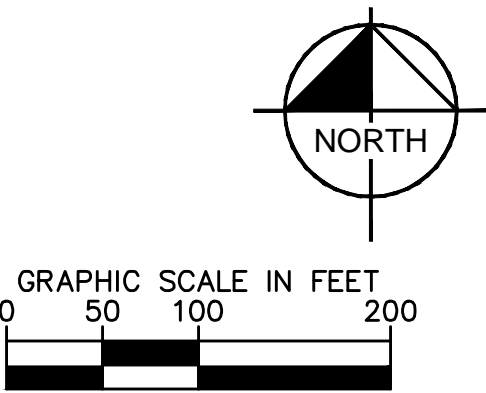
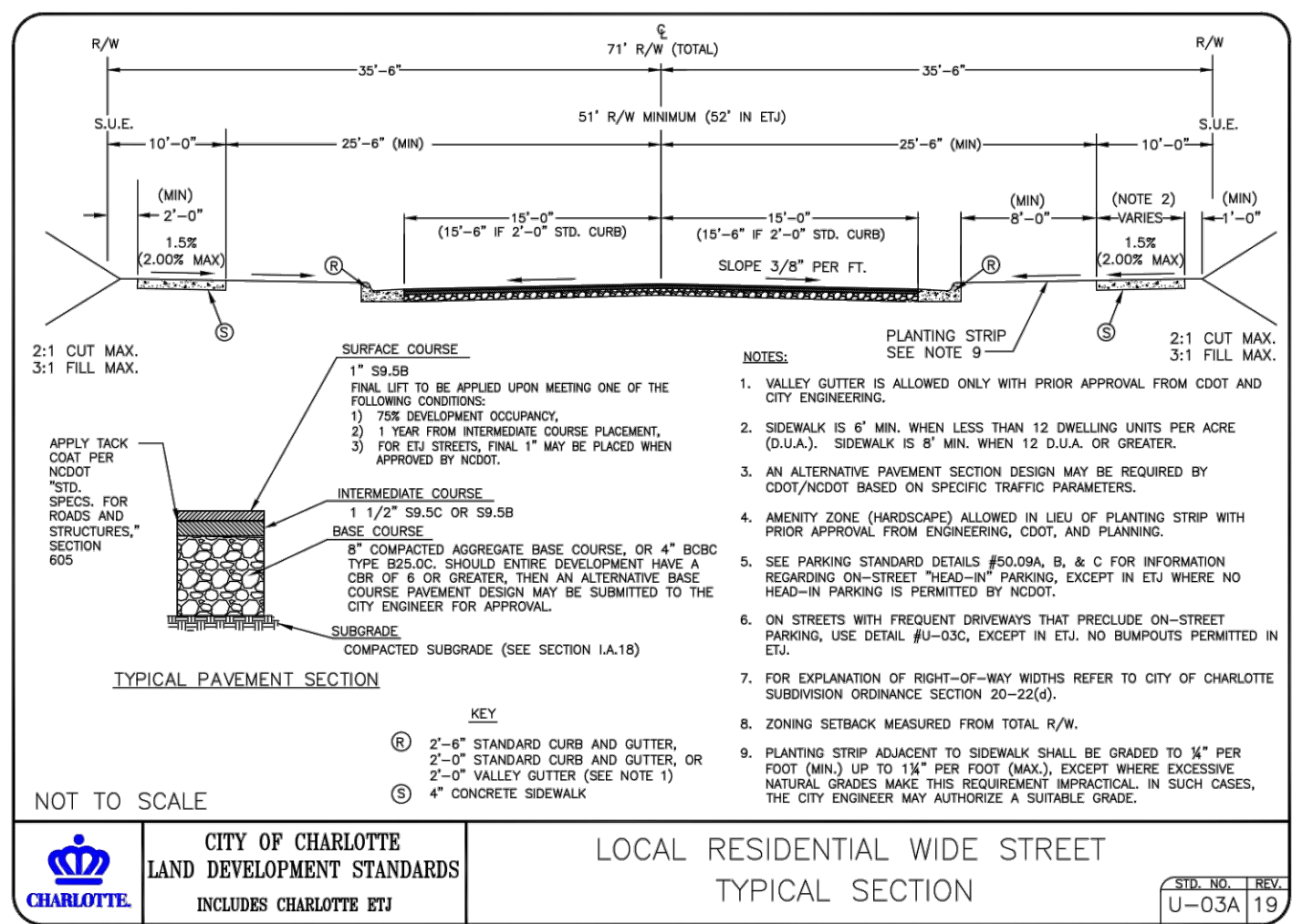
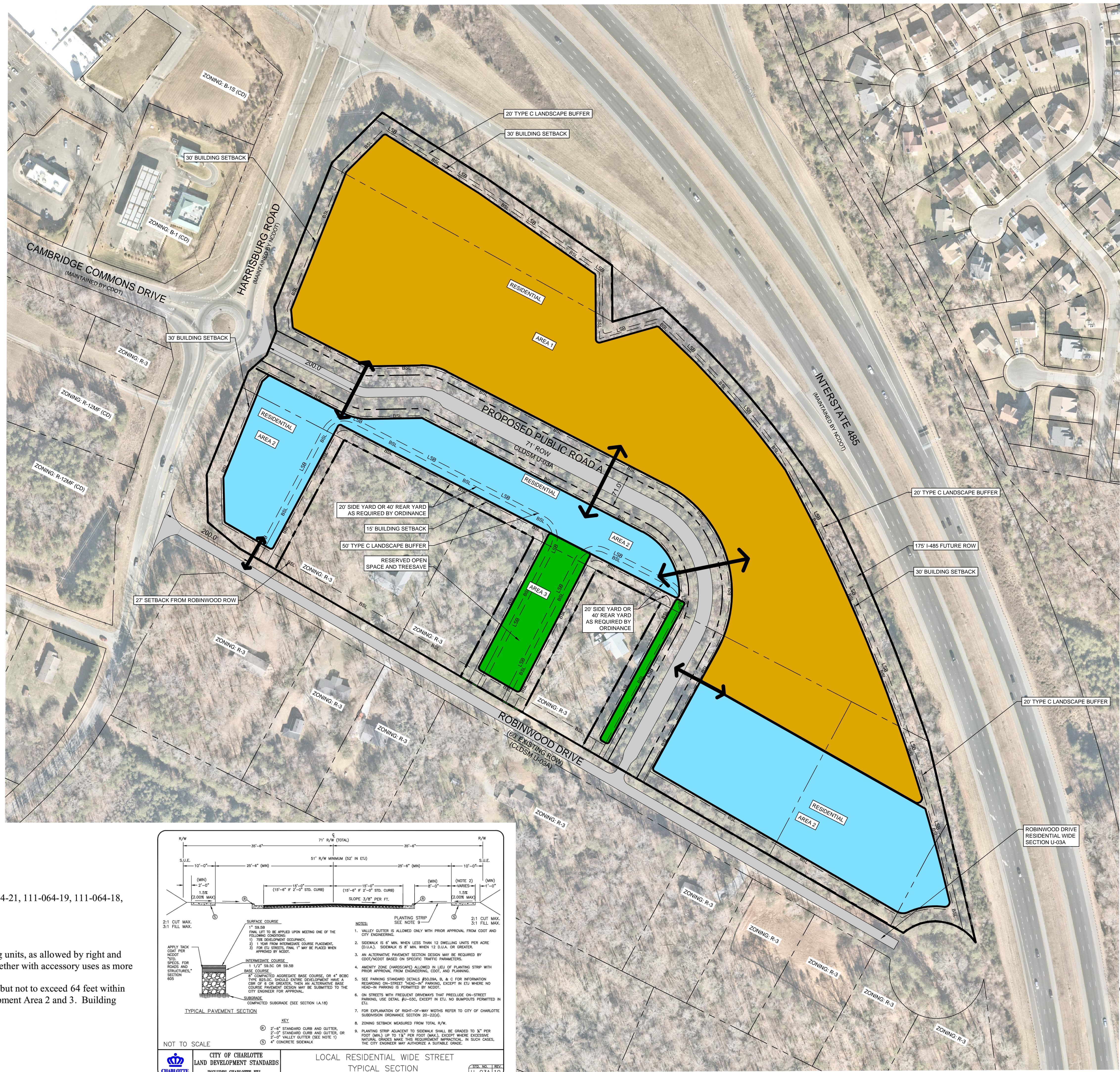


Plotted By: Barina, Mitchell | Sheet: Sct: HARRISBURG ROAD REZONING | Layout: C301 | SITE | July 12, 2021 | 10:43:56am | K:\CHL\_PRA\014097 | Green Street Co\009 Harrisburg Road Mixed Use 02 - DWG\PlanSheets\C301 - SITE.dwg

LEGEND	
	REZONING BOUNDARY
	AREA 1
	AREA 2
	AREA 3
	POTENTIAL FUTURE ACCESS

**Site Development Data:**

- Acres: ± 26.84 acres
- Tax Parcel #: 111-071-05, 111-064-25, 111-064-24, 111-064-21, 111-064-19, 111-064-18, 111-064-17, and 111-064-16
- Existing Zoning: R-3
- Proposed Zoning: R-12MF(CD)
- Existing Uses: Residential.
- Proposed Uses: Up to 295 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the R-12MF zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: As allowed by the Ordinance but not to exceed 64 feet within Development Area 1 and not to exceed 52 feet within Development Area 2 and 3. Building height to be measured as required by the Ordinance.
- Parking: Will be provided as required by the Ordinance.



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	<p>KH PROJECT: 014097009 DATE: 07-12-2021 SCALE: AS SHOWN DESIGNED BY: TRH DRAWN BY: MTD CHECKED BY: RBD</p>	<p><b>REZONING SITE PLAN</b></p>								
<p>HARRISBURG ROAD REZONING PREPARED FOR GREEN STREET LAND CO. LLC MECKLENBURG COUNTY NORTH CAROLINA</p>	<p>SHEET NUMBER <b>RZ-01</b></p>	<table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE	BY				
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Green Street Land Co. LLC  
Development Standards  
07/02/2021  
Rezoning Petition 2021-**

**Site Development Data:**

- Acreage: ± 26.84 acres
- Tax Parcel #: 111-071-05, 111-064-25, 111-064-24, 111-064-21, 111-064-19, 111-064-18, 111-064-17, and 111-064-16
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- Proposed Uses: Up to 295 multi-family residential dwelling units, as allowed by right and under prescribed conditions in the R-12MF zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: As allowed by the Ordinance but not to exceed 64 feet within Development Area 1 and not to exceed 52 feet within Development Area 2 and 3. Building height to be measured as required by the Ordinance.
- Parking: Will be provided as required by the Ordinance.

**1. General Provisions:**

**Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Green Street Land Co. LLC to accommodate the development of a residential community on an approximately 26.84 acre site located on the eastern side of Harrisburg Road, north of Robinwood Drive and south of I-485 (the "Site").

**b. Development Areas.** For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on Sheet RZ-1, as Development Area 1, 2 and 3 (each a "Development Area" and collectively the "Development Areas");

**c. 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, (i) the regulations established under the Ordinance for the R-12MF(CD) zoning classification for the portion of the Site so designated on the Rezoning Plan (i.e. consisting of Development Areas 1, 2, and 3) shall govern all development taking place on the Site.

**d. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas 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.

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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 generally 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.

**e. Planned/Unified Development.** The Site (including the various Development Areas) shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, density and FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserves the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and density and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all density and FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions or lots located therein.

**2. Permitted Uses & Development Area Limitation:**

a. Development Area 1, 2 and 3 may be developed with up to 295 multi-family residential dwelling units, together with accessory uses as allowed in the R-12MF(CD) zoning district. However, Development Area 3 may only be used as a tree save, and open space.

**3. Access, and Transportation Improvements:**

a. Access to the Site will be from Harrisburg Road and Robinwood Drive as generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot-sidewalk along the Site's frontage along Harrisburg Road. Curb and gutter will also be provided as required by Chapter 19.

c. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot-sidewalk along the Site's frontage along Robinwood Drive.

d. The Petitioner will construct a public street that will extend from Harrisburg Rd. to Robinwood Dr. as generally depicted on the Rezoning Plan. The new public street will be constructed to meet a local residential wide street cross-section as generally depicted on the Rezoning Plan.

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e. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

f. 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.

g. 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.

h. The Petitioner will dedicate and convey to CDOT 50 feet of additional right-of-way from the existing centerline of Harrisburg Road. The additional right-of-way will be dedicated and conveyed prior to the issuance of the first certificate of occupancy.

i. The Petitioner will dedicate via fee simple conveyance any additional 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. A 30-foot setback will be provided as measured from the future right-of-way of Harrisburg Road as generally depicted on the Rezoning Plan. A 30-foot setback will also be provided from the existing right-of-way of I-485 as generally depicted on the Rezoning Plan.

b. Along the Site's frontage on Robinwood Drive a 27-foot setback will be provided.

c. Along the internal public street, a 15-foot setback as measured from the r/w line and as allowed by Section 9.303.19 of the Ordinance will be provided as generally depicted on the Rezoning Plan.

d. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

e. A 50-foot Class C Buffer will be provided along the property boundaries that abut single-family zoning or use. The proposed Class C buffer can be reduced with a fence or berm as allowed by the zoning regulations. The Petitioner reserves the right to request an Alternative Buffer approval per Section 12.304 for the portion of the Site that abuts tax parcel # 111-071-04.

**5. General Design Guidelines:**

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone,

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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.

b. Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 50% of the total street frontage along Harrisburg Road and Robinwood Drive (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).

c. All residential ground floor units will have entrances facing the street, and when within 15 feet of the sidewalk located along the street shall be raised a minimum of 12-24". Stoops should be provided on all public and private streets when individual entrances are provided. If individual entrances are not feasible at least one common entrance will be provided. Individual or common entrances will not be required if the building is three (3) or more feet below the grade of the adjoining public street.

d. Building Massing – Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a minimum of 10 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.

e. Vertical Modulation and Rhythm – Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.

f. Building Base – Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of the proposed building will be articulated with a wainscot a minimum of three (3) feet in height.

g. Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.

h. 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.

i. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

(i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).

(ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

j. Utility structures need to be screened architecturally or with evergreen plant material.

k. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

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l. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

m. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

n. Meter banks will be screened from adjoining properties and from the abutting public streets.

**6. Open Space and Amenity Area Improvements:**

a. Open space amenity areas will be provided as generally depicted on the Rezoning Plan. A minimum of 8,000 square feet of improved open space will be provided. The proposed open space areas may be improved with walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.

**7. Environmental Features:**

a. 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.

b. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

c. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.

d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**8. Lighting:**

a. 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.

b. Detached lighting on the Site will be limited to 21 feet in height.

**9. Signs:**

a. Reserved.

**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 Chapter 6 of the Ordinance.

**11. Binding Effect of the Rezoning Application:**

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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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**NOT FOR CONSTRUCTION**

KH PROJECT  
014097009  
DATE  
07-12-2021  
SCALE AS SHOWN  
DESIGNED BY TRH  
DRAWN BY MTB  
CHECKED BY RBD

**REZONING DEVELOPMENT NOTES**

**HARRISBURG ROAD REZONING**  
PREPARED FOR  
**GREEN STREET LAND CO. LLC**  
MECKLENBURG COUNTY NORTH CAROLINA

SHEET NUMBER  
**RZ-02**