

VICINITY MAP
NTS

SITE LEGEND

—	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
— · — ·	LOT LINE
- · - · - ·	EASEMENT LINE
- · - · - · - ·	BUFFER LINE
- · - · - · - · - ·	CENTERLINE

SITE DATA

PREPARED BY:
MCADAMS
3430 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277

PID: 14917140

EXISTING ZONING: R-12MF (CD)
PROPOSED ZONING: R-17MF (CD)

UNIT TYPE (APARTMENTS)

TOTAL NEW UNIT COUNT: 16
MAX BUILDING HEIGHT: 35 FEET

AREA: ± 16.58 AC

EXISTING UNIT COUNT: 248
PROPOSED NEW UNIT COUNT: 16
PROPOSED TOTAL UNIT COUNT: 264

EXISTING DENSITY: 14.95 UNITS/AC
PROPOSED DENSITY: 15.92 UNITS/AC

PARKING COUNT:
REQUIRED PARKING (PER STANDARDS) 396 SPACES
PROVIDED PARKING (PER STANDARDS) 396 SPACES

EEA-Wildwood, LLC
Development Standards
S17201
Rezoning Petition No. 2021-

Site Development Data:

- Acreage: ± 16.58 acres
- Tax Parcel #: 149-171-04
- Existing Zoning: R-12MF(CD)
- Proposed Zoning: R-17MF(CD)
- Existing User: Residential
- Proposed Uses: Up to 264 multi-family residential dwelling units together with accessory uses, as allowed in the R-17MF zoning district (the site is developed with 248 units this petition adds 16 additional units in one new building).
- Maximum Building Height: Not to exceed [40] feet building height will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance will be provided.

1. General Provisions:

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by EEA-Wildwood, LLC, ("Petitioner") to accommodate the expansion of an existing residential community on approximately 16.58-acre site generally located on the west side of Scaley Park Road, north of E Woodlawn 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. These instances would include changes to graphics if they are:

- 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.

d. Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed twenty-two (22). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

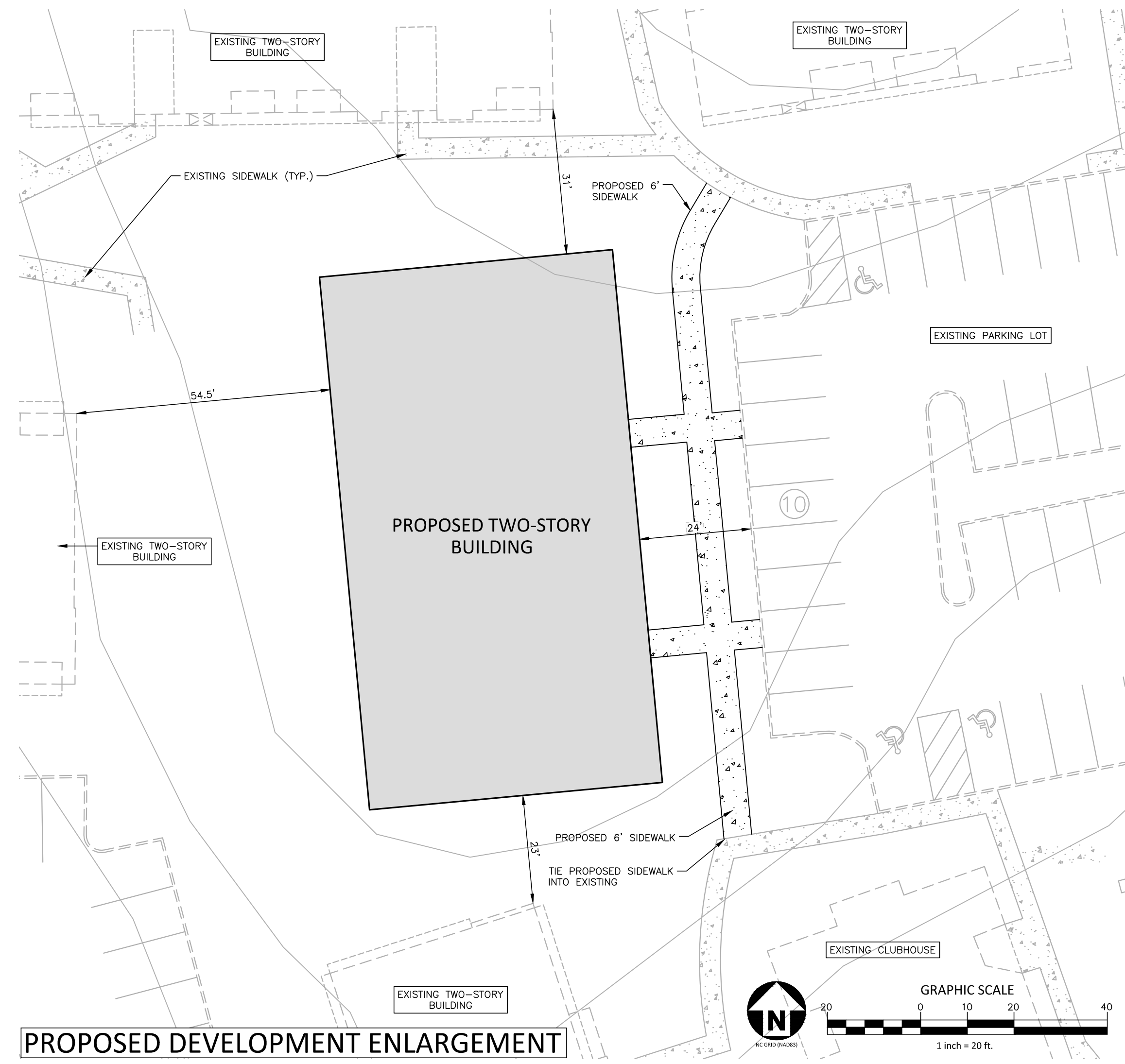
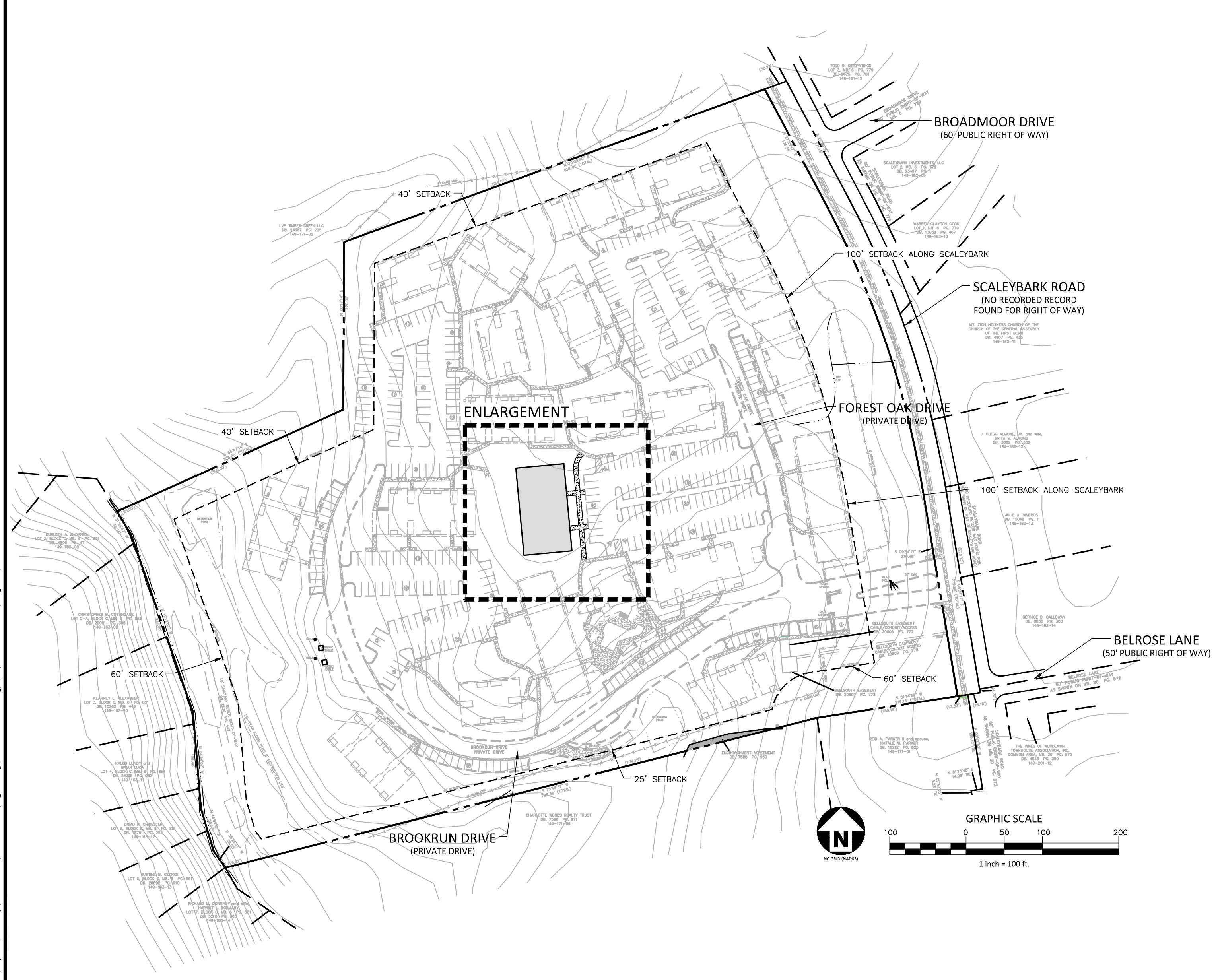
2. Permitted Uses & Development Area Limitation:

- The Site may be developed with up to 264 multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.
The Site is currently developed with 248 units. This rezoning petition adds 16 units in one new building.

3. Access, Transportation and Improvements:

- Access to the Site will be from the existing driveway entrance on Scaley Park Road as generally depicted on the Rezoning Plan.
 - Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner's ability to request that CDOT allow a bond to be post for any improvements not in place at the time of the issuance of the first certificate of occupancy.
 - The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable 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 easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- 4. Streetscape, Buffers, Yards, Open Space and Landscaping:**
- A 100-foot setback as measured from the existing right-of-way will be provided along Scaley Park Road as generally depicted on the Rezoning

- Plan
- Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-family standards.
 - Along the Site's internal parking areas, the Petitioner will provide a sidewalk and crosswalk network that links to the buildings on the Site and to the sidewalks along the abutting public streets if required by the Ordinance. The minimum width for this internal sidewalk will be five (5) feet.
- 5. Architectural Standards, General Design Guidelines for New Buildings:**
- The building materials used on the new principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - Prohibited Exterior Building Materials for new buildings:
 - 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:
 - Parking lots shall not be located between the residential buildings and Scaley Park Road as generally depicted on the Rezoning Plan.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - New 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:
 - New 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.
 - New buildings shall be designed with a recognizable architectural base on all facades facing Scaley Park Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - New building elevations facing Scaley Park Road shall not have expanses of blank walls greater than 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 for new buildings - 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 for new or additional services areas - 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 or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
 - New meter banks will be screened from adjoining properties and from the abutting public streets.
- 6. 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.
 - The Site will comply with the Tree Ordinance.
- 7. 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.
 - All new detached lighting on the Site will be limited to 26 feet in height.
- 8. 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.
- 9. 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, successors in interest or assigns.



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WILDWOOD APARTMENTS
REZONING PLAN
100 BROOKRUN DRIVE
CHARLOTTE, NORTH CAROLINA 28209

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2021210453
FILENAME	2021210453-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	VARIES
DATE	05.13.2021

SHEET
REZONING PLAN
RZ.01