

SITE DEVELOPMENT DATA

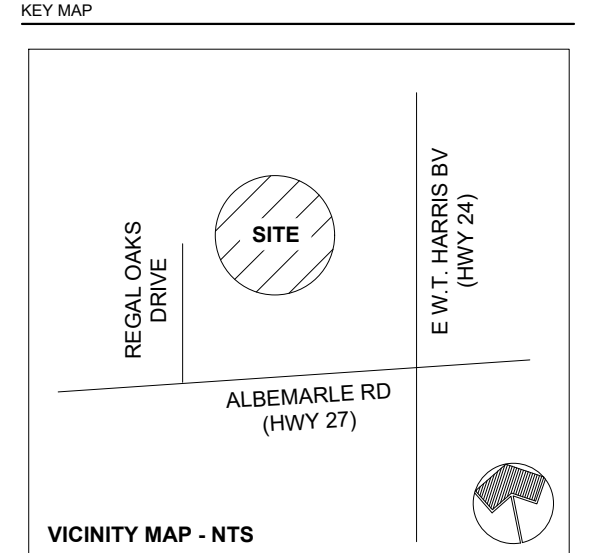
SITE AREA 6.53 +/- ACRES
 PARCEL ID NUMBER 103-26-102 AND 103-26-103
 EXISTING ZONING B-1 (CD) AND B-2 (CD)
 PROPOSED ZONING R-17 MF (CD)
 EXISTING USE VACANT/UNDEVELOPED
 PROPOSED USE UP TO 110 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE R-17 MF ZONING DISTRICT
 MAX BUILDING HEIGHT AS DEFINED BY THE ORDINANCE
 PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED

- GENERAL PROVISIONS:
 - SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY REGAL OAKS INVESTMENTS, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 6.53-ACRE SITE GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION REGAL OAKS DRIVE AND ALBEMARLE ROAD (THE 'SITE').
 - ZONING DISTRICTS/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'). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17MF ZONING CLASSIFICATION SHALL GOVERN.
 - 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.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:
 - THE SITE MAY BE DEVELOPED WITH UP TO 110 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-17MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ACCESS, TRANSPORTATION AND IMPROVEMENTS:
 - ACCESS TO THE SITE WILL BE FROM ALBEMARLE ROAD AND REGAL OAKS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE SITE WILL COMPLY WITH THE REQUIREMENTS OF CHAPTER 19 OF THE CITY OF CHARLOTTE. ANY IMPROVEMENTS REQUIRED BY CHAPTER 19 ALONG ALBEMARLE ROAD WILL BE DETERMINED DURING THE LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE AND WILL BE SUBJECT TO APPROVAL BY NCDOT AND CDOT.
 - ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ANY IMPROVEMENTS THAT CANNOT BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - 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.
 - 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.
 - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG THE BUTTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES:
 - SURFACE PARKING AREAS WILL NOT BE ALLOWED BETWEEN REGAL OAKS DRIVE AND THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS. PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS.
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EPS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
 - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING REGAL OAKS DRIVE SHALL COMPREHEND A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FACADE FACING REGAL OAKS DRIVE USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING STAFF.
 - PROHIBITED EXTERIOR BUILDING MATERIALS:
 - VINYL SIDING (BUT NOT VINYL HANDRAILS, WINDOWS OR DOOR TRIM).
 - CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
 - BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR SIDE FACADE TO REGAL OAKS DRIVE.
 - PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY RESIDENTIAL BUILDING AND REGAL OAKS DRIVE.
 - BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 - BUILDINGS EXCEEDING 135 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 4 FEET AND EXTEND UP AND DOWN ALONG THE EXTERIOR OF THE BUILDING FACADE.
 - ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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.
 - BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING REGAL OAKS DRIVE. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
 - BUILDING ELEVATIONS FACING REGAL OAKS DRIVE SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO 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 AND LINES 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.
 - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
 - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
 - SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS.
 - METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.
- OPEN SPACE:
 - IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS AND SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.
- ENVIRONMENTAL FEATURES:
 - 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.
 - DEVELOPMENT WITHIN THE SWIMPCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING:
 - ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 22 FEET IN HEIGHT.
- AMENDMENTS TO THE REZONING PLAN:
 - 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 CHAPTER 6 OF THE ORDINANCE.
- 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 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, LISSIONERS IN INTEREST OR ASSIGNS.



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ALBEMARLE APARTMENTS REZONING

ALBEMARLE ROAD
 CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER
 21011

DATE
 04/17/2021

ISSUED FOR
REZONING REVIEW

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: BS
 DRAWN BY: PK + BS
 CHECKED BY: BS

SCALE
 AS INDICATED

DRAWING
TECHNICAL DATA SHEET

RZ1.00

ALBEMARLE APARTMENTS REZONING

ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA

21011

04/17/2021

REZONING REVIEW

NO.	DATE	DESCRIPTION	BY

AS INDICATED

SCHEMATIC ILLUSTRATIVE PLAN

RZ2.00

