



JAG Development Company, LLC Development Standards 03/18/21 Rezoning Petition No. 2021

Site Development Data:

--Acreage: ± 4.50 acres --Tax Parcel #: 209-241-45

1. General Provisions:

- --Existing Zoning: MUDD-O --Proposed Zoning: MUDD-O SPA
- --Existing Uses: Commercial/Vacant --Proposed Uses: Up to 305 multi-family residential dwelling units, and up to 3,000 square feet of non-residential uses, as allowed by-right and under prescribed conditions together with accessory uses as allowed in the MUDD-O zoning district.
- --Maximum Building Height: Not to exceed [75] feet. Height to be measured as required by the Ordinance. --Parking: As required by the Ordinance.

- a. Site Location. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by JAG Development Co., LLC to accommodate development of multi-family residential community with ground floor non-residential uses on an approximately 4.50-acre site located at 6300 Carmel Road (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan the Optional provisions below as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the MUDD zoning classification as modified by the Optional Provisions below shall govern.
- 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 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 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.

2. Optional Provisions:

- The following optional provisions shall apply to the development of the Site:
- a. To allow maneuvering between the proposed buildings and the Private streets as generally depicted on the Rezoning Plan.

3. Permitted Uses & Development Area Limitation:

The Site may be developed with up to 305 multi-family residential dwelling units and up to 3,000 gross square feet of non-residential uses as allowed by-right and under prescribed conditions together with accessory uses as allowed in the MUDD-O zoning district.

b. Structured parking facilities may be located on the Site.

4. Transportation/Access Notes:

- a. Access to the Site will be from Carmel Road via the extension of Carmel Center Drive, an existing private street and from existing driveway as generally depicted on the Rezoning Plan.
- b. The Petitioner will extend Carmel Center Drive as a private street built to local commercial wide street standards to the western property boundary as generally depicted on the Rezoning Plan. The Petitioner will also extend a new private street built to local commercial wide street standards from Carmel Center Drive to the northern property boundary as generally depicted on the Rezoning
- b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- Any required roadway improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of

5. Architectural Standards:

- The exterior building materials used on the buildings to be constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, and/or wood. Vinyl as a building material on the new buildings to be constructed on the Site may only be used on windows, soffits, trim and railings.
- b. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public or Private Street will have at least 35% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete, stucco, synthetic stucco, or EIFS), exclusive of windows, doors and roofs. The use of synthetic stucco or EIFS as a principal building material will only be allowed above the third (3rd/) floor of the proposed building (EFIS or synthetic stucco may be used as an accent material on the first three floors of the building).
- c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed to present a front or side façade to all network required streets (public or private).
- ii. Buildings shall front a minimum of 75% of the total street frontage along in the internal Private streets (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- d. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through the building.
- e. Architectural Elevation Design elevations shall be designed to create visual interest as follows:

articulation, alternative innovative design solutions may be considered for approval by the Planning Director.

- i. Building elevations shall be designed with vertical bays or 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.
- ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
- iii. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall
- f. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and nighttime hours.
- g. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.
- h. Fences or walls used for screening shall be constructed in a durable fashion of split face block, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.
- i. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials.
- Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as

- i. 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.
- ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back or towards the primary
- roof) the minimum (4:12), excluding buildings with a flat roof and parapet. iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into
- the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments. iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.
- k. Ventilation grates located at the first-floor level in the building facade oriented to any public street must be decorative.
- I. The proposed parking structure will be integrated into the design of the building. Parking spaces located within the parking structure, if visible from the adjoining public o private streets, will be screened on all levels visible from the adjoining public streets by decorative architectural louvers or grates so that vehicles are not directly visible.
- m. Meter banks will be screened.
- n. HVAC and related mechanical equipment will be screened from public view at grade.
- o. A dumpster and recycling area may be located at the end of the existing private street as generally depicted on the Rezoning Plan; and/or dumpster and recycling areas may be located within structured parking facilities or within the interior of a building located on the Site, and any such dumpster and recycling areas may have roll up doors and containers can be moved outside to be emptied and then returned to the interior of the structured parking facility or a building.

6. Streetscape, Buffers Open Space and Landscaping:

- a. Along the internal Private Streets, a setback of 14 feet as measured from the back of curb will be provided as generally depicted on the Rezoning Plan. Side and rear yards as required by the Ordinance will be provided.
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalks along the Site's internal private streets as generally depicted on Rezoning Plan.
- c. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along one side on the existing norther side of private driveway as generally depicted on the Rezoning Plan.
- d. Screening requirements of the Ordinance will be met.
- e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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
- c. The Site will comply with the Tree Ordinance.
- 8. Signage:
- a. Signage as allowed by the Ordinance will be provided.

9. <u>Lighting</u>:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 20 feet in height.
- 10. 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 of

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

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CARMEL ROAD

CHARLOTTE, NC

REZONING #2021-XXX

1020337 REVISION / ISSUANCE DESCRIPTION DESIGNED BY: DM / AS DRAWN BY: CS/ AS CHECKED BY: DM

HORZ: NTS

DEVELOPMENT STANDARDS