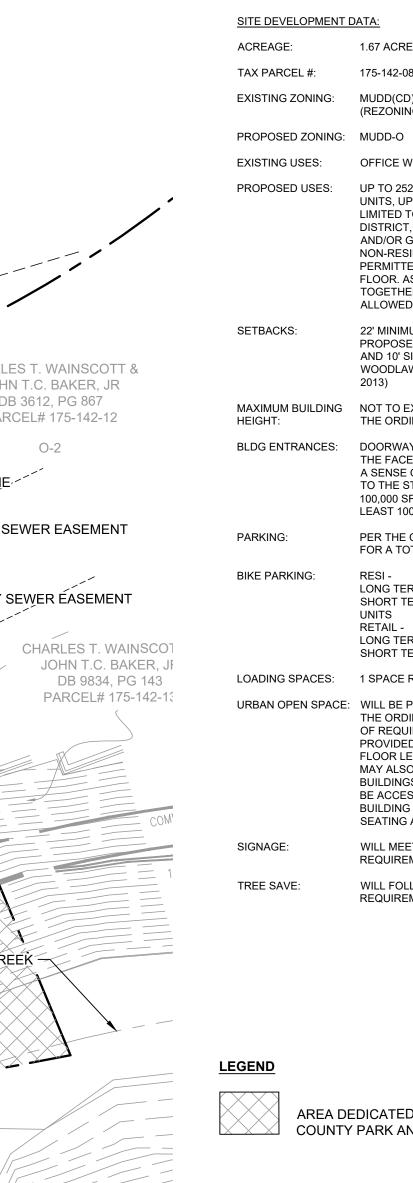


10/12/2021 10:53 AM CHASE WEAVER N:_2021\1021302\CAD\ENTITLEMENTS\1021302_PLN_RZ.DWG



DACKS.	PROPOSED CURB WITH 8' PLANTING STRIP AND 10' SIDEWALK (PER PARK WOODLAWN AREA PLAN - DATED JUNE 10, 2013)	
IMUM BUILDING GHT:	NOT TO EXCEED 100' FEET PER THE ORDINANCE.	
G ENTRANCES:	DOORWAYS MUST BE RECESSED INTO THE FACE OF THE BUILDING TO PROVIDE A SENSE OF ENTRY AND TO ADD VARIETY TO THE STREETSCAPE. FOR BLDGS OVER 100,000 SF THE ENTRY WAY MUST BE AT LEAST 100 SF.	
KING:	PER THE OPTIONAL PROVISION REQUEST FOR A TOTAL OF 220 PARKING SPACES.	
PARKING:	RESI - LONG TERM - NONE SHORT TERM - 2, OR 1 SPACE PER 20 UNITS RETAIL - LONG TERM - 2 MIN, OR 1 PER 12,000 SF SHORT TERM - 5% AUTO PARKING	
DING SPACES:	1 SPACE REQUIRED	
AN OPEN SPACE:	WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE. 1 SF / 100 SF (MAX 30% OF REQUIRED OPEN SPACE MAY BE PROVIDED ON ENCLOSED GROUND FLOOR LEVEL. REQUIRED OPEN SPACE MAY ALSO BE LOCATED ON ROOFS OF BUILDINGS. REQUIRED OPEN SPACE MUST BE ACCESSIBLE TO USERS OF THE BUILDING AND BE IMPROVED WITH SEATING AND PLANTINGS.	
NAGE:	WILL MEET ORDINANCE REQUIREMENTS	
E SAVE:	WILL FOLLOW ORDINANCE REQUIREMENTS	

1.67 ACRES

175-142-08

MUDD(CD)

(REZONING PETITION NO. 2014-028)

OFFICE WITH SURFACE PARKING

UP TO 252 MULTI-FAMILY DWELLING UNITS, UP TO 3,500 SF RETAIL SALES

DISTRICT, PROFESSIONAL BUSINESS AND/OR GENERAL OFFICES. ALL

NON-RESIDENTIAL USE SHALL ONLY BE

TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT

22' MINIMUM FROM BACK OF EXISTING OR

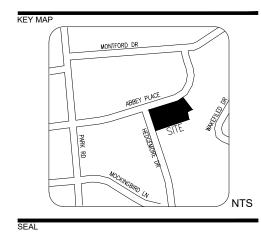
PERMITTED ON THE FIRST/GROUND

FLOOR. ASSOCIATED PARKING DECK

LIMITED TO THOSE PERMITTED IN THE B-1

LandDesign. 223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM





AREA DEDICATED TO MEC\KLENBURG COUNTY PARK AND RECREATION.

CENTRO MONTFORD

1700 ABBEY PLACE CHARLOTTE, NC 28209

REZONING

ASCENT

REAL ESTATE CAPITAL 2100 CRESCENT AVENUE SUITE 200 CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021302

	1	021302			
F	REVISION / ISSUANCE				
NO.	DESCI	RIPTION	DATE		
			+		
DE	DESIGNED BY: LD				
DRAWN BY:		LD			
CHECKED BY: LD					
SCALE		N	ORTH		

VAL SHEET SIZE: 24" X 3

TECHNICAL DATA

REZONING PETITION # 2021-XXX

RZ1-0

REZONING PETITION #2021-XXX PETITIONER: ASCENT REAL ESTATE CAPITAL, LLC HEDGEMORE/ABBEY PLACE

Site Development Data:

- ACREAGE: ± 1.67 ACRES
- TAX PARCEL #S: 175-142-08
- EXISTING ZONING: MUDD(CD) PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED USES: 252 MULTI-FAMILY RESIDENTIAL UNITS WITH UP TO 3,500 S.F. OF RETAIL SALES LIMITED TO THOSE PERMITTED IN THE B-1 DISTRICT, PROFESSIONAL BUSINESSES AND/OR GENERAL OFFICES. ALL NON-RESIDENTIAL USES SHALL ONLY BE PERMITTED ON THE FIRST/GROUND FLOOR.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT, AS DEFINED BY THE ORDINANCE, SHALL NOT EXCEED 100 FEET AS MEASURED FROM AVERAGE GRADE.
- PARKING: PER THE OPTIONAL PROVISON REQUEST FOR A TOTAL OF 220 PARKING SPACES

GENERAL PROVISIONS ١.

- a. Site Location. These development standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC (the "Petitioner") to accommodate development of a multi-family residential community on an approximately 1.67-acre site located on the southeast corner of the intersection of Hedgemore Drive and Abbey Place in Charlotte, NC (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, or as otherwise provided in the Optional Provisions herein, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations, if provided, are graphic representations of this development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards provided, further that any alterations or modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. Number of Building Principal and Accessory. The total number of principal buildings to be developed on the Site for residential uses shall not exceed what is shown on the Rezoning Plan. 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, colors, architectural elements, and designs as the principal building(s) located within the same development area as the accessory structure/building.

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS II.

a. Subject to the restrictions and limitations listed below, the principal building(s) constructed on the Site may be developed with up to 252 multi-family residential dwelling units and up to 3,500 square feet of retail sales limited to uses permitted in the B-1 district, professional businesses and general offices (in addition to accessory uses to multi-family residential). All non-residential uses that are not accessory to the multi-family residential component of the site shall be located only on the first/ground floor.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls, provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms, and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas, if included, will be provided as required by the Ordinance or these Development Standards).

III. OPTIONAL PROVISIONS

a. The Petitioner requests the ability to provide a total of 220 on-site parking spaces for the Site.

IV. ACCESS

- a. Access to the Site shall be from Abbey Place and Hedgemore Drive as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final Site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with applicable published standards.
- c. The alignment of the internal drives, 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.

V. TRANSPORTATION

10/12/2021 10:53 AM CHASE WEAVER N:_2021\1021302\CAD\ENTITLEMENTS\1021302_PLN_RZ.DWG

a. **Proposed Improvements.** The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

b. Standards, Phasing and Other Provisions.

- roadway projects taking place within the project area, by way of a private/public

VI. ARCHITECTURAL STANDARDS

VII. STREETSCAPE, LANDSCAPING AND BUFFERS

- widths and location. large mature trees.

VIII. ENVIRONMENTAL FEATURES

- Construction Controls Ordinance.

IX. LIGHTING

freestanding lighting is twenty-five (25) feet.

X. AMENDMENTS TO THE REZONING PLAN

the Ordinance.

XI. BINDING EFFECT OF THE REZONING APPLICATION

interest or assigns.

XII. URBAN OPEN SPACE

XIII. TRASH SERVICE

XIV. MECKLENBURG COUNTY PARKS AND RECREATION

The following transportation improvements are illustrated on Sheet RZ-1 and RZ-2 of the Rezoning Plan and include additional on-street parking along Abbey Place and Hedgemore Road as requested by the Park Woodlawn Area Plan Dated June 10, 2013.

i. CDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT, as applicable, to the roadway improvements within their road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or

partnership effort or other public sector project support. ii. The Petitioner will install additional concrete at the corner of Abbey Place and Hedgemore Drive to allow for cyclists to maneuver around the building corner clear of pedestrians existing the building. The final design of the corner treatment will be determined during the commercial permit process. Note that this transition area will not be brick pavers but will be concrete with the construction joints designed in a manner that is consistent with the construction joints on typical shared use paths that the City has constructed.

a. The final design of the building will include a variety of colors and materials within the façade to help break up the building massing and help create a quality architectural treatment in keeping with the high quality urban multi-family development. In addition, the building will utilize some or all of the following elements as visually depicted on the exterior rendering: façade surface articulation and depth, balconies with painted railings, decorative cast masonry elements, architectural cast concrete walls, decorative canopy elements at points along the base of the building and at the corner roof element. The building materials on the building will reflect a modern aesthetic in keeping with the surrounding area and be a combination of the following: brick, stone, precast stone, architecturally finished exposed concrete, cementitious siding (such as Hardie Plank or Hardie Panel), stucco, wood, or other materials approved by the Planning Director. Vinyl as a building material may only be used on windows and soffits. b. Meter banks will be screened where visible from public view at grade level.

c. Roof top HVAC and related mechanical equipment will be screened from public view at grade level within the area of the Site adjacent to such equipment.

a. A setback as required by the MUDD zoning district and the Park Woodlawn Small Area Plan will be established along Abbey Place and Hedgemore Drive. Refer to the Site Plan for setback

b. The Petitioner will provide a ten (10) foot sidewalk and minimum eight (8) foot planting strip along the Site's frontage on existing and proposed streets. Where proposed sidewalk abuts building, sidewalk shall be a minimum of twelve (12) feet wide. Sidewalks may meander around

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post

b. The location, size, and type of stormwater 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. c. The Site will comply with the Tree Ordinance in effect at the time of this Rezoning Petition.

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Maximum height of

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 herein and of Chapter 6 of

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

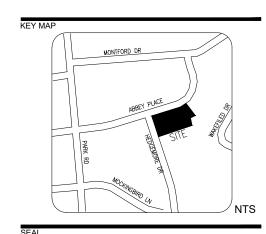
a. Urban open space shall be provided at a rate of one (1) square foot for every one (100) square feet of gross floor area of building area. Building area shall include upper parking level only (lower deck level is excluded).

a. A compactor will be provided in the deck for trash service. Recycle service will be provided with 16 yard roll off containers with access to Hedgemore Drive as shown on RZ-1 and RZ-2.

a. Area designated on RZ-1 and RZ-2 for dedication to Mecklenburg County Parks and Recreation shall be deeded and recorded prior to occupancy of building(s). This area shall consist of approximately .041 acres (17,718 sf) and shall generally follow the existing sanitary sewer easement. The purpose of the dedicate area shall be for greenway/recreation purposes only.







CENTRO MONTFORD

1700 ABBEY PLACE CHARLOTTE, NC 28209

REZONING

ASCENT

REAL ESTATE CAPITAL 2100 CRESCENT AVENUE SUITE 200 CHARLOTTE, NC 28207

1021302

REVISION / ISSUANCE				
NO.	DESC	RIPTION	DATE	
DE	SIGNED BY:	LD		
DR	DRAWN BY: LD			

CHECKED BY: LD

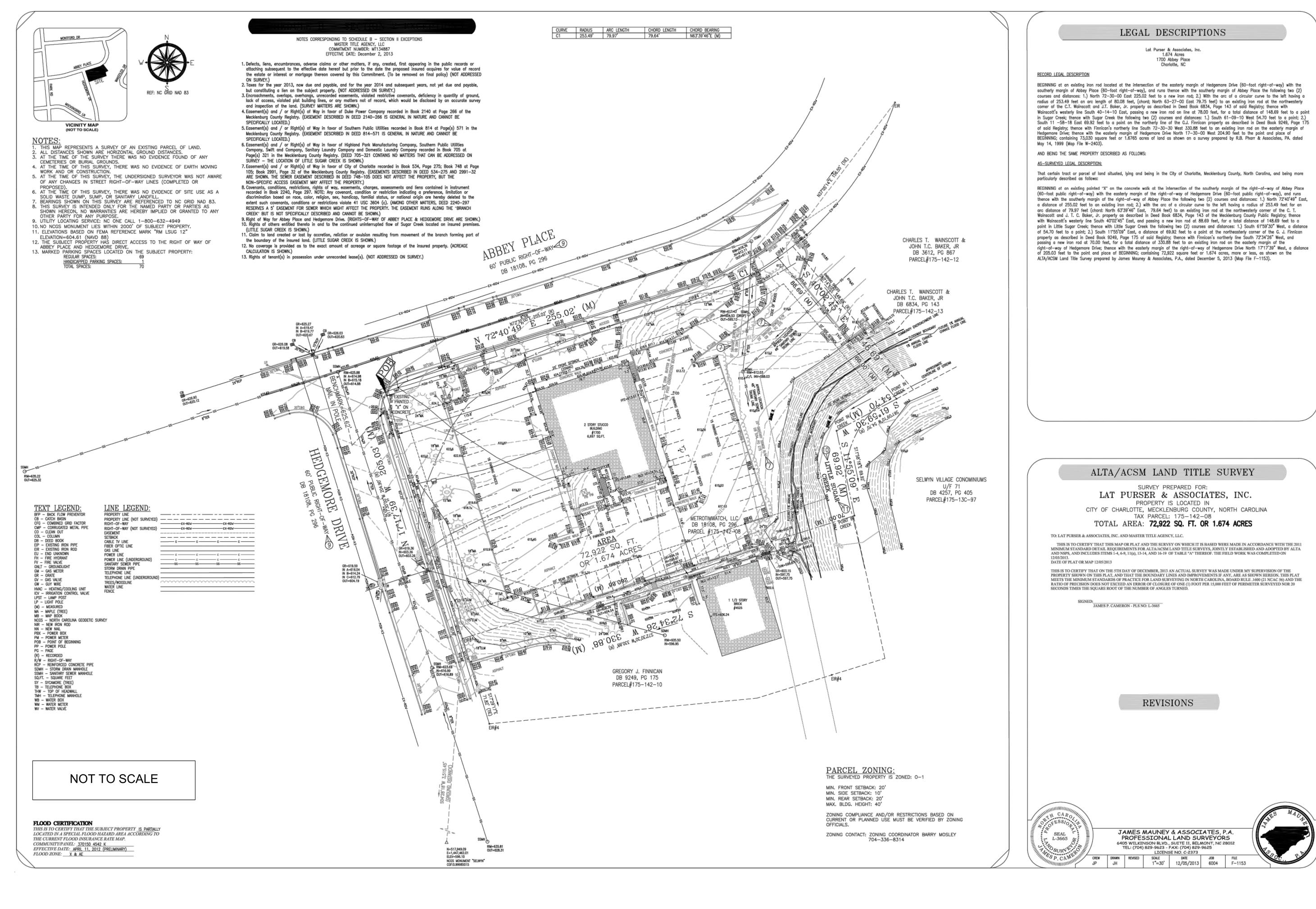
VERT: N/A HORZ: N/A

RIGINAL SHEET SIZE: 24" X 36"

DEVELOPMENT STANDARDS

REZONING PETITION # 2021-XXX





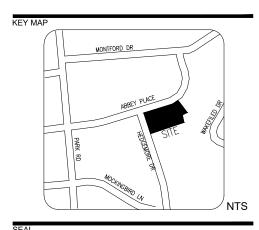
10/12/2021 10:53 AM CHASE WEAVER N:\ 2021\1021302\CAD\ENTITLEMENTS\1021302 PLN RZ.DWG

REZONING PETITION # 2021-XXX



223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM







1700 ABBEY PLACE CHARLOTTE, NC 28209

REZONING

ASCENT REAL ESTATE CAPITAL 2100 CRESCENT AVENUE SUITE 200 CHARLOTTE, NC 28207

LANDDESIGN PRO

1021302 **REVISION / ISSUANCE** NO. DESCRIPTION DATE DESIGNED BY: LD DRAWN BY: LD CHECKED BY: LD VERT: N/A HORZ: NTS

ORIGINAL SHEET SIZE: 24" X 36"

EXISTING CONDITIONS

