
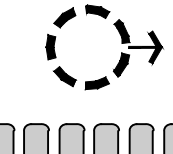
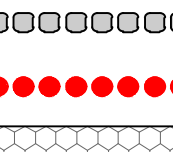
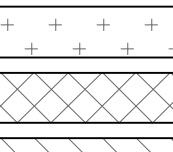
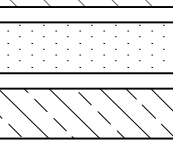

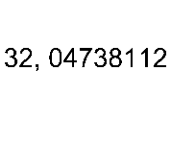


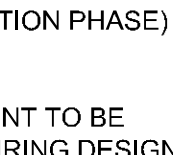


SITE LEGEND:

- FUTURE FULL MOVEMENT ACCESS 
- FUTURE DRIVEWAY / ACCESS POINT 
- PROPOSED FUTURE PRIVATE STREET 'A'
- PROPOSED FUTURE ACCESS CONNECTION 
- PROPOSED FUTURE 12' MULTI-USE TRAIL 
- FUTURE TOWNHOME DEVELOPMENT ENVELOPE 
- PROPOSED FUTURE STORMWATER FACILITY 
- POTENTIAL PRIVATE AMENITIZED AREAS 
- PROPOSED BUILDING AND PARKING ENVELOPE 
- POTENTIAL TREE SAVE AREA 
- BUFFER AND POTENTIAL TREE SAVE AREA 

SITE DEVELOPMENT DATA:

- SITE AREA:** ±27.79
- SITE AREA:** 04738107, 04717132, 04738112
- CURRENT ZONING:** RE-1
- PROPOSED ZONING:** RE-3(O)
- EXISTING USE:** VACANT
- PROPOSED USE:** RESIDENTIAL

NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:

- MULTI-FAMILY UNITS:** 350 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
- TOWNHOMES:** 30 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)

TOTAL UNITS: 380 UNITS MAX.

PARKING REQUIREMENTS:

- PARKING:** 1.4 SPACES PER UNIT AS SET FORTH IN THE OPTIONAL PROVISIONS.

TREE SAVE:

- TREE SAVE:** 15% OF TOTAL SITE AREA MINIMUM AS SET FORTH IN THE ORDINANCE

BUILDING HEIGHT:

- MAXIMUM BUILDING HEIGHT:** 90'

OPEN SPACE:

- OPEN SPACE REQUIRED:** 6,053 SF (1 SF / 200 SF LOT AREA)
- OPEN SPACE PROVIDED:** 6,053 SF (MIN. REQUIRED PER ORDINANCE)

KEY MAP

SCALE

**PRELIMINARY
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XXXXX XXXXXXXX ###
ENGINEER REG.# DATE

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PROJECT

**NOVEL
UNIVERSITY
RESEARCH PARK**

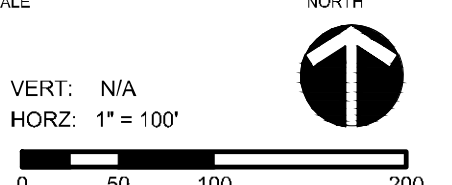
CRESCENT COMMUNITIES
CHARLOTTE, NC

LANDDESIGN PROJ# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

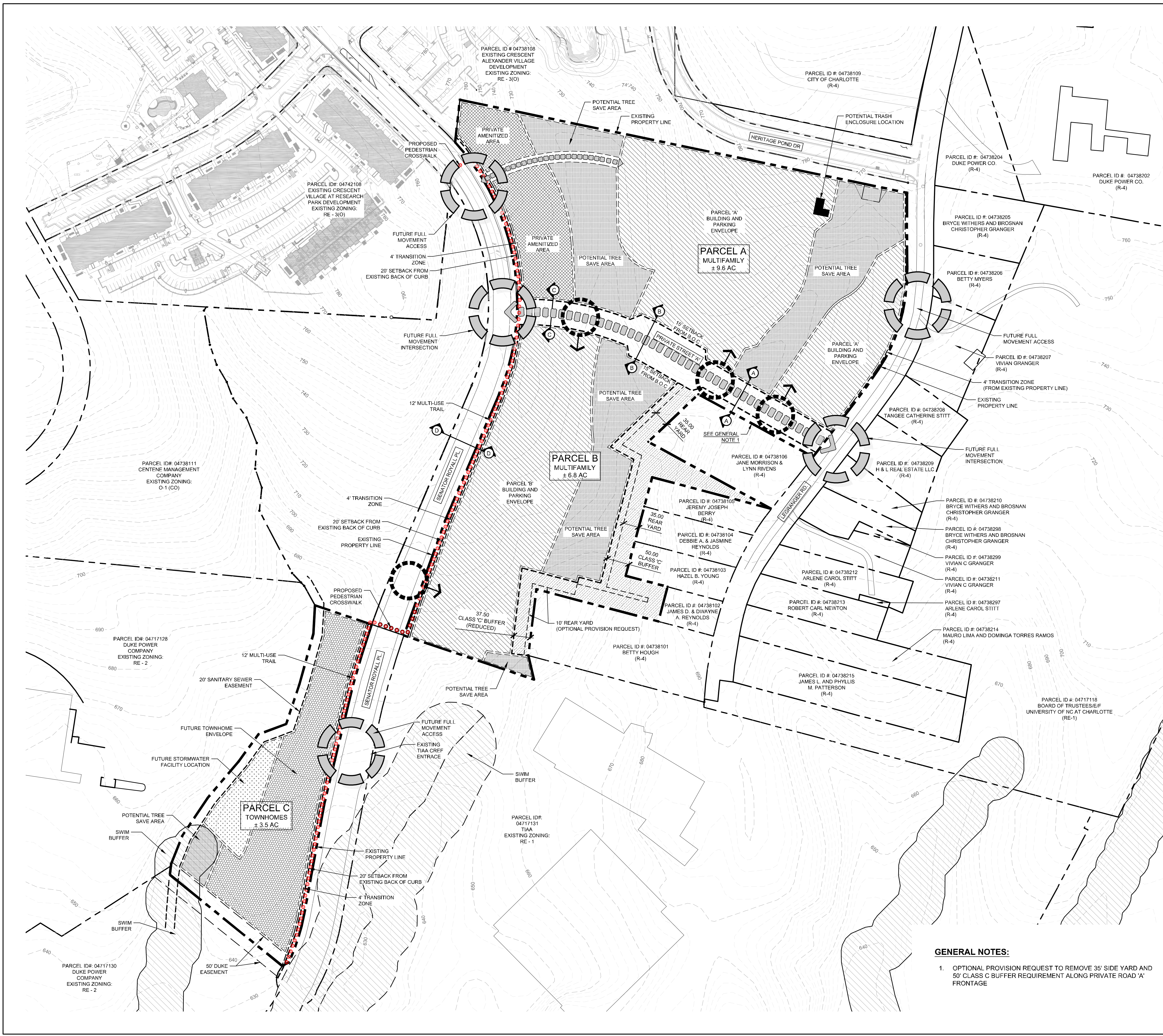
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH
VERT: N/A
HORZ: 1" = 100'


TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

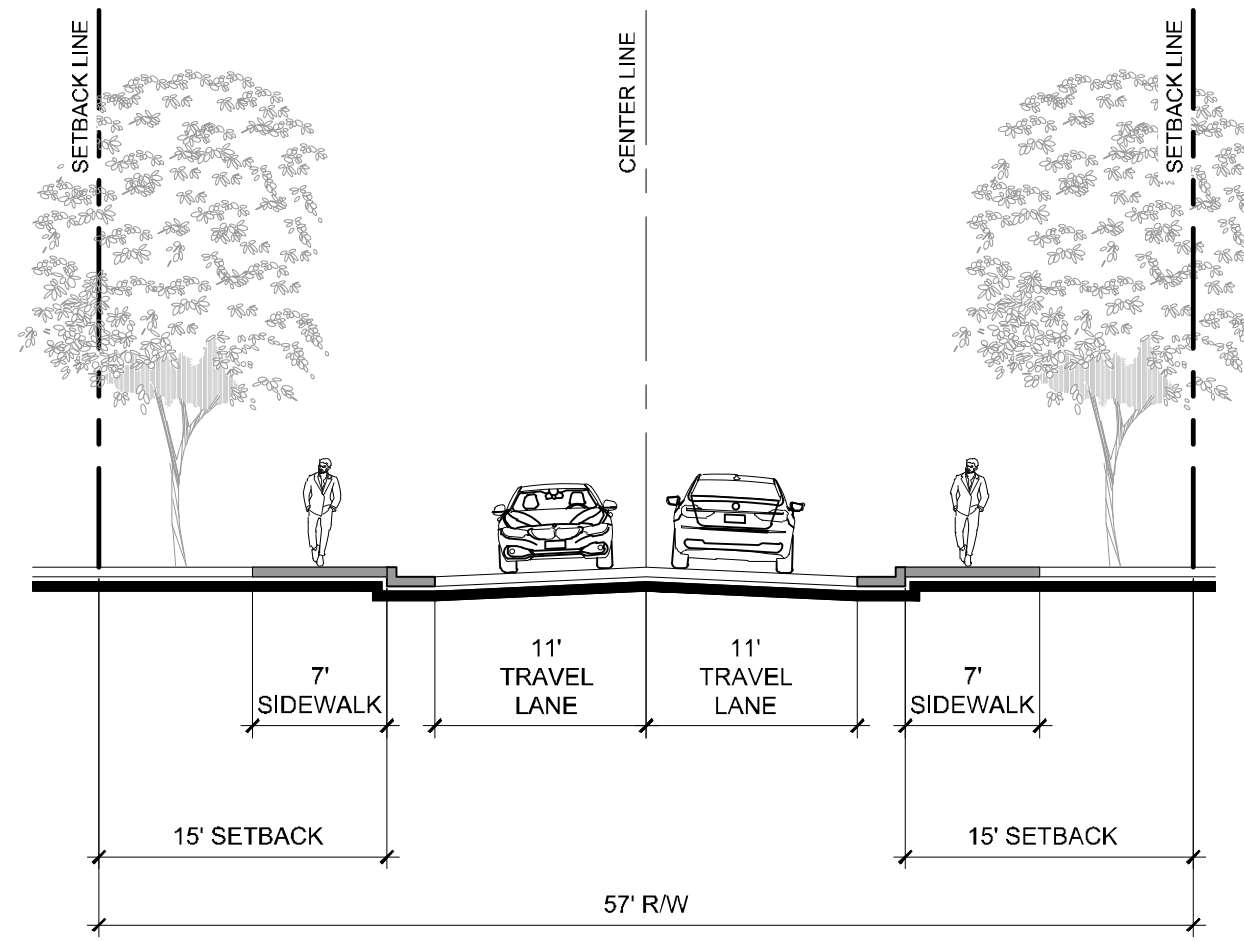


GENERAL NOTES:

- 1. OPTIONAL PROVISION REQUEST TO REMOVE 35' SIDE YARD AND 50' CLASS C BUFFER REQUIREMENT ALONG PRIVATE ROAD 'A' FRONTAGE

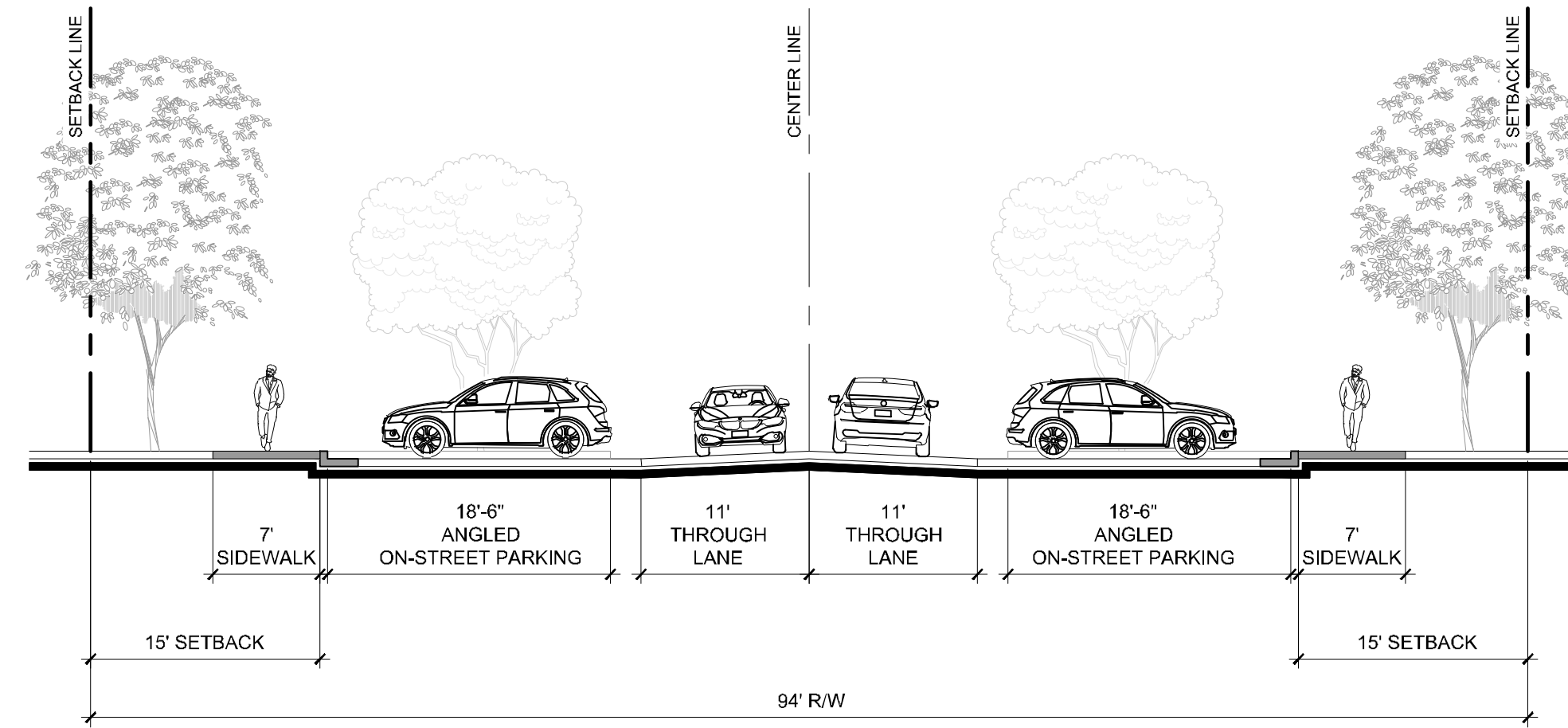
VICINITY MAP:





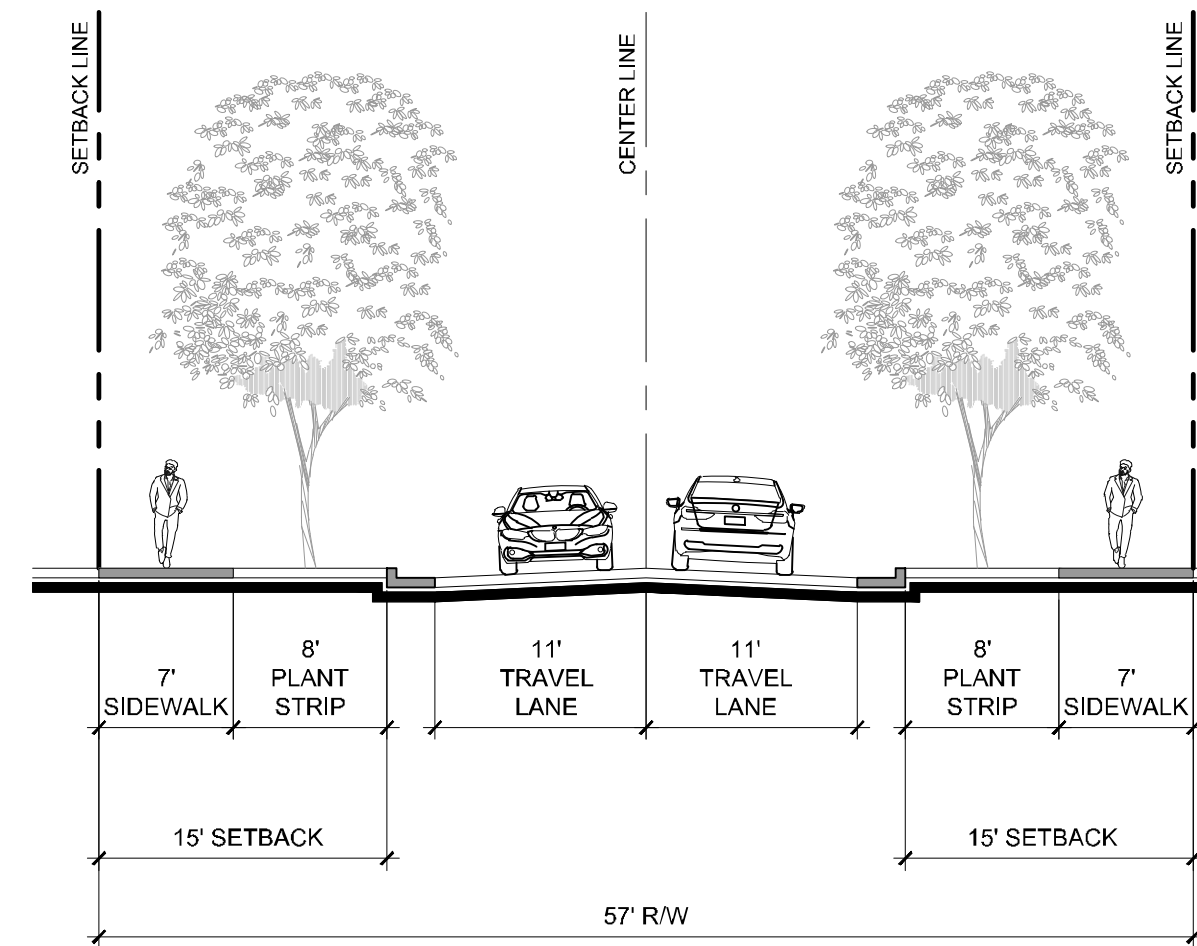
01 SECTION 'A' - NEW PRIVATE STREET AT STREAM CROSSING

1" = 10'



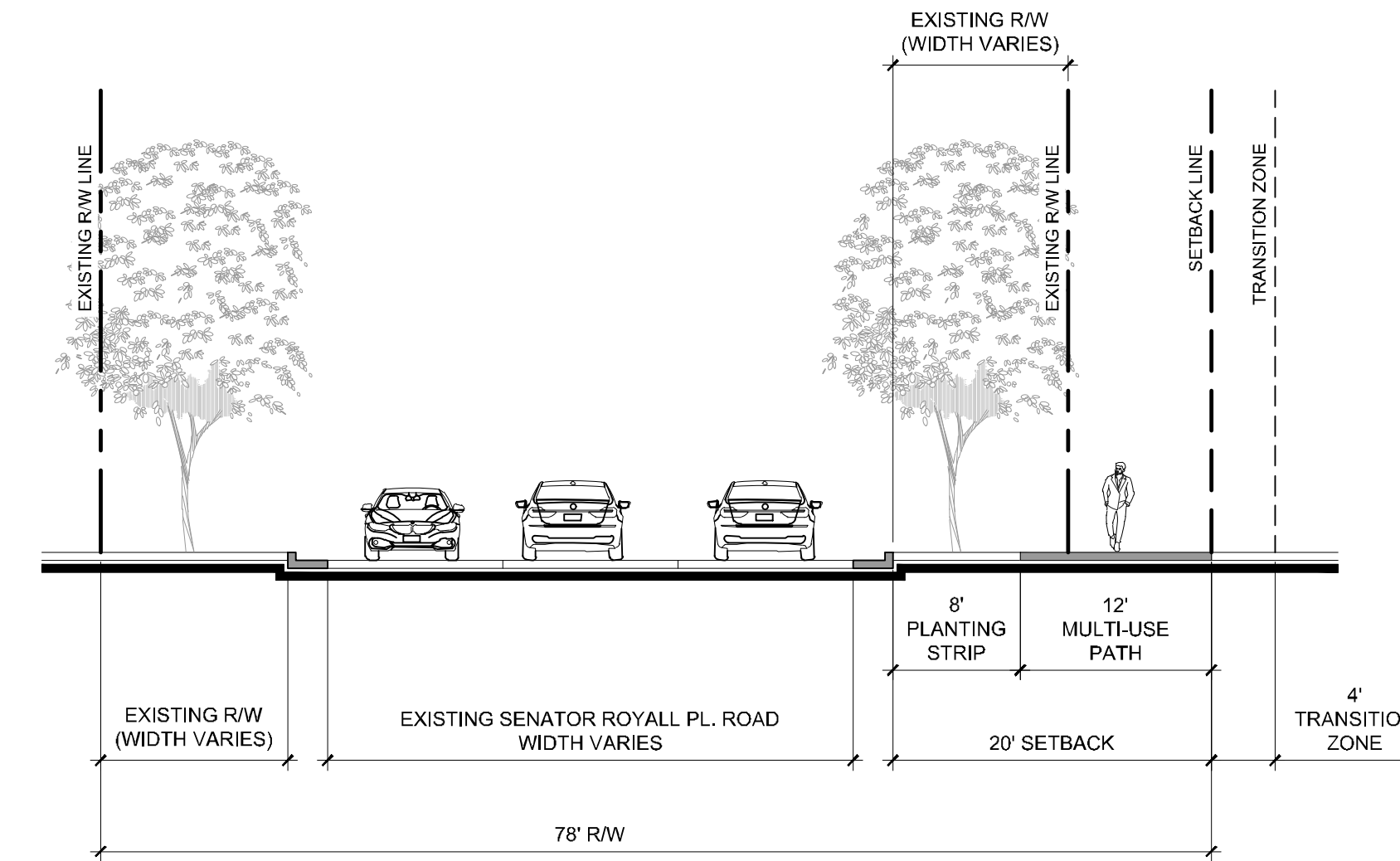
02 SECTION 'B' - NEW PRIVATE STREET WITH ANGLED ON-STREET PARKING

1" = 10'



03 SECTION 'C' - NEW PRIVATE STREET

1" = 10'



04 SECTION 'D' - SENATOR ROYALL PLACE

1" = 10'

GENERAL NOTES:

- THE CROSS SECTIONS DEPICTED ARE CONCEPTUAL IN NATURE; MODIFICATIONS ARE PERMITTED SUBJECT TO PLANNING AND CDOT APPROVAL.

KEY MAP

SEAL

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CRESCENT COMMUNITIES
CHARLOTTE, NC

LANDDESIGN PROJ.# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: WIDTH:

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

RZ-02



KEY MAP

SCALE

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PROJECT

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RESEARCH PARK**

CRESCENT COMMUNITIES
CHARLOTTE, NC

LANDDESIGN PROJ.# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: WIDTH:

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-03

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, or designee 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. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed three (3) as to Parcel A, two (2) as to Parcel B, and eight (8) as to Parcel C. The Petitioner reserves the right to combine buildings on each of the parcels to have a lesser number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

2. Optional Provisions.

a. To allow a fifteen (15) foot setback along Private Street A as generally depicted on the Rezoning Plan.

b. To reduce the rear yard dimension to ten (10) feet behind Building 5 as generally depicted on the Rezoning Plan.

c. To eliminate the side yard and Class C Buffer requirement along Private Street A at Legeranger as generally depicted on the Rezoning Plan.

d. To allow parking to be provided at a rate of 1.4 spaces per unit.

e. To allow parking and maneuvering between the proposed buildings and Legeranger Road as generally depicted on the Rezoning Plan. These proposed parking and maneuvering will be screened from Legeranger.

3. Permitted Uses, Development Area Limitations and Conversion/Transfer Rights:

a. Parcels A and B of the Site may be developed with up to 350 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District. These parcels may be developed in multiple phases.

b. Parcel C of the Site may be developed with up to 30 single-family attached dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District.

4. Transportation, Access and Right of Way Dedication.

a. The roadway improvements must be substantially completed prior to the issuance of the first certificate of occupancy for the first unit located with the referenced development, subject to

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the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

b. Petitioner shall dedicate and convey all public street rights of way to the City prior to the issuance of the certificate of occupancy for the first building associated with the applicable phase of the development.

c. Private Street A shall be designed per CDOT and Subdivision standards.

d. Vehicular access to the Site shall be provided as generally depicted on the Technical Data Sheet (Sheet RZ-1). The number and locations of driveways connecting to the interior public streets is not limited by what is indicated on the Technical Data Sheet; the location and number will be determined during the land development process.

e. The placements and configurations of these vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT and/or the North Carolina Department of Transportation ("NCDOT").

7. Streetscape, Landscaping Open Space and Screening:

a. The setback along Private Street A shall be a minimum fifteen (15) feet from the back of the curb.

b. The setback along Senator Royall shall be twenty (20) feet as measured from the future back of curb. A four (4) foot transition zone shall be provided between the setback and face of any building. Stoops, awnings, seatwalls and other architectural elements may be located within the transition zone.

c. A twelve (12) foot multi-use trail will be constructed along the Site's Senator Royall Drive frontage provided, however, the width of the multi-use path may be reduced to no less than eight (8) feet, with the approval of CDOT, in certain "pinch point" locations.

d. Necessary setbacks and streetscape treatment along Senator Royall and the proposed new private street will be constructed as generally depicted on the Rezoning Plan, and as modified by the Optional Provisions.

e. A network of streets and pedestrian walkways or paths will be provided in the manner generally depicted on the Technical Data Sheet. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least six (6) feet in width shall be provided with either curb or wheel stops for protection, or seven (7) feet if no curb or wheel stops are provided.

f. Each of the Parcels will include improved open space areas as required by Ordinance. These open space areas will be improved with landscaping including lawn panels, walkways, seating areas, pedestrian scale lighting, as well as other amenities appropriate to the type of open space provided.

8. Site Design and Architectural Standards.

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**Crescent Communities
Development Standards
02/04/21
Rezoning Petition No. 2021-xx**

Site Development Data:

- Acreage: ± 27.79
- Tax Parcel #: 047-381-07, 047-171-32, and 047-381-12
- Existing Zoning: RE-1
- Proposed Zoning: RE-3(O)
- Existing Uses: Vacant
- Proposed Uses: Residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted below in Section 3).
- Maximum Amount of Development: Up to 350 multi-family dwelling units and up to 30 single-family attached units together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).
- Maximum Building Height: A maximum building height of ninety (90) feet as allowed by the Ordinance. Building height to be measured as required by the Ordinance.
- Parking: Parking provided at 1.4 spaces per unit.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Communities to accommodate development of a pedestrian-friendly residential development on an approximately 27.79 ± acre Site located along Senator Royall Drive (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, and Parcel C of the Site.

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

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vii. If breezeways are included in the proposed multi-family buildings on the Site, the breezeways shall be framed with architectural elements to minimize the size of the breezeway opening and to provide the appearance of an enclosed breezeway.

viii. The scale and massing of residential buildings in Parcels A and B longer than 150 feet along a street shall be minimized by utilizing a combination of the following options: (1) varied roof lines through the use of slopes, modulated buildings heights, gables, dormers or innovative architectural solutions; (2) building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (3) horizontal and vertical variations in wall planes; (4) architectural protrusion; and/or (5) material or color changes.

ix. Residential building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least four (4) of the following features: (1) decorative pedestrian lighting/scones; (2) architectural details carried through to upper stories; (3) covered porches, canopies, awnings or sunshades; (4) archways; (5) transom windows; (6) terraced or raised planters that can be utilized as seat walls; (7) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (8) double doors; (9) stoops or stairs; and/or (10) contrasting pavement from primary sidewalk.

x. Entrances will be connected via a sidewalk to adjacent public or private street sidewalks.

xi. Residential ground floor units with exterior outdoor spaces shall have sidewalk connections to adjacent public sidewalks.

xii. Utilities shall be screened and shall not be visible from the public street. This includes, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the public street. Landscaping may be used to screen utilities.

9. Environmental Features:

a. Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO) and Tree Ordinance.

b. 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.

10. Signage:

a. The detached signs installed throughout the Site will utilize similar materials and colors so as to create a unified design. In addition, the signs will utilize materials and colors that reinforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

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11. Lighting:

a. All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that is not visible from off-Site residentially zoned or used property that may be installed along the internal sidewalks.

b. The maximum height of detached lights on Parcel A and B shall not exceed 31 feet, the maximum height of detached lights in Parcel C shall not exceed 16 feet.

12. 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 herein and of Chapter 6 of the Ordinance.

13. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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