

DEVELOPMENT DATA TABLE

SITE AREA: ± 15.83 ACRES
 - TAX PARCEL #: 169-052-06
 - EXISTING ZONING: I-1(CD)
 - PROPOSED ZONING: MUDD (CD)
 - EXISTING USES: VACANT
 - PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
 - MAXIMUM GROSS SQUARE FEET / UNITS OF DEVELOPMENT: UP TO 300 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USED AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
 - MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 - PARKING: AS REQUIRED BY THE ORDINANCE.
 - SETBACKS & YARDS: SHALL BE DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
 MINIMUM SETBACK: 16'-0" MIN. FROM BACK OF EXISTING OR PROPOSED CURB
 SIDE YARD: NONE
 REAR YARD: NONE

TREE SAVE AREA (150% OF 15% REQ'D)
 REQUIRED: 3.56 AC (155,150 SF)
 PROVIDED: PER ORDINANCE
 TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE

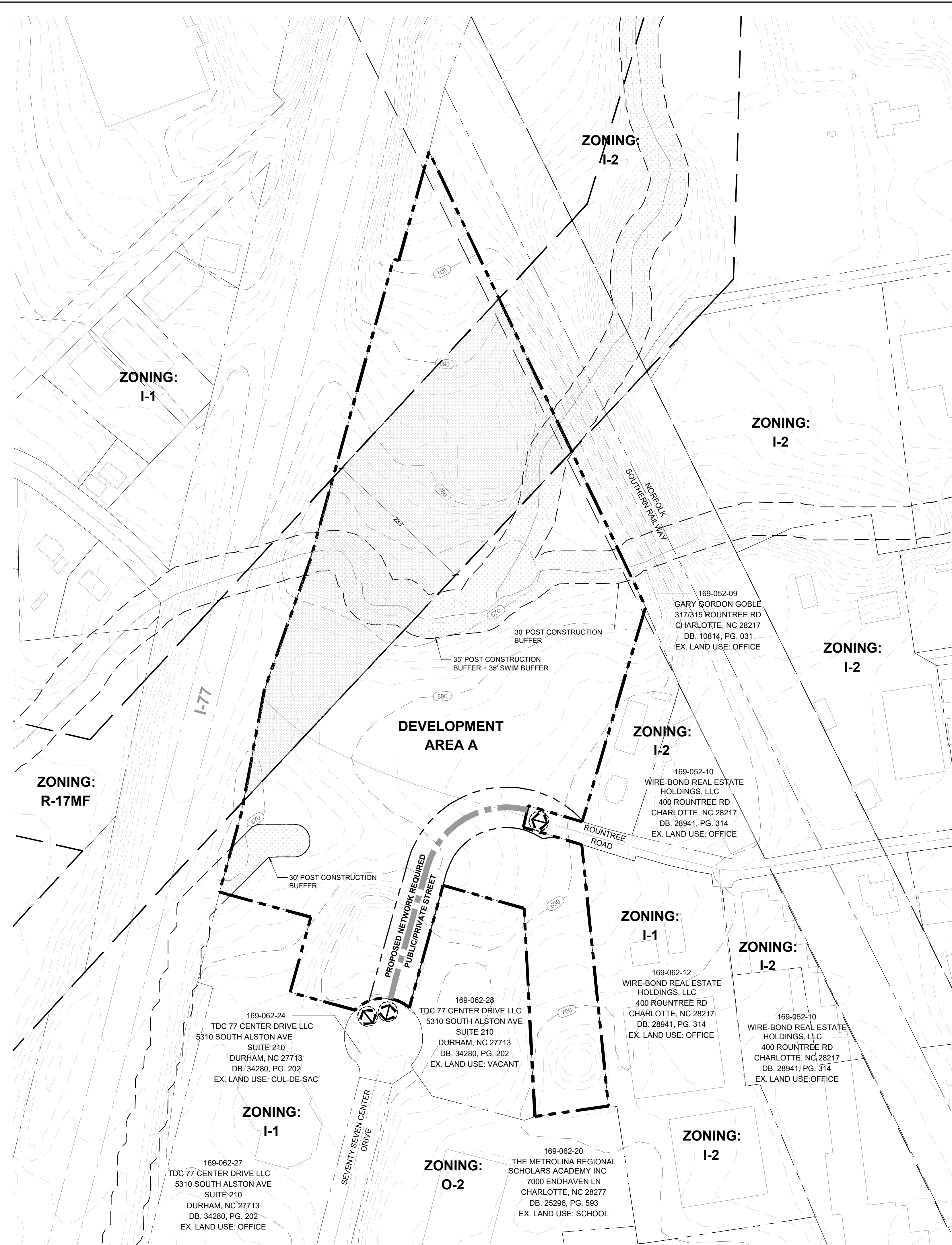
OPEN SPACE:
 REQUIRED: 1 SQUARE FEET / 100 SQUARE FEET
 (689,555 SF/100 SF) = .15 AC (6,895 SF)
 PROVIDED: .15 AC +

TREE SAVE/OPEN SPACE NOTE:
 TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY

NOTE:
 SITE WILL COMPLY WITH PCSO

LEGEND

- SITE ACCESS
- NETWORK REQUIRED STREET
- DUKE ENERGY EASEMENT
- POST CONSTRUCTION BUFFER



KEY MAP

SEAL

PROJECT

**THE EXCHANGE
MULTI-FAMILY**

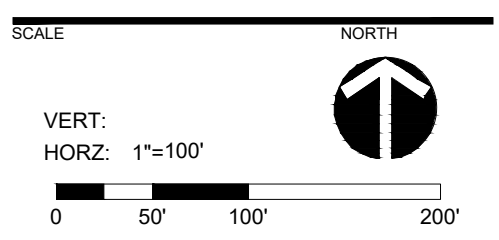
RZP 2021-188

LANDDESIGN PROJ.# 1021134

REVISION / ISSUANCE

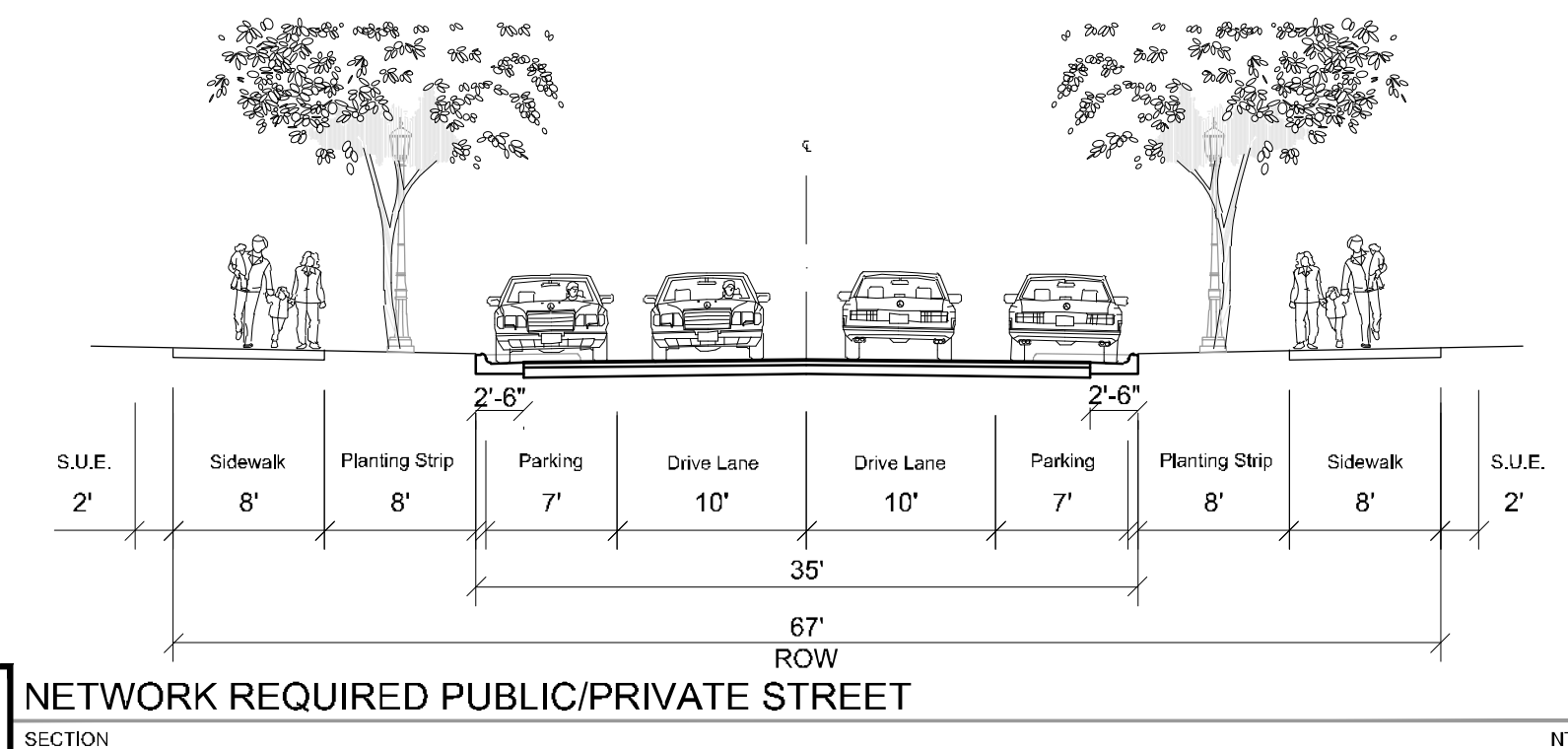
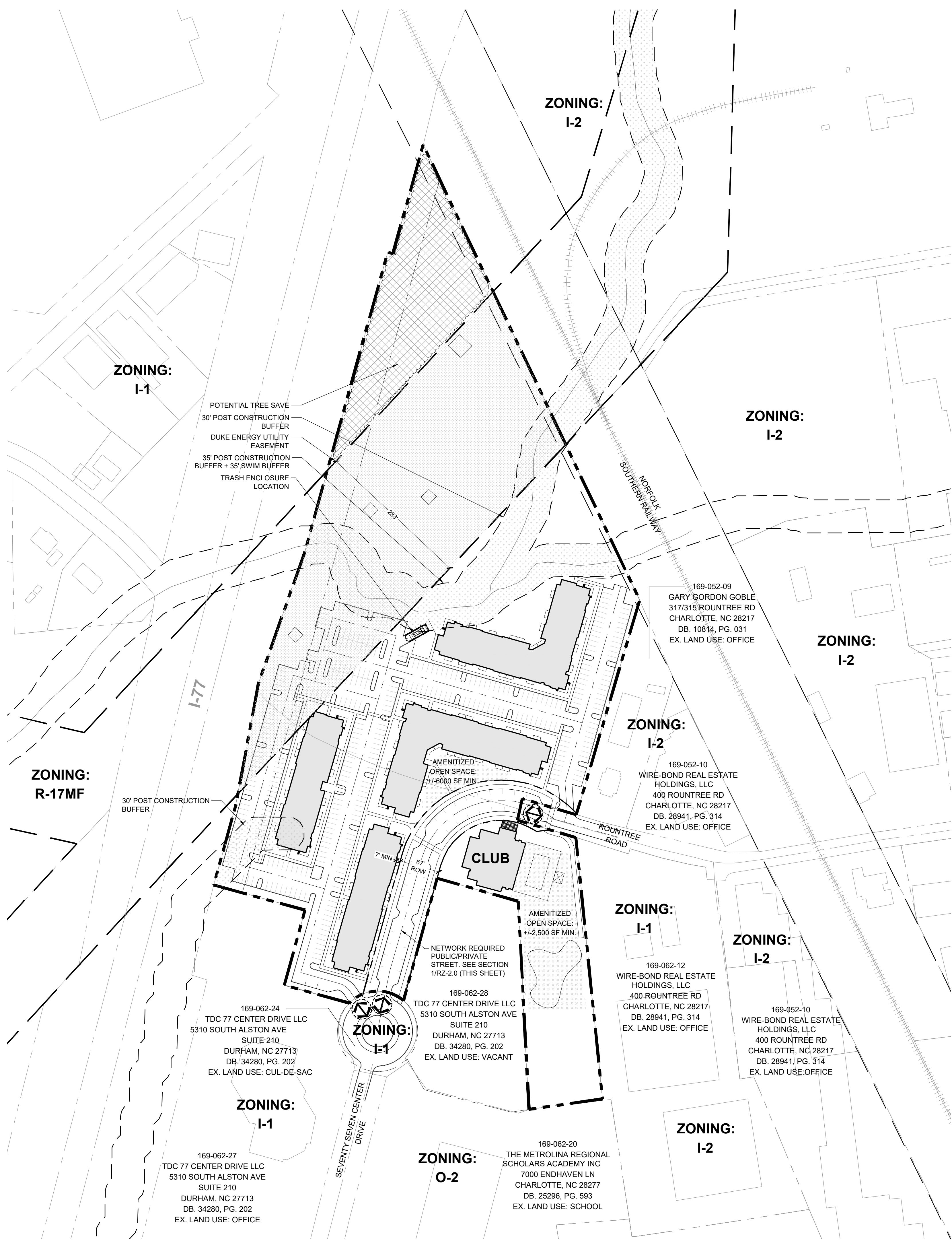
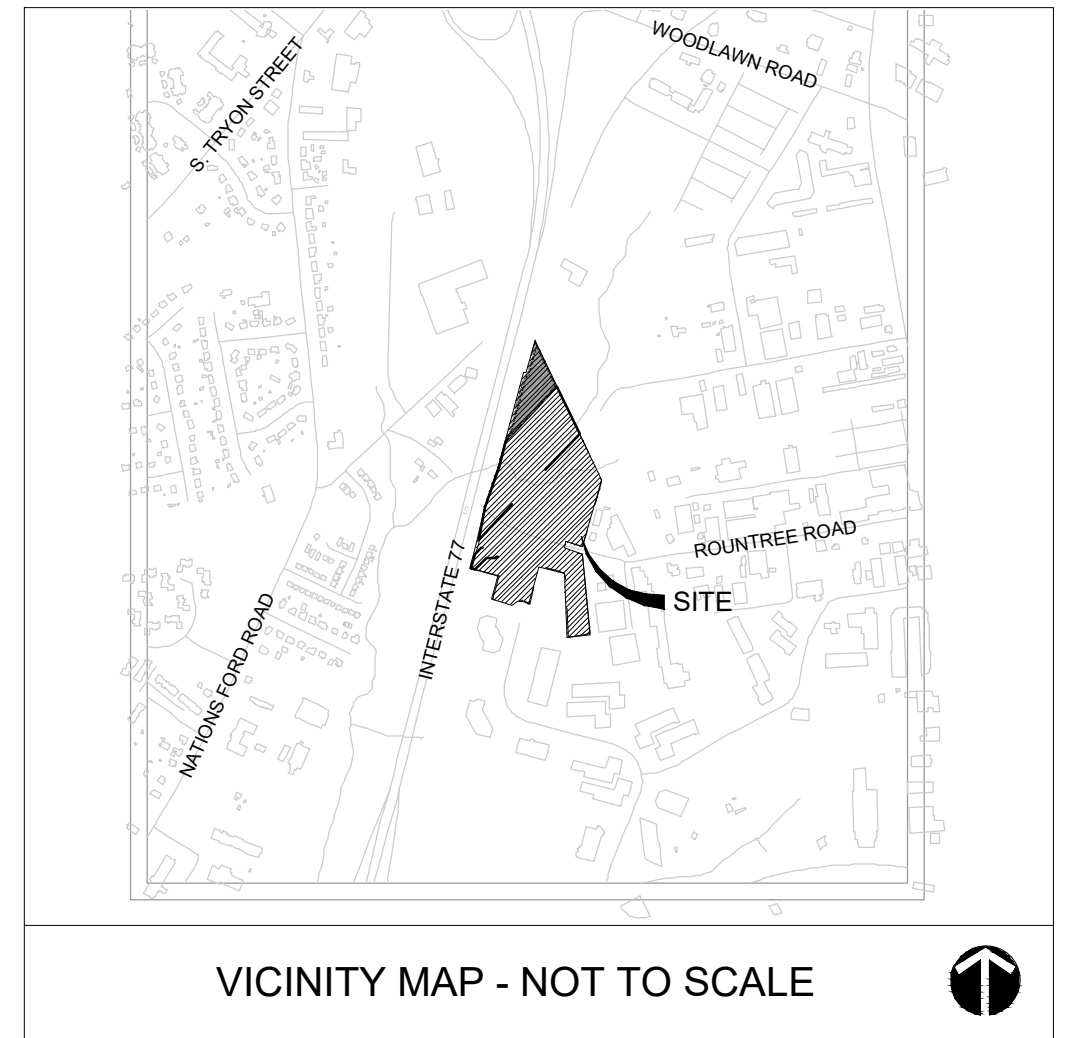
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021

DESIGNED BY: AWM
 DRAWN BY: JMM
 CHECKED BY: AWM



TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-1.0**



KEY MAP

SCALE

PROJECT

**THE EXCHANGE
MULTI-FAMILY**

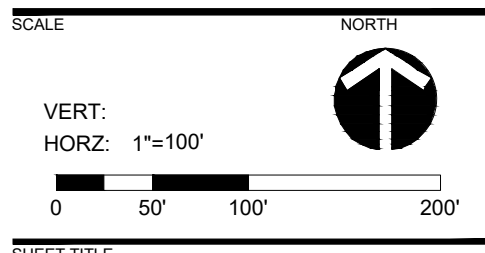
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LANDESIGN PROJ.# 1021134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM



SHEET TITLE

SHEET NUMBER

RZ-2.0

**DOMINION REALTY PARTNERS
DEVELOPMENT STANDARDS
7/28/2021
REZONING PETITION NO. 2021-188**

SITE DEVELOPMENT DATA:

- ACREAGE: ± 15.83 ACRES
- TAX PARCEL #: 169-05-206
- EXISTING ZONING: I-1
- PROPOSED ZONING: MUDD (CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: UP TO 300 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE AS DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

I. GENERAL PROVISIONS:

- a. SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DOMINION REALTY PARTNERS (TOGETHER THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 15.83 ACRE SITE LOCATED AT THE TERMINUS OF SEVENTY SEVEN CENTER DRIVE (THE "SITE")
- b. 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 MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.
- c. GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE 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.

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. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-2.

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; ACCESSORY BUILDING DESIGN.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE FOR MULTI-FAMILY RESIDENTIAL DWELLINGS SHALL NOT EXCEED SEVEN (7) PRINCIPAL BUILDINGS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSES, PICNIC/GATHERING PAVILIONS, RECREATION AND RELATED USES, EQUIPMENT STORAGE STRUCTURES AND THE LIKE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:

- a.** THE SITE MAY BE DEVELOPED WITH UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MUDD ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, PICNIC/GATHERING SHELTERS, GAZEBOs, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES ETC.).

3. ON-SITE TRANSPORTATION IMPROVEMENTS AND ACCESS

- a. ACCESS.** ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF SEVENTY SEVEN CENTER DRIVE AND ROUNDTREE ROAD AS GENERALLY DEPICTED ON SHEET RZ2.
- b. INTERNAL ACCESS POINTS.** THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC/PRIVATE STREET AND DRIVES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
- c. ALIGNMENT.** 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.
- d. RIGHT-OF-WAY CONVEYANCE.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, 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 FOR THE BUILDINGS OCCURRING IN THE DEVELOPMENT AREA WHERE THE RIGHT-OF-WAY IS TO BE DEDICATED OR THE FIRST PHASE OF DEVELOPMENT IN REGARDS TO OFF-SITE RIGHT-OF-WAY IF APPLICABLE. RIGHT-OF-WAY ASSOCIATED WITH NEW PUBLIC STREET WILL BE DEDICATED AS REQUIRED BY THE SUBDIVISION REGULATIONS. 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 WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- e. TRANSPORTATION IMPROVEMENTS.** THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

4. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

- a.** THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.
- b.** BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - i. BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL NETWORK STREETS.
 - ii. THE PRINCIPAL ENTRANCE TO THE BUILDINGS, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.
 - iii. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS, OPERABLE DOORS AND/OR BREEZEWAYS.
 - iv. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS OR BREEZEWAYS TO SIDEWALKS ON ADJACENT STREETS.
 - v. BUILDING ELEVATIONS 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.

- vi. THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG NETWORK STREETS SHALL INCORPORATE A MINIMUM OF 10% MASONRY MATERIALS SUCH AS BRICK OR STONE.
- vii. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, OR OTHER ARCHITECTURAL ELEMENTS.

5. STREETScape, LANDSCAPING AND BUFFER:

- a.** A SIXTEEN (16) FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED BACK OF CURB OF THE EXTENSION OF SEVENTY SEVEN CENTER AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b.** ALONG THE SITE'S INTERNAL PUBLIC STREET, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF SIX (6) FEET.
- c.** ON-STREET PARKING WILL BE PROVIDED ALONG THE EXTENSION OF SEVENTY SEVEN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES AND OPEN SPACE

- 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 FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b.** THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE.
- c.** TREE SAVE AND PCO REQUIRED OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT THE PROJECT IS PHASED OR PERMITTED SEPARATELY.
- d.** THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 3,000 SQUARE FEET. THE OPEN SPACE AREA(S) WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.

7. SIGNAGE:

- a.** SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

8. LIGHTING:

- a.** ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.
- b.** DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT.

9. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

- 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 HEREIN AND 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.



KEY MAP

SCALE

PROJECT

**THE EXCHANGE
MULTI-FAMILY**

RZP 2021-188

LANDESIGN PROJ.# 1021134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM

SCALE NORTH

VERT:
HORZ:

SHEET TITLE

**REZONING DEVELOPMENT
NOTES**

SHEET NUMBER

RZ-3.0