

Vicinity Map - NTS

ROUGEMONT - SINGLE FAMILY RESIDENTIAL
ZONING: R-3

GREENWAY VILLAGE - SINGLE & MULTI-FAMILY RESIDENTIAL
ZONING: UR-2 (CD)



ZONING: UR-3 (CD)

THE LOWRIE APARTMENTS
ZONING: CC

EXISTING BRITISH INTERNATIONAL SCHOOL

HIGH SCHOOL BUILDING ENVELOPE

Potential Underground Water Quality

Potential Underground Water Quality

POTENTIAL WATER QUALITY

Potential Tree Save Area

ZONING: R-9 (CD)

SITE DATA:

Rezoning Petition:	2021-XX
Parcel Numbers:	223-481-02, and a portion of 223-481-01 and 223-481-03
Jurisdiction:	CITY OF CHARLOTTE
Existing Zoning:	MX-2 (INNOV) & R-3
Proposed Zoning:	MUDD (CD)
Acreage:	73.97 Acres
Tree Save Required:	11.10 Acres
Min. Tree Save to be provided and preserved in accordance with the Ordinance:	11.10 Acres

AREA "A"

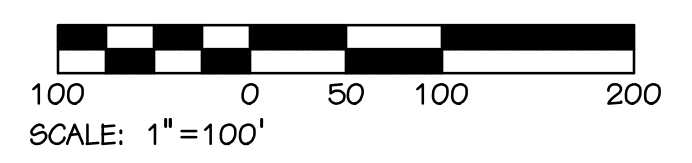
Existing Use:	Vacant
Proposed Use:	High School
Max. Building Height:	Per the Ordinance Standards
Parking:	As required by the Ordinance

AREA "B"

Existing Use:	Vacant
Proposed Use:	Residential
Max. Building Height:	Per the Ordinance Standards
Parking:	As required by the Ordinance

LEGEND

	PROPERTY LINE
	PARKING ENVELOPE
	BUILDING ENVELOPE
	POTENTIAL TREE SAVE AREA
	ZONING BUFFER AREA
	WETLANDS



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Catholic Diocese Site - CMS & Woodfield Development
North Community House Road
Charlotte, North Carolina

Petition No : 2021-xxx
Project no: 17000344.01
Date: 06.18.2021
Revisions:

NOT FOR CONSTRUCTION

Sheet Title:
Rezoning Site Plan

Sheet No:
RZ-1

CATHOLIC DIOCESE SITE
PETITIONERS: CHARLOTTE-MECKLENBURG SCHOOLS & WOODFIELD DEVELOPMENT LLC
REZONING PETITION NO. 2021-xxx
6/21/2021

Development Data Table:

Site Area:	+/- 73.97 acres
Tax Parcel:	223-481-03, 223-481-02, and a portion of 223-481-01
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	MUDD(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	School and Residential
Maximum Building Height:	One Hundred (100) Feet, measured per Ordinance standards
Parking:	Per Ordinance standards

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition jointly filed by Charlotte-Mecklenburg School and Woodfield Development LLC (the "Petitioners") to accommodate the development of high school and residential community on that approximately 73.97-acre site bound by Johnston Road, North Community House Road, and Endhaven Lane, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 223-481-02 and portions of 223-481-03 and 223-481-01.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
4. The development and street layout 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.
5. 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. Permitted Uses

The portion of the Site designated as Area A may be devoted only to elementary and secondary schools, including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district. The portion of the Site designated as Area B may be devoted only to residential uses, containing a maximum of 400 multi-family residential units, including any incidental and accessory uses relating thereto that are permitted in the MUDD zoning district.

III. Transportation

1. 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 as required for approval by the Charlotte Department of Transportation (CDOT).
2. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
3. Petitioner(s) shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the first building certificate of occupancy for the development area for which the right(s)-of-way relates to.
4. Unless stated otherwise herein, the Petitioner(s) shall ensure that all transportation improvements are substantially completed prior to the issuance of the first building certificate of occupancy for the development area for which the transportation improvement(s) relates to.

IV. Architectural Standards

1. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
2. Multi-Family Residential Standards:
 - a. Building Massing and Height shall be designed to break up long monolithic building forms as follows: Building sides greater than 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
 - b. Architectural Elevation Design - elevations shall be designed to create visual interest as follows: 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.
 - c. Residential 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, parapets, and/or architectural accent features.
3. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent.
4. Meter banks shall be located outside of the setback.
5. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.

V. Environmental Features

1. The Petitioners 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
2. The Petitioners shall comply with the Charlotte Tree Ordinance.

VI. 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 Petitioners and subsequent owners of the Site and their respective successors in interest and assigns.

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



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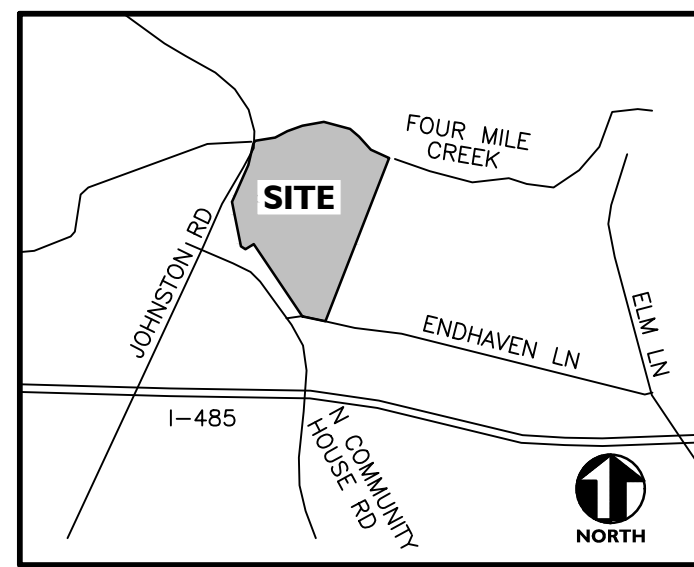
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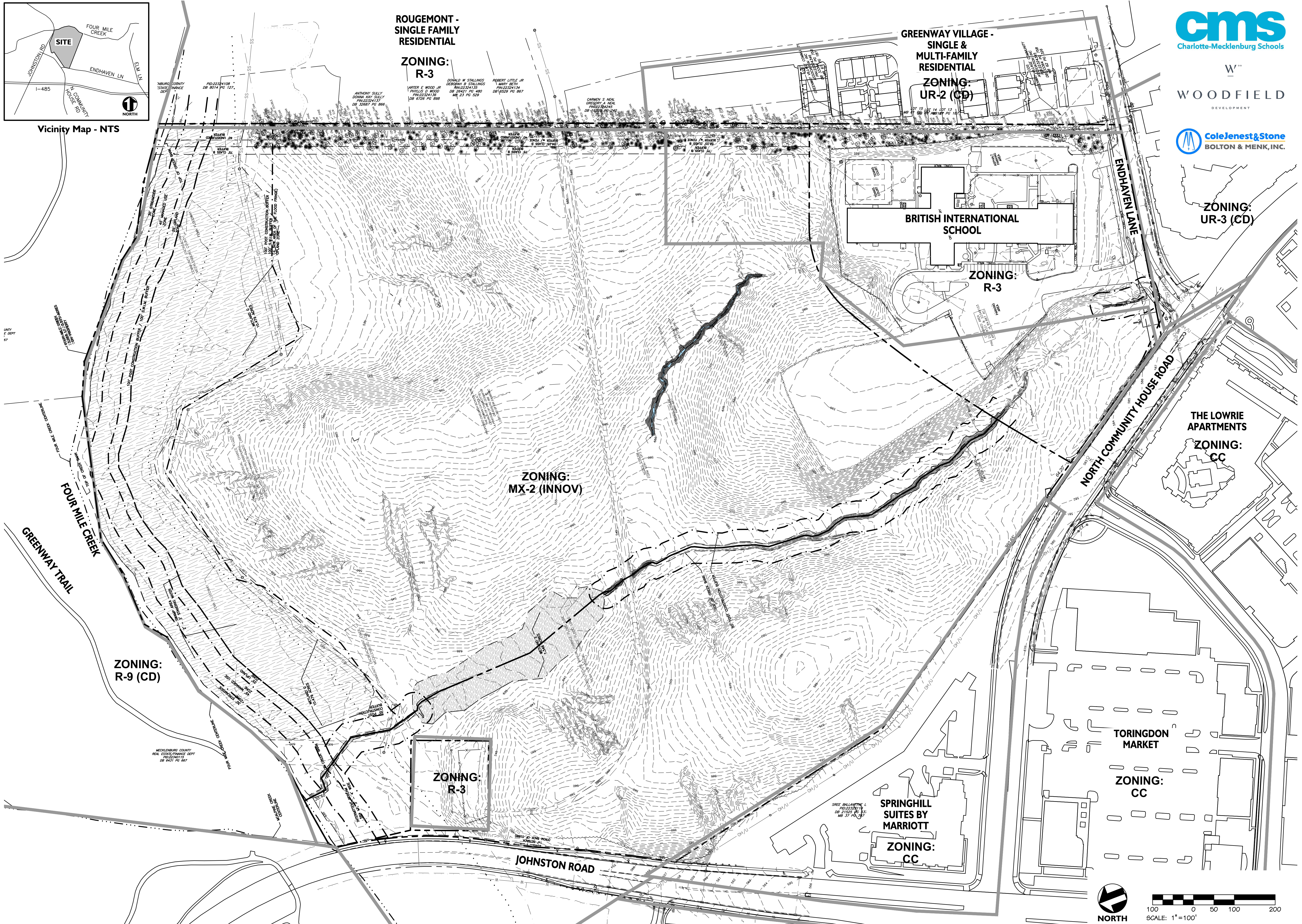
**Rezoning
Notes**

Sheet No:

RZ - 2



Vicinity Map - NTS



**ROUGEMONT -
SINGLE FAMILY
RESIDENTIAL**
**ZONING:
R-3**

**GREENWAY VILLAGE -
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MULTI-FAMILY
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**BRITISH INTERNATIONAL
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**ZONING:
MX-2 (INNOV)**

**ZONING:
R-9 (CD)**

**ZONING:
R-3**

**ZONING:
UR-3 (CD)**

**THE LOWRIE
APARTMENTS**
**ZONING:
CC**

**TORINGDON
MARKET**
**ZONING:
CC**

**SPRINGHILL
SUITES BY
MARRIOTT**
**ZONING:
CC**



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Sheet Title:
**Existing
Conditions**

Sheet No:
RZ - 3

