

SITE DEVELOPMENT DATA:

ACREAGE: ± 2.8 ACRES

TAX PARCELS: 157-172-22, 157-172-33

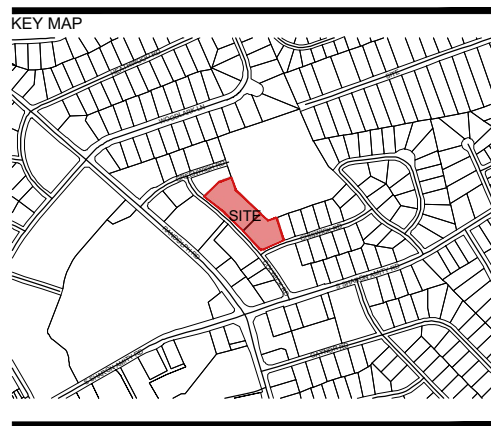
EXISTING ZONING: O-2

PROPOSED ZONING: MUDD (CD)

PROPOSED DEVELOPMENT:
260 MULTI FAMILY UNITS
30,000 SF OFFICE

MAXIMUM BUILDING HEIGHT:
DEVELOPMENT AREA A: 85';
DEVELOPMENT AREA B: 60'

PARKING: BY ORDINANCE



SEAL

NOT FOR CONSTRUCTION

PROJECT

**COLWICK
REZONING
#####**

COLWICK DEVELOPMENT LLC
FIFTH THIRD CENTER
201 N TRYON ST SUITE 1460

LANDDESIGN PROJ.# 1021232

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

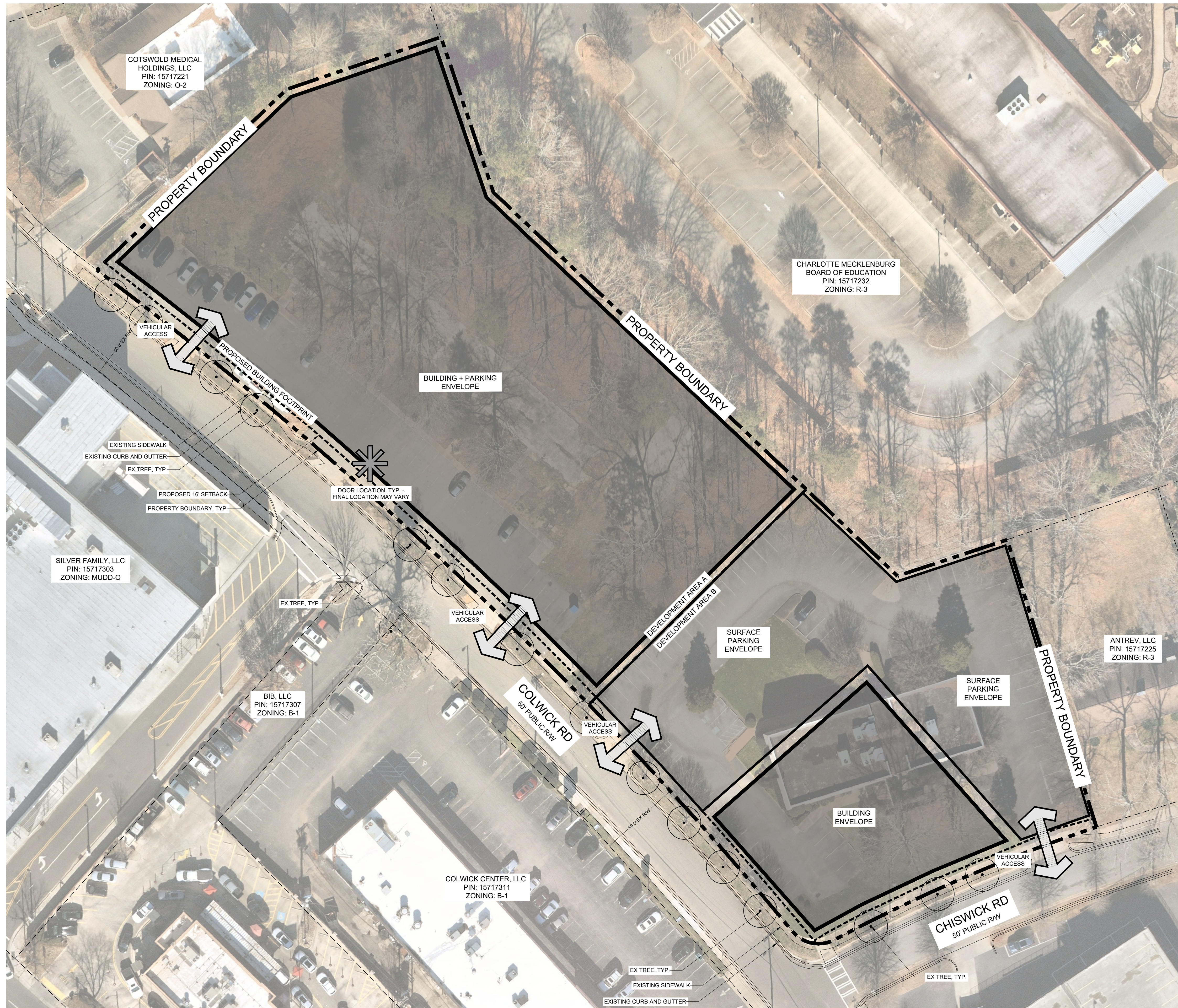
VERT: N/A
HORZ: 1" = 30'

SHEET TITLE

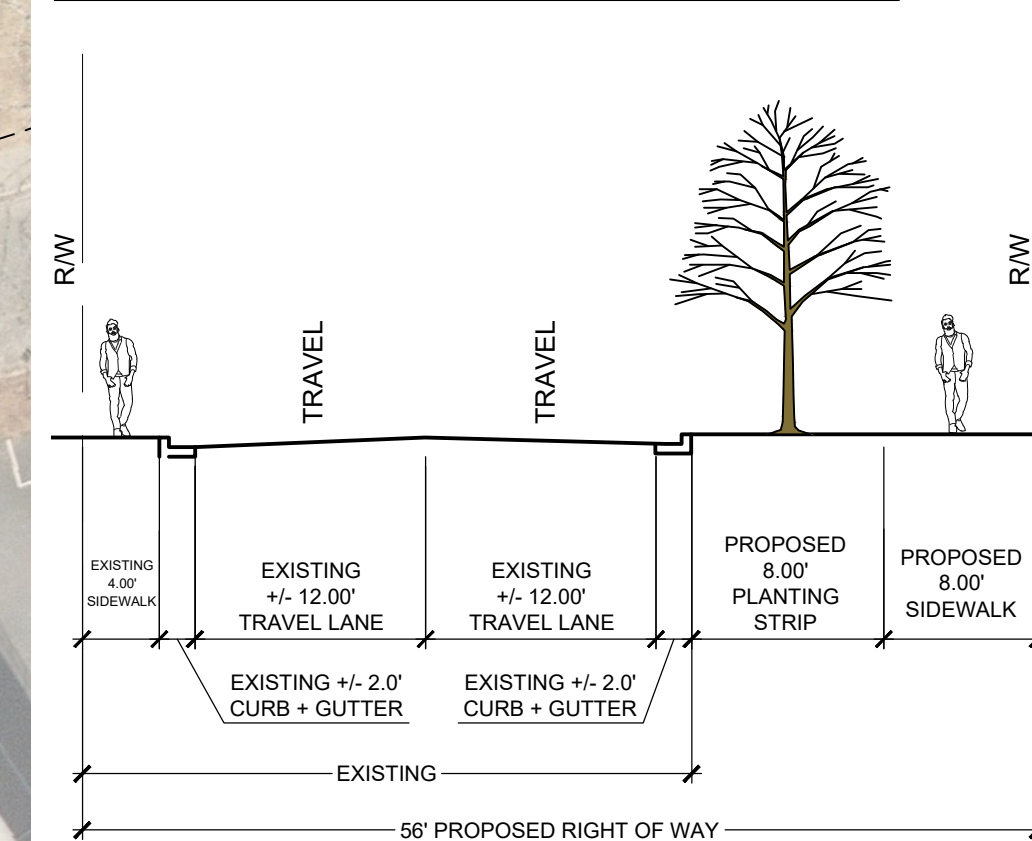
TECHNICAL DATA SHEET

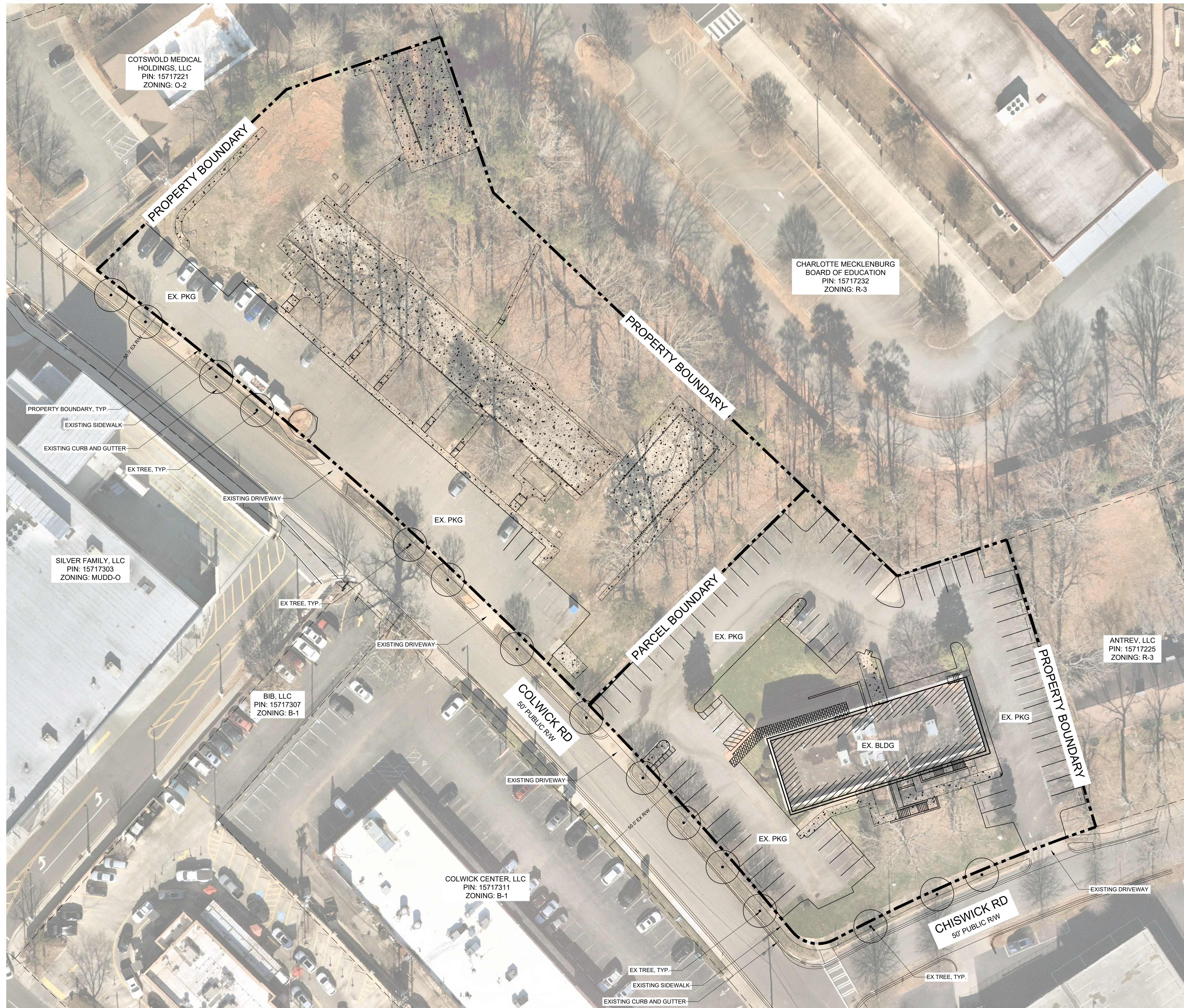
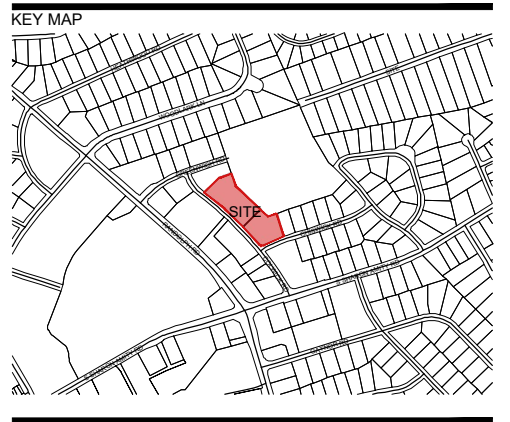
SHEET NUMBER

RZ1-0



COLWICK RD PROPOSED SECTION:





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 FIFTH THIRD CENTER
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SCALE NORTH

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 HORZ: 1" = 30'



SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ2-0

DEVELOPMENT STANDARDS
Petitioner: Colwick Development, LLC
Rezoning Petition No. 2021-xxx
10/7/2021

Site Development Data:

- Acreage: ± 2.8
- Tax Parcels: 157-172-22 and 157-172-33
- Existing Zoning: O-2
- Proposed Zoning: MUDD(CD)
- Existing Uses: Office
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
- Maximum Development:
 - a. Up to 260 multi-family residential units; and
 - b. Up to 30,000 square feet of office uses;
- Maximum Building Height: 85 feet for Development Area A and 60 feet for Development Area B
- Parking: As required by the Ordinance for the MUDD zoning district. Parking may be shared between the two development areas to meet Ordinance standards.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Colwick Development, LLC ("Petitioner") to accommodate development of a multi-family residential community and office building on an approximately 2.8-acre site located at the northeast intersection of Colwick Road and Chiswick Road, more particularly described as Mecklenburg County Tax Parcel Numbers 157-172-22 and 157-172-33 (the "Site").
- b. **Zoning District/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").

II. Permitted Uses

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Maximum Development and Restrictions

01825-001/00323544-2 Error! Unknown document property name.

- a. Subject to the restrictions and limitations listed below, the principal buildings constructed may be developed with up to: (i) 260 multi-family residential units in Development Area A and (ii) 30,000 square feet of office uses within Development Area B, permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district.
- b. **Prohibited Uses:** Car washes (except for residential car wash stations); Automobile Service Stations; EDEEs with accessory drive-through service windows.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- c. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

V. Design Guidelines:

- a. 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.
- b. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - 1. Base of High Rise Building(s) (those exceeding five (5) stories): The base of building sides (equivalent to the first three (3) floors at street grade for buildings containing office uses or first two (2) floors at street grade for buildings containing residential uses) greater than 120 feet in length fronting a public street shall be distinguished from the remainder of the building and 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.

- 2. Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet in all directions and 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.

- c. If structured parking is developed, exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from network-required public or private streets through the use of decorative louvers and/or architectural panels.
- d. Meter banks shall be located outside of the setback.
- e. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure.

VI. Environmental Features

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
- b. The Petitioner shall comply with the Tree Ordinance.

VII. Signage

Shall comply with Ordinance standards for the MUDD zoning district.

VIII. Lighting

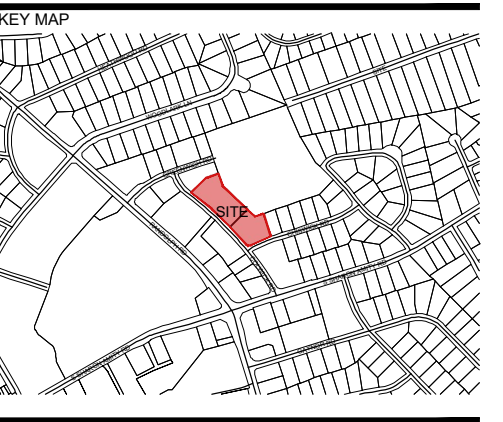
All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

IX. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

X. Binding Effect of the Rezoning Application:

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 or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ3-0