

KEY MAP

SEAL

NOT FOR CONSTRUCTION

STRATFORD RICHARDSON YMCA

YMCA OF GREATER CHARLOTTE
 CHARLOTTE,
 NORTH CAROLINA

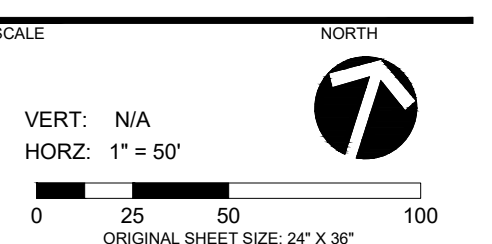
REZONING PETITION #:
 2021-XXX

LANDDESIGN PROJ.# 1021129

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	11.22.2021

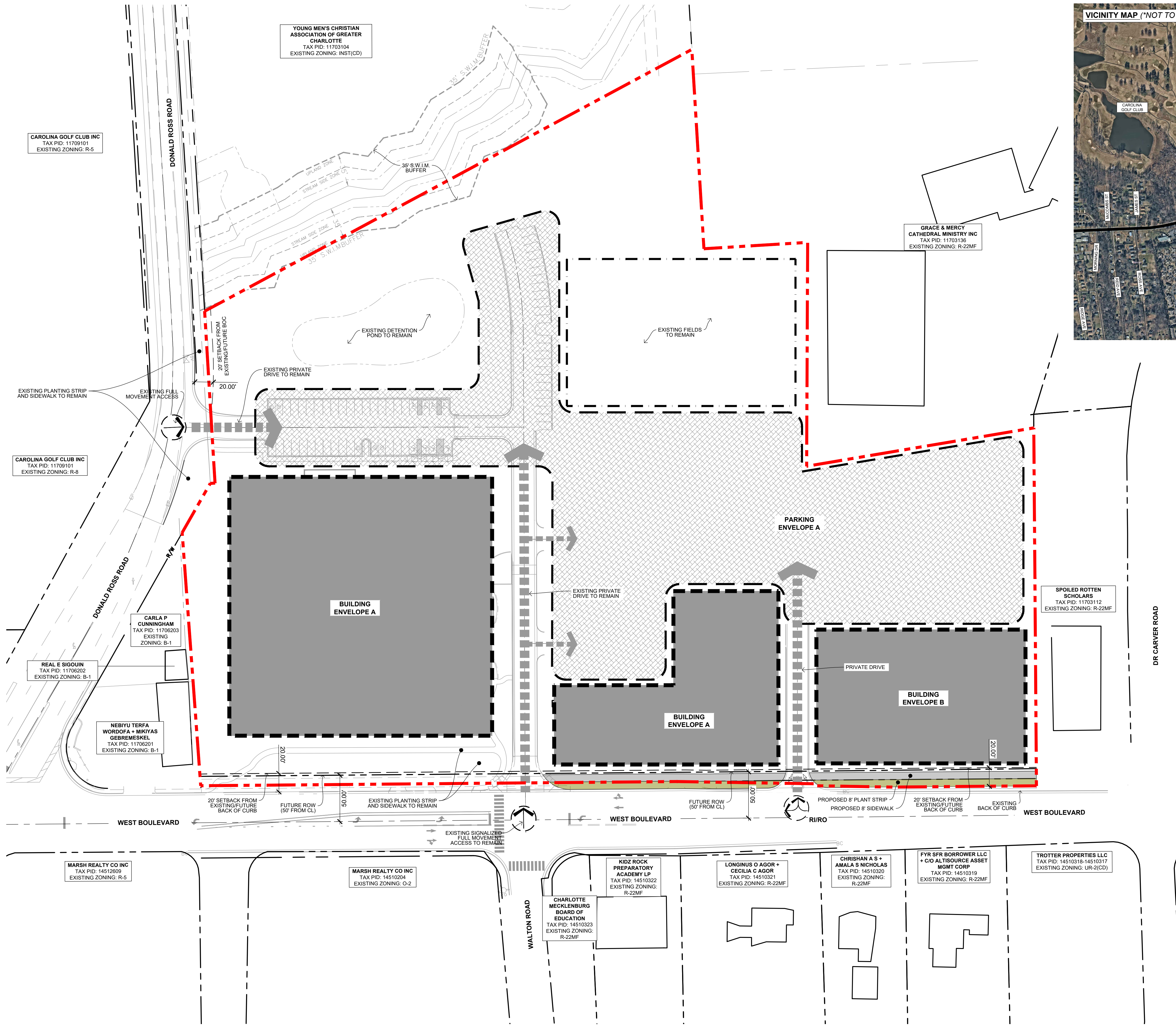
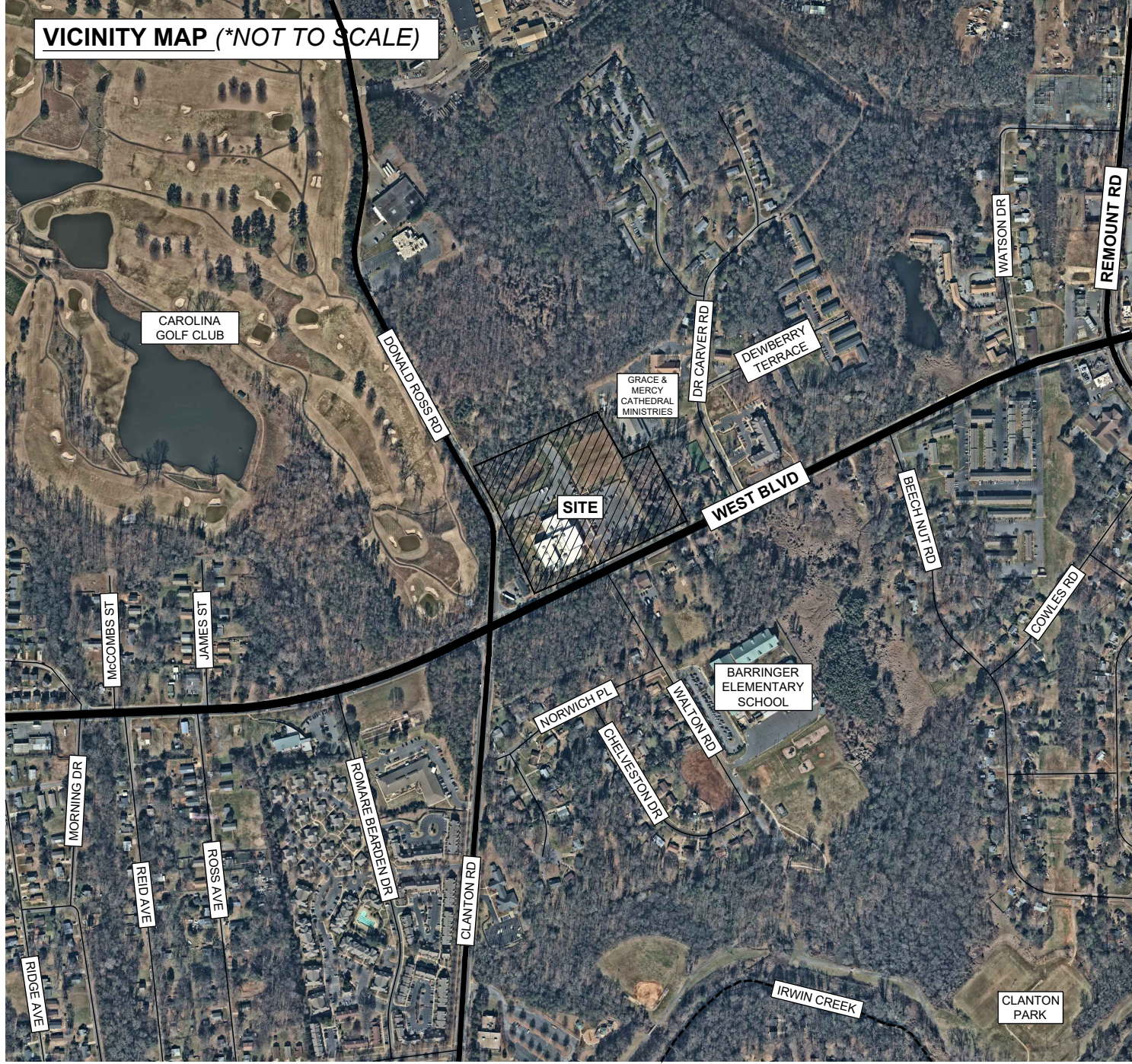
DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD



EXISTING CONDITIONS

SHEET NUMBER
RZ-EC

NOTES:
 - EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



DEVELOPMENT DATA TABLE

- Acreage: ± 11.69 acres
- Tax Parcel #: 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.
- Existing Zoning: Inst. (CD) & R-22MF
- Proposed Zoning: MUDD-O
- Existing Uses: YMCA and Vacant
- Proposed Uses: Indoor recreational uses, civic uses, medical clinic and offices uses, a library and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Development Amounts: Up to 60,000 square feet of gross floor area of Indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 8,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 25,000 square feet of gross floor area, and retail uses with up to 15,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.
- Maximum Building Height: Up to 65 feet. Building height to be measured per the Ordinance
- Parking: As required by the Ordinance.

NOTES:

1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

KEY MAP

SCALE

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STRATFORD RICHARDSON YMCA

YMCA OF GREATER CHARLOTTE
CHARLOTTE,
NORTH CAROLINA

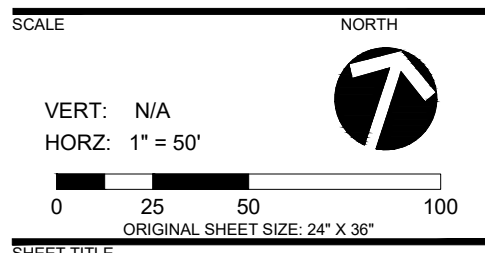
REZONING PETITION #:
2021-XXX

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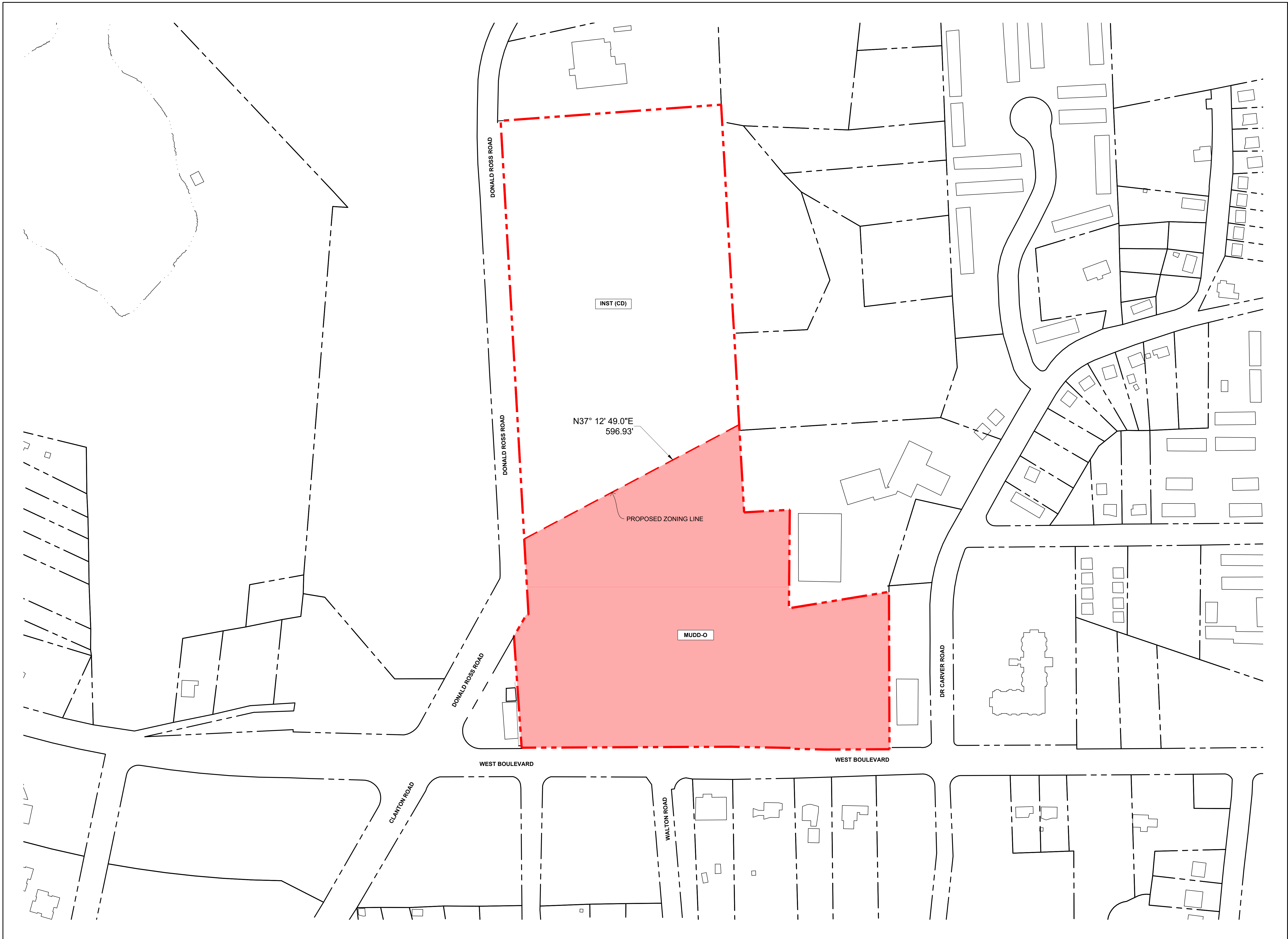
NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	11.22.2021

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



TECHNICAL DATA SHEET

SHEET NUMBER
RZ-01



KEY MAP

SEAL

**NOT FOR
 CONSTRUCTION**

**STRATFORD
 RICHARDSON
 YMCA**

YMCA OF GREATER CHARLOTTE
 CHARLOTTE,
 NORTH CAROLINA

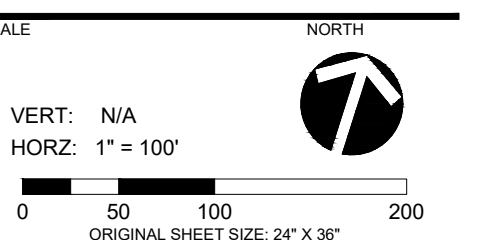
REZONING PETITION #:
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DESIGNED BY: LD
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ZONING BOUNDARY

SHEET NUMBER
RZ-02

**YMCA of Greater Charlotte
Development Standards
11/22/2021
Rezoning Petition No. 2021-XXX**

Site Development Data:

- Acres:** ± 11.69 acres
- Tax Parcel #:** 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.
- Existing Zoning:** Inst. (CD) & R-22MF
- Proposed Zoning:** MUDD-O
- Existing Uses:** YMCA and Vacant
- Proposed Uses:** Indoor recreational uses, civic uses, medical clinic and offices uses, a library and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Development Amounts:** Up to 60,000 square feet of gross floor area of Indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 8,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 25,000 square feet of gross floor area, and retail uses with up to 15,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.
- Maximum Building Height:** Up to 65 feet. Building height to be measured per the Ordinance
- Parking:** As required by the Ordinance.

1. GENERAL PROVISIONS:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte. ("Petitioner") to accommodate the development of a YMCA, medical clinic and office uses, retail uses and a library on an approximately 11.69-acre site located on the north side of West Blvd. between Dr. Carver and Donald Ross Rd. (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.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building Areas (as defined below) 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. minor and don't materially change the overall design intent 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.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to five (5). 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.

2. PERMITTED USES, BUILDING ENVELOPE AREA LIMITATIONS:

Building Envelopes. For ease of reference, the Rezoning Plan sets forth two (2) Building Envelopes as generally depicted on Sheet RZ-01 as Building Envelope A and Building Envelope B (each a "Building Envelope" and collectively the "Building Envelopes").

- i. Within Building Envelope A the principal buildings constructed on the Site may be developed with up to 60,000 square feet of gross floor area of Civic, and Indoor Recreational uses, 8,000 square feet of gross floor area of Medical Clinics and Offices uses, and up to 15,000 square feet of gross floor area retail uses. Within Building Envelope B the principal building constructed on the Site may be developed with a library with up to 25,000 square feet of gross floor area as permitted by right, and under prescribed conditions together with accessory uses allowed in the MUDD zoning district. Mobile Food Vending and Outdoor Fresh Produce Stands are also allowed uses as prescribed by the Ordinance.

3. OPTIONAL PROVISIONS:

- a. An optional provision to allow street walls to have expanses of solid wall up to 30 feet in length along West Blvd.

4. Transportation Improvements and Access:

- a. Access to the Site will be from West Blvd. and Donald Ross Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will improve the Site's frontage on West Blvd. with an eight (8) foot planting strip and an eight (8) foot sidewalk, except along the West Blvd. where the existing YMCA is located. Along the Site's frontage on Donald Ross Rd. where there is no existing sidewalk an eight (8) foot planting strip and an eight (8) foot sidewalk will be added, where there currently exists a sidewalk and planting strip they will be preserved.
- c. The Petitioner will dedicate and convey 50 feet of right-of-way from the existing center line of West Blvd. Along Donald Ross Rd. the Petitioner will dedicate and convey 35 feet of right-of-way from the existing center line of Donald Ross Rd. as generally depicted on the Rezoning Plan.
- d. 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 (1st) 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.
- e. The Petitioner will dedicate via fee simple conveyance any required 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 last 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.

- f. CDOT/NC DOT Standards. All the foregoing public roadway improvements will be subject to the standards and criteria of CDOT or NCDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

- g. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. STREETScape, LANDSCAPING OPEN SPACE AND SCREENING:

- a. A 20-foot building and parking setback as measured from the existing/future back of curb along West Blvd. and Donald Ross Rd. will be provided as generally depicted on the Rezoning Plan.
- b. Meter banks will be screened where visible from public view at grade level.

6. 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, cementitious fiber board, stucco, EIFS, decorative block and/or wood, defined as the "Preferred Building Materials". Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings, concrete masonry units not architecturally finished will not be allowed.
- b. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public Street will have at least 20% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete), exclusive of windows, doors and roofs.
- c. Building Placement and Site Design along West Blvd. shall focus on and enhance the pedestrian environment through the following:
 - i. Buildings shall be placed to present a front or side façade to West Blvd.
 - ii. Buildings shall front a minimum of 40% of the total West Blvd. street frontage on the Site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - iii. Parking lots shall not be located between the proposed buildings and West Blvd.
- d. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.
- e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. 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.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - iii. The maximum contiguous area without windows or doors on any floor shall not exceed 30 feet in length. Where blank or unarticulated walls 30' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
- f. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and nighttime hours.
- g. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 6 feet in width unless connecting to four units or less.
- h. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, metal or other materials specifically designed as fencing materials.
- i. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials. On-site dumpster and refuse areas will be located within the building.
- j. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - i. 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 or parapets.
 - ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet.
 - iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
 - iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.
- k. Ventilation grates or emergency exit doors located at the first-floor level in the building facade oriented to any public street must be decorative.

7. ENVIRONMENTAL FEATURES:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. The Site will comply with the Tree Ordinance.

8. LIGHTING:

- a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except streetlights located along public streets, will be limited to 26 feet in height.
- c. The on-site pedestrian circulation system shall be lighted to a level where employees, residents, and visitors can safely use the system at night.

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 or portion of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SCALE

**NOT FOR
CONSTRUCTION**

**STRATFORD
RICHARDSON
YMCA**

YMCA OF GREATER CHARLOTTE
CHARLOTTE,
NORTH CAROLINA

**REZONING PETITION #:
2021-XXX**

LANDDESIGN PROJ.# 1021129

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NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	11.22.2021

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ:

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N1