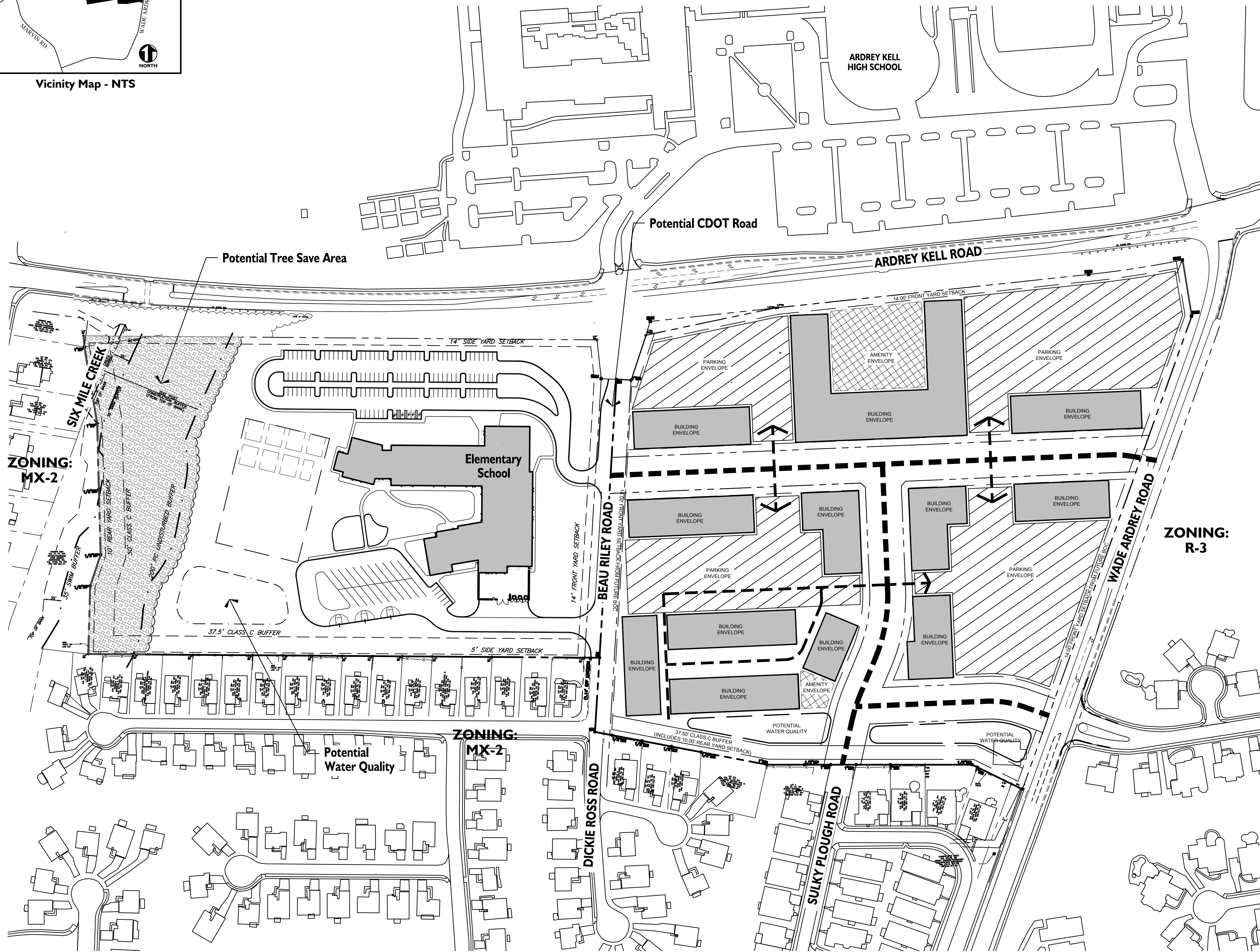


Vicinity Map - NTS



WOODFIELD  
DEVELOPMENT



Alfred Benesch & Company  
2359 Perimeter Pointe Parkway  
Atlanta, GA 30328  
Charlotte, NC 28208  
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Seals:

Corp. NC license: F-1320

**SITE DATA:**

Rezoning Petition:	2021-xxx
Parcel Numbers:	229-021-19, 229-021-05 and 229-021-03
Jurisdiction:	CITY OF CHARLOTTE
Existing Zoning:	MX-2 (INNOV)
Proposed Zoning:	UR-2 (CD)
Acreage:	35.87 Acres
Tree Save Required:	5.38 Acres
Min. Tree Save to be provided and preserved in accordance with the Ordinance:	5.38 Acres

**AREA "A"**

Existing Use:	Vacant/Single-Family Residential
Proposed Use:	Elementary School
Max. Building Height:	Per the Ordinance Standards
Parking:	As required by the Ordinance

**AREA "B"**

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

**Ardrey Kell Site  
CMS & Woodfield Development**

Ardrey Kell Road  
Charlotte, North Carolina

Petition No : 2021-xxx  
Project no: 17000428.00  
Date: 06.18.21  
Revisions:

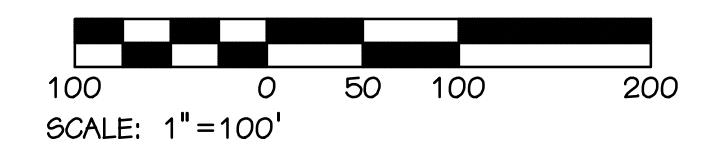
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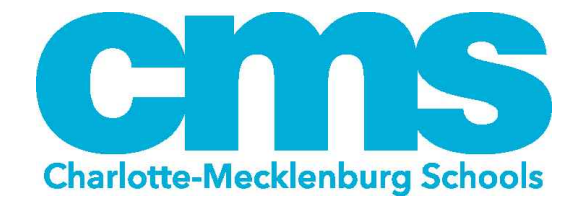
Sheet Title:

**Rezoning Site Plan**

Sheet No:

**RZ-1**





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

**Development Data Table:**

Site Area:	+/- 36.78 acres
Tax Parcel:	229-021-19, 229-021-05, and 229-021-03
Existing Zoning:	MX-2(INNOV)
Proposed Zoning:	UR-2(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	School and Residential
Maximum Building Height:	Per Ordinance standards unless otherwise stated herein
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 elementary school and residential community with affordable housing opportunity on that approximately 36.78-acre site located on both sides of the southern intersection of Ardrey Kell Road and Beau Riley Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 229-021-19, 229-021-05, and 229-021-03.
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 UR-2 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**

Parcel 229-021-19 may be devoted only to elementary and secondary schools, including any incidental and accessory uses relating thereto that are permitted in the UR-2 zoning district. Parcels 229-021-05 and 229-021-03 may be devoted only to residential uses, containing a maximum of 475 multi-family and/or single-family attached residential units, including any incidental and accessory uses relating thereto that are permitted in the UR-2 zoning district.

**III. Affordable Housing**

A minimum of 10% of the total number of multi-family dwelling units actually constructed on the Site shall maintain monthly rents that are income restricted for households earning less than or equal to 80% of the Area Media Income (AMI) for a period of not less than fifteen (15) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

**IV. 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.

**V. 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. Single-Family Attached Residential (Townhome-style) Standards:
- a. Buildings shall be a maximum of forty-eight feet (48') as measured per the Ordinance.
  - b. Pitched roofs, if provided, shall be sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof/architectural style is employed.
  - c. Attached dwelling units shall be limited to a maximum of eight (8) units per building or fewer when fronting a public street.
  - d. Garage doors fronting Beau Riley Road, Ardrey Kell Road, or Wade Ardrey Road, if provided, will contain additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
4. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent.
  5. Meter banks shall be located outside of the setback.
  6. 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.

**VI. 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.

**VII. Lighting**

1. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

**VIII. 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.

Seals:

Corp. NC license: F-1320

**Ardrey Kell Site**  
**CMS & Woodfield Development**

Ardrey Kell Road  
Charlotte, North Carolina

Petition No : 2021-xxx

Project no: 17000428.00

Date: 06.18.21

Revisions:

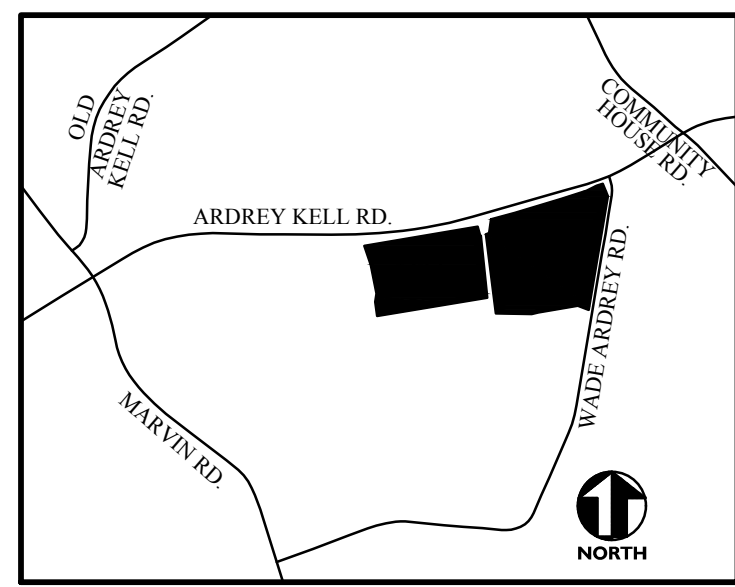
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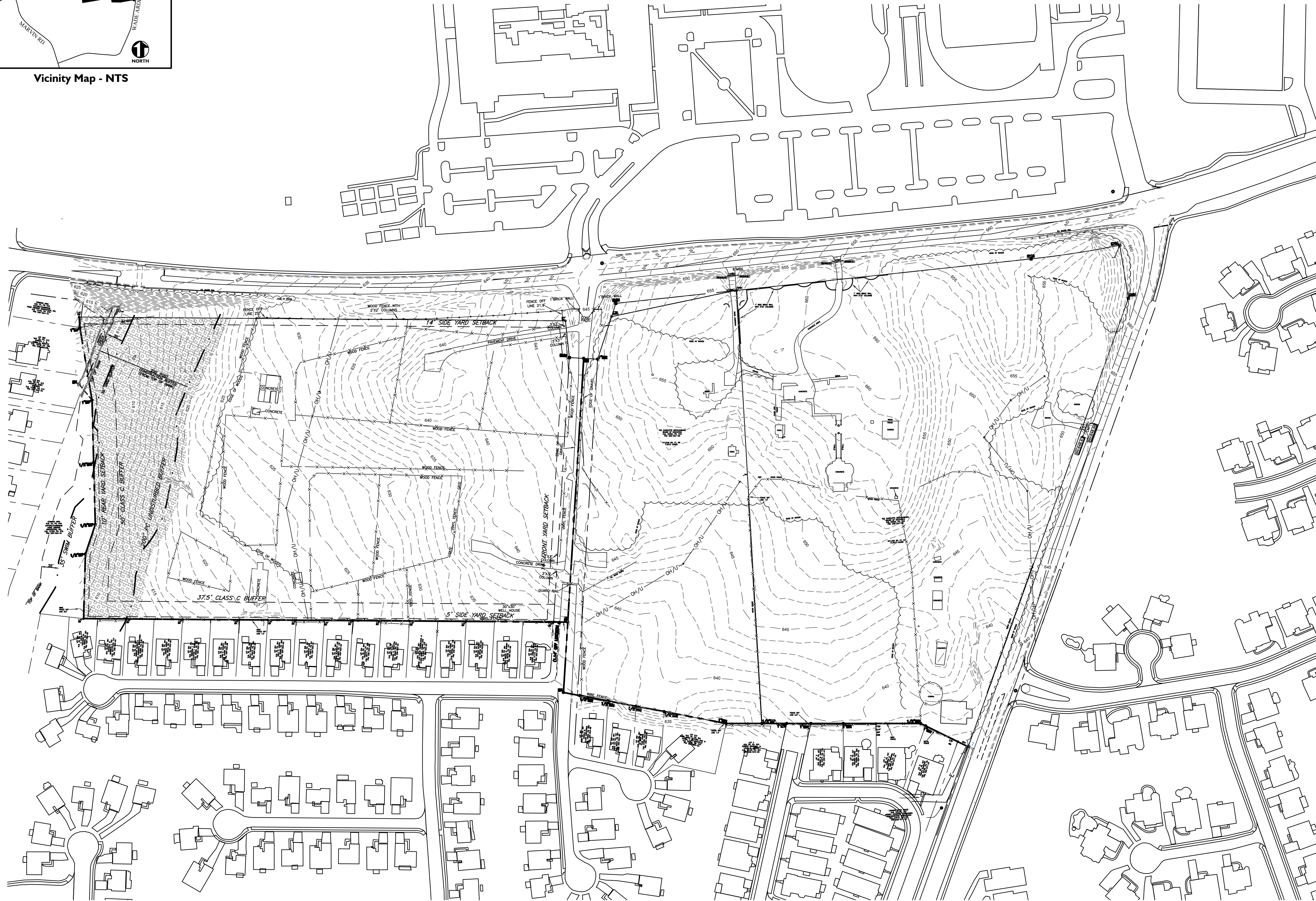
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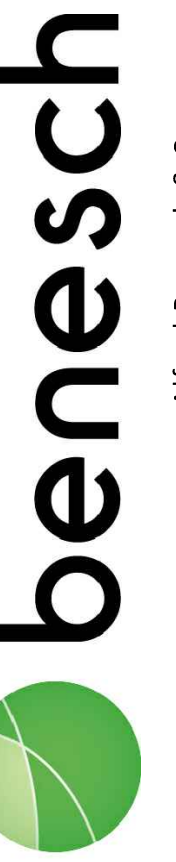
**RZ - 2**



Vicinity Map - NTS



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# Ardrey Kell Site CMS & Woodfield Development

Ardrey Kell Road  
Charlotte, North Carolina

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**NOT FOR  
CONSTRUCTION**

Sheet Title:

**Existing  
Conditions**

Sheet No:

**RZ - 3**



NORTH

