
RZ-3.0	DEVELOPMENT STANDARDS

VICINITY MAP



SCALE: 1"=500'
0 250' 500' 1000'

PROJECT TEAM

DEVELOPER

PRIMAX PROPERTIES
1100 EAST MOREHEAD ST.
CHARLOTTE, NC 28204
704.954.7211
CONTACT: WILLIAM SEYMOUR

OWNERS

HOPEWAY FOUNDATION
1717 SHARON ROAD WEST
CHARLOTTE, NC 28210

LANDSCAPE ARCHITECT

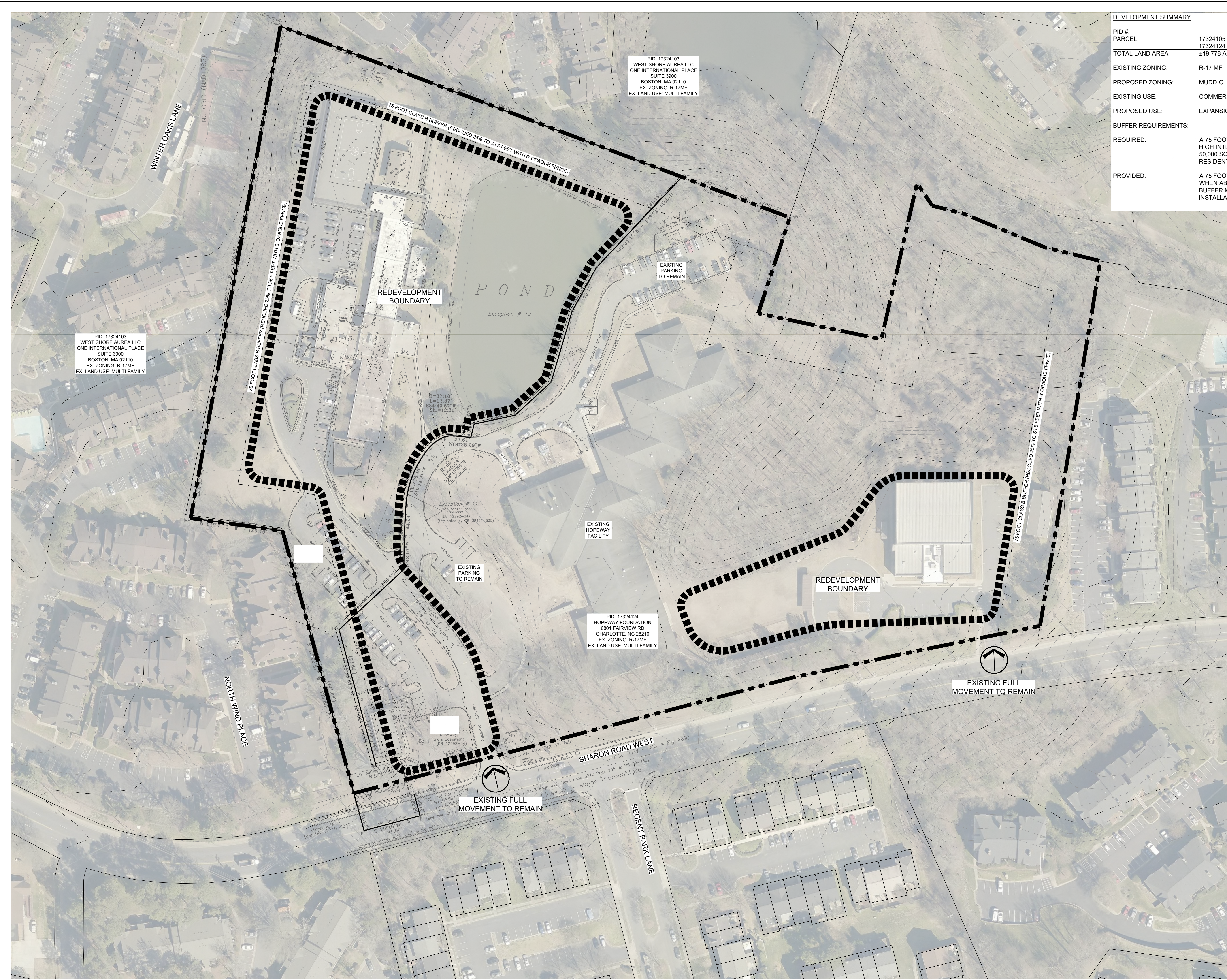
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: MARK KIME

CIVIL ENGINEER

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT: MASON GREESON

DEVELOPMENT SUMMARY

PID #: 17324105 - ±7.166 AC.
PARCEL: 17324124 - ±12.612 AC.
TOTAL LAND AREA: ±19.778 ACRES
EXISTING ZONING: R-17 MF
PROPOSED ZONING: MUDD-O
EXISTING USE: COMMERCIAL
PROPOSED USE: EXPANSION OF EXISTING INSTITUTIONAL USE
BUFFER REQUIREMENTS:
REQUIRED: A 75 FOOT CLASS B BUFFER IS REQUIRED FOR HIGH INTENSITY DEVELOPMENT IN EXCESS OF 50,000 SQUARE FEET WHEN ABUTTING RESIDENTIAL ZONING
PROVIDED: A 75 FOOT CLASS B BUFFER IS PROPOSED WHEN ABUTTING RESIDENTIAL ZONING. THIS BUFFER MAY BE REDUCED BY 25% WITH THE INSTALLATION OF A 6 FOOT OPAQUE FENCE.



PID: 17324103
WEST SHORE AUREA LLC
ONE INTERNATIONAL PLACE
SUITE 3900
BOSTON, MA 02110
EX. ZONING: R-17MF
EX. LAND USE: MULTI-FAMILY

PID: 17324103
WEST SHORE AUREA LLC
ONE INTERNATIONAL PLACE
SUITE 3900
BOSTON, MA 02110
EX. ZONING: R-17MF
EX. LAND USE: MULTI-FAMILY

PID: 17324124
HOPEWAY FOUNDATION
6801 FAIRVIEW RD
CHARLOTTE, NC 28210
EX. ZONING: R-17MF
EX. LAND USE: MULTI-FAMILY

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT
HOPEWAY FOUNDATION

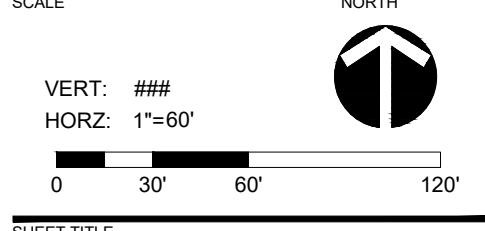
HOPEWAY FOUNDATION
1717 SHARON RD WEST
CHARLOTTE, NC 28210

LANDDESIGN PROJ.# 1019438

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12/11/20

DESIGNED BY: MEK
DRAWN BY: JAL
CHECKED BY: LDI



TECHNICAL DATA SHEET

SHEET NUMBER
RZ-2.0

HOPEWAY FOUNDATION
REZONING PETITION NO. 2020-xxx
12/11/2020

Development Data Table:

Site Area:	+/- 19.778 acres
Tax Parcels:	173-241-05 and 173-241-24
Existing Zoning:	R-17MF
Proposed Zoning:	MUDD-O
Existing Use:	Institutional
Proposed Uses:	Expansion of Existing Institutional Use
Maximum Building Height:	Up to 120 feet, as measured per MUDD Ordinance standards
Parking:	Will meet Ordinance standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hopeway Foundation (the "Petitioner") to accommodate the expansion of the existing institutional facilities on that approximately 19.778-acre site located on the north side of Sharon Road West, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 173-241-05 and 173-241-24.
- 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 requested 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 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. Optional Provisions

The Petitioner requests deviations from the standard MUDD Ordinance requirements for the following:

- Parking and maneuvering between the building and street to remain, where currently existing.

III. Permitted Uses

The Site may be devoted to institutional uses and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

IV. Transportations

- 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 to any adjustments required by CDOT for approval.
- The Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- All transportation improvements shall be completed prior to the issuance of the Site's first building certificate of occupancy unless otherwise stated herein.

V. Architectural Standards

- New construction building(s) on the Site may use a variety of building materials. The building materials will be a combination of the following: brick, glass, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
- Building massing shall be designed to break up long monolithic building forms as follows: New construction building(s) exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, wall offsets, pilasters, and other architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
- Architectural elevations for new construction buildings shall be designed to create visual interest as follows:
 - New construction buildings shall be designed with a recognizable architectural base on all façades facing Sharon Road West. Such base may be executed through the use of articulated architectural façade features, changes in building materials, or color changes;
 - Ground floor transparency area (measured 3' to 10' from grade) shall be a minimum of 25% transparency and all upper floor transparency shall be a minimum of 15% transparency; and
 - New construction building elevations facing Sharon Road West shall not have expanses of blank walls greater than twenty (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 lines of new construction buildings 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, or parapets.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from network required streets.

VI. Environmental Features

- The Petitioner 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 Petitioner shall comply with the Charlotte Tree Ordinance.

VII. 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 Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

HOPEWAY
FOUNDATION

HOPEWAY FOUNDATION
1717 SHARON RD WEST
CHARLOTTE, NC 28210

LANDESIGN PROJ.# 1019438

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	12/11/20

DESIGNED BY: MEK
DRAWN BY: JAL
CHECKED BY: LDI

SCALE

VERT: ###
HORZ: N/A



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0