

**SITE LEGEND**

- EXISTING PROPERTY LINE**
- PROPOSED BUILDING ENVELOPE**
- PROPOSED PARKING ENVELOPE**
- PROPOSED GREENWAY DEDICATION**
- FULL ACCESS MOVEMENT**
- RIGHT-IN/RIGHT-OUT ACCESS**

**SITE DEVELOPMENT DATA**

ACREAGE: ± 18.45 ACRES  
 TAX PARCEL #: PORTION OF 047-391-42  
 EXISTING ZONING: RE-2  
 PROPOSED ZONING: R-17MF(CD)  
 EXISTING USES: VACANT  
 PROPOSED USES: UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.  
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 72 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.  
 PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

REVISED

SCALE

**REZONING PETITION**  
NUMBER RZP-2022-012

**IBM DRIVE DEVELOPMENT**

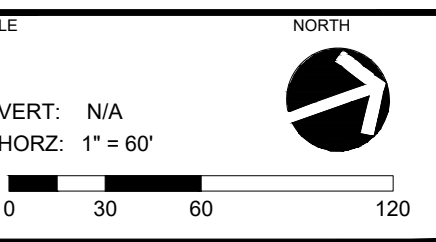
RANGE WATER  
CHARLOTTE, NC

PROJECT NUMBER 1022007

**REVISION / ISSUANCE**

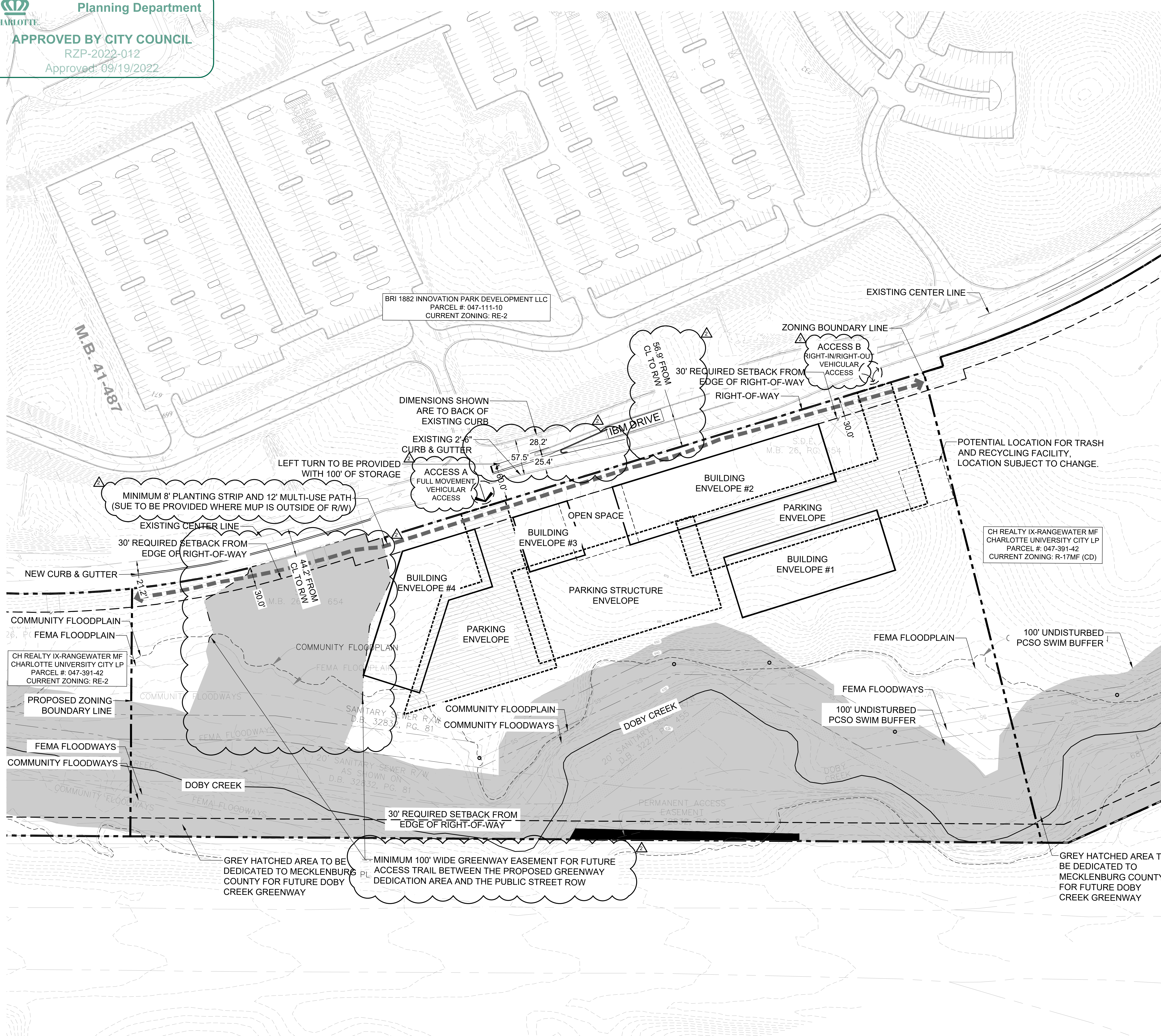
NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	07.11.2022
2	REZONING RESUBMITTAL	08.18.2022


DESIGNED BY: DAW  
 DRAWN BY: JTA  
 CHECKED BY: DAW



TECHNICAL DATA SHEET

SHEET NUMBER RZ-1



 **Charlotte**

**Planned Development**

RangeWater Real Estate  
Development Standards Manual  
07/08/2022  
Rezoning Petition No. 2022-012

**APPROVED BY CITY COUNCIL**  
RZP-2022-012  
REVISED 09/19/2022

**Site Development Data:**

- **Access A:** portion of 047-391-42
- **Tax Parcel #:** portion of 047-391-42
- **Existing Zoning:** RE-2
- **Proposed Zoning:** R-17MF(CD)
- **Existing Uses:** Vacant
- **Proposed Uses:** Up to 300 multi-family residential dwelling units together with accessory uses, as allowed in the R-17MF zoning district.

- **Maximum Building Height:** Not to exceed 72 feet, building height will be measured as defined by the Ordinance.
- **Parking:** As required by the Ordinance will be provided. The Petitioner will install a minimum of five (5) EV-ready parking spaces. EV-ready spaces are those that have pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and either a junction box or 240V outlet.

**1. General Provisions:**

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by RangeWater Real Estate, ("Petitioner") to accommodate the development of a residential community on approximately 18.45-acre site generally located on IBM Drive, west of I-85 (the "Site").
- 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 R-17MF zoning classification shall govern.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 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:

- 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.

- Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed six (6). 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, architectural elements and designs as the principal buildings located on the Site.

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

- The Site may be developed with up to 300 multi-family residential dwellings units together with accessory uses, including a parking structure, as allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.

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

- Access to the Site will be from IBM Drive as generally depicted on the Rezoning Plan. The Petitioner will provide a left-turn lane with 100 feet of storage and appropriate taper on IBM Drive into the Site at the Access A as generally depicted on the Rezoning Plan.
- Access A will be designed to have one ingress and two egress lanes (a westbound thru-left turn lane and a separate right turn lane with 100 feet of storage).
- Access B will be limited to right-in right-out. Access B will be designed with one ingress and one egress lane (a terminating westbound right turn lane).
- The Petitioner will provide an 8-foot planting strip and a 12-foot multi-use path (MUP) along the Site's frontage on IBM Drive as generally depicted on the Rezoning Plan. Due to the existing topography along IBM Drive the location of the MUP will be determined during the land development approval process for the Site. The Petitioner will work with CDOT, Urban Forestry and Planning to determine the appropriate location.
- The Site will comply with the requirements of Chapter 19 of the City of Charlotte. Any improvements required by Chapter 19 along IBM Drive will be determined during the land development permitting process for the Site and will be subject to approval by CDOT.
- The Petitioner will install curb and gutter on IBM Drive along the southern portion of the Site where it does not currently exist. The curb and gutter will be located a minimum of 10 feet from the existing center line of IBM Drive.
- Subject to the approval NCDOT (if NCDOT is not willing to allow the crosswalk the Petitioner will have no further responsibility to provide this improvement), the Petitioner will install a signalized pedestrian crossing at the intersection of W.T. Harris and IBM Drive, the pedestrian crossing will be located on the eastern side of the intersection. The Petitioner will improve the two existing pork shop islands and will modify the existing signal timing to accommodate the crosswalk and pedestrian signals. The Petitioner will not be responsible for providing sidewalk connections to the pedestrian crossing on IBM Dr. or Research Dr. The review and approval of this improvement by NCDOT will not be tied to the land development approval for the Site but will instead be required prior to the issuance if the first certificate of occupancy; installation, of the crosswalk if allowed by NCDOT, does not need to occur until the final CO for the Site is issued.
- Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner's ability to request that CDOT allow a bond to be post for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- 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.
- 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.
- The Petitioner will dedicate and convey 35 feet of right-of-way, where necessary, as measured from the existing center line of IBM Drive.
- The Petitioner will dedicate via fee simple conveyance the additional right-of-way indicated on the Rezoning Plan for IBM Drive; 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.
- Alternative Improvements.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, changes to the above referenced roadway and streetscape improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director; provided, however, the proposed alternate transportation and streetscape improvements provide (in the aggregate) comparable transportation and streetscape benefits to the improvements identified in this Petition in the overall area of the rezoning.

**4. Streetscape, Buffers, Yards, Open Space and Landscaping:**

- A 30-foot setback as measured from the future right-of-way will be provided along IBM Drive as generally depicted on the Rezoning Plan.
  - Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-family standards.
  - Along the Site's internal parking areas, the Petitioner will provide a sidewalk and crosswalk network that links to the buildings 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.
- 5. Architectural Standards, General Design Guidelines:**
- Surface parking areas will not be allowed between IBM Drive and the proposed multi-family residential buildings. Parking will be allowed between the buildings and may also be located along the sides of the buildings as generally depicted on the Rezoning Plan.
  - The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic 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.
  - Preferred Exterior Building Materials:** All principal and accessory buildings abutting IBM Drive shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
  - Prohibited Exterior Building Materials:**
    - Vinyl siding (but not vinyl hand rails, windows or door trim).
  - Concrete Masonry Units not architecturally finished.

- Building Placement and Site Design** shall focus on and enhance the pedestrian environment through the following:
  - Buildings shall be placed to present a front or side facade to IBM Drive.
  - Surface parking lots, and a parking structure shall not be located between any residential buildings and IBM Drive.
- Building Massing and Height** shall be designed to break up long monolithic building forms as follows:
  - Buildings exceeding 135 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 4 feet and extend up and down along the exterior of the building facade.
- Architectural Elevation Design** - elevations shall be designed to create visual interest as follows:
  - Building elevations shall be designed with vertical bays or articulated architectural facade 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.
  - Buildings shall be designed with a recognizable architectural base on all facades facing IBM Drive. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
  - Building elevations facing IBM Drive 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.
- Roof Form and Articulation** - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - 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.
  - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
  - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- Service Area Screening** - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

- Meat banks will be screened from adjoining properties and from the abutting public streets.

**6. Open Space:**

- Improved open space areas will be provided as generally depicted on the Rezoning Plan. A minimum of 8,000 square feet of improved open space areas will be provided. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

**7. Environmental Features:**

- 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.
- Development within the SWIMP/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- The Site will comply with the Tree Ordinance.

**8. Greenway Dedication along Doby Creek:**

- The Petitioner will convey to Mecklenburg County for the development of a greenway a portion of the Doby Creek Floodway between the 100-foot Post Construction Setback as generally depicted on the Rezoning Plan. The Petitioner will also provide a 100-foot wide access easement from IBM Drive to the Greenway area to allow for the use of the Greenway by the Petitioner and Recreation between the Greenway and IBM Drive and residential community as generally depicted on the Rezoning Plan. This area and easement will be dedicated and conveyed to Mecklenburg County prior to the issuance of the final CO for the Site.

**9. Lighting:**

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

**10. CATS:**

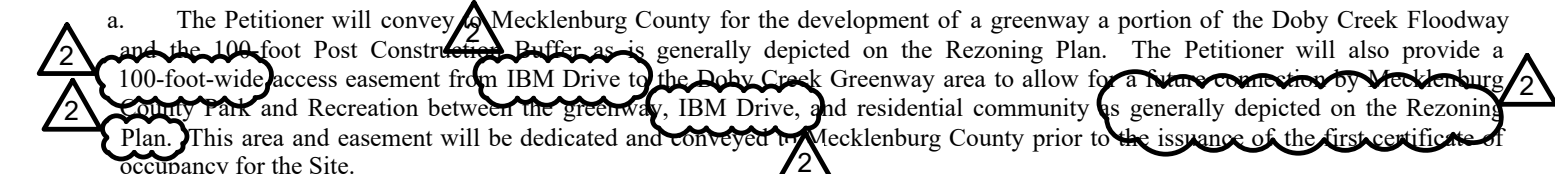
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**11. Amendments to the Rezoning Plan:**

- 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.

**12. 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 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.



REVIMP

SEAL

**REZONING PETITION**  
NUMBER RZP-2022-012

PROJECT

**IBM DRIVE DEVELOPMENT**

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RANGE WATER  
CHARLOTTE, NC

NO/DESIGN PROJ# 1022007

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	07.11.2022
2	REZONING RESUBMITTAL	08.18.2022

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DESIGNED BY: DAW  
DRAWN BY: JFA  
CHECKED BY: DAW

SCALE NORTH

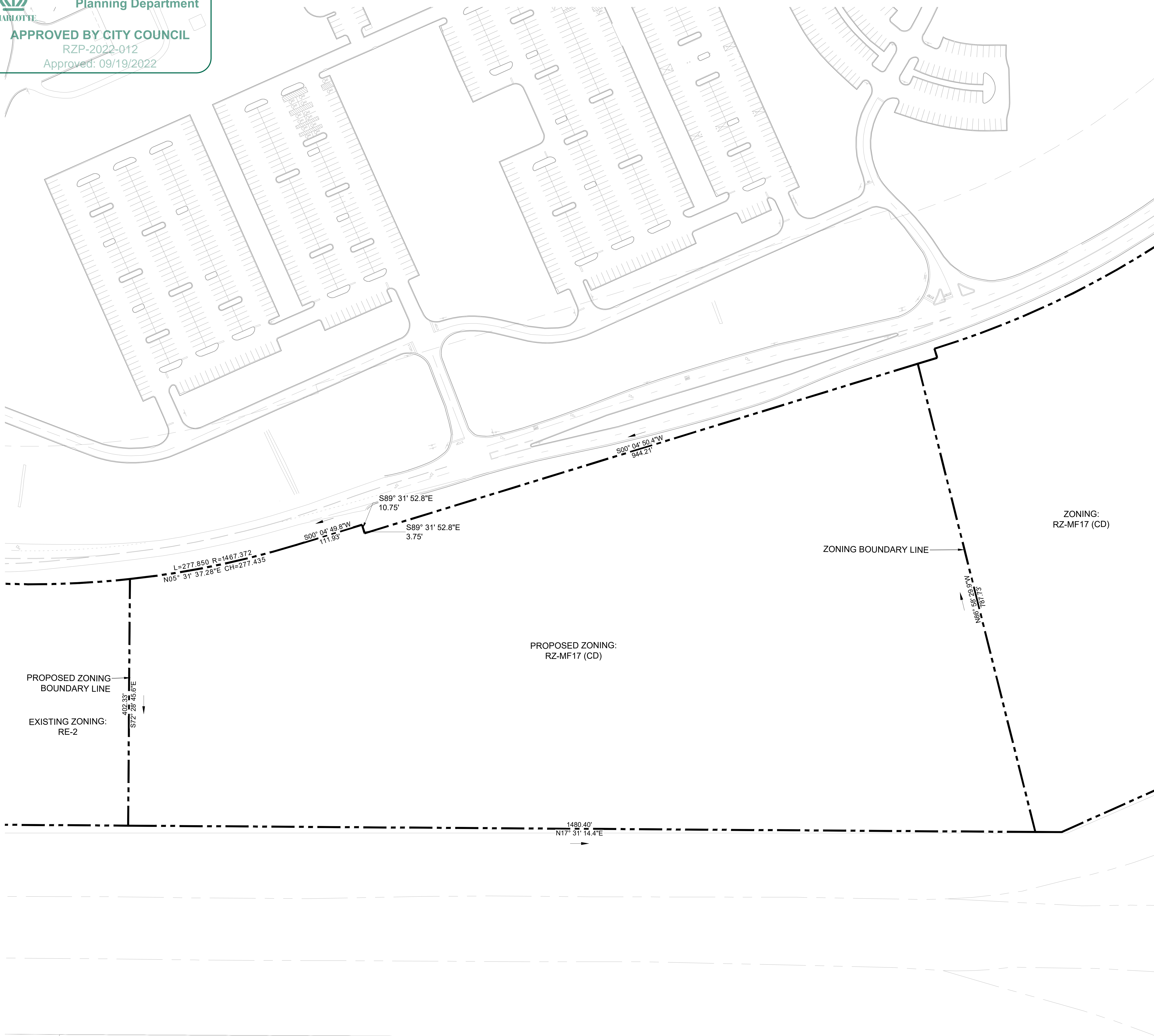
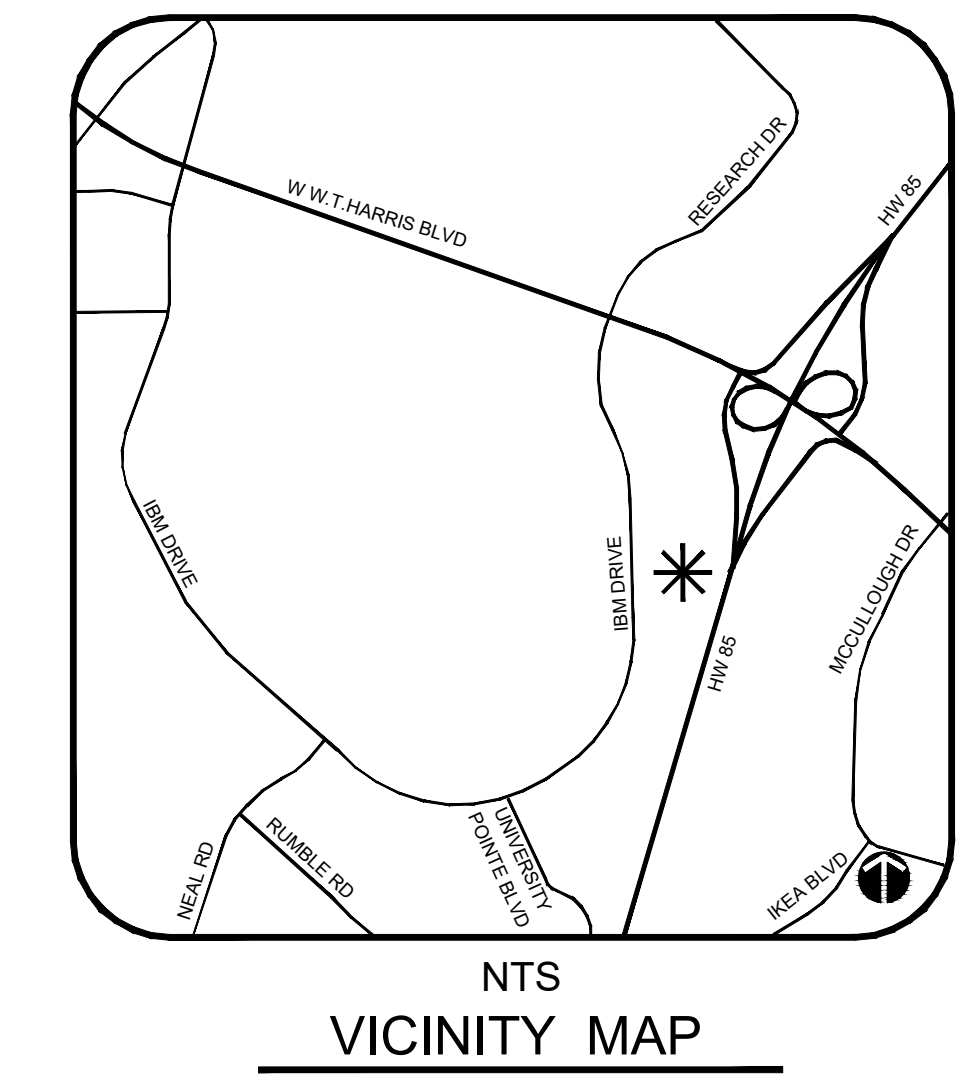
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(NOT TO SCALE)

SHEET TITLE  
**DEVELOPMENT STANDARDS**

SHEET NUMBER  
**RZ-2**


**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZP-2022-012  
 Approved: 09/19/2022

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



KEY MAP

SEAL

**REZONING PETITION**  
 NUMBER RZP-2022-012

PROJECT

**IBM DRIVE**  
**DEVELOPMENT**

RANGE WATER  
 CHARLOTTE, NC

LANDDESIGN PROJ#

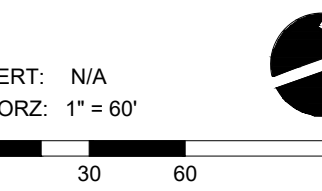
1022007

REVISION / ISSUANCE

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2	REZONING RESUBMITTAL 2	08.18.2022

DESIGNED BY: DAW  
 DRAWN BY: JTA  
 CHECKED BY: DAW

SCALE



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-3



Planning Department

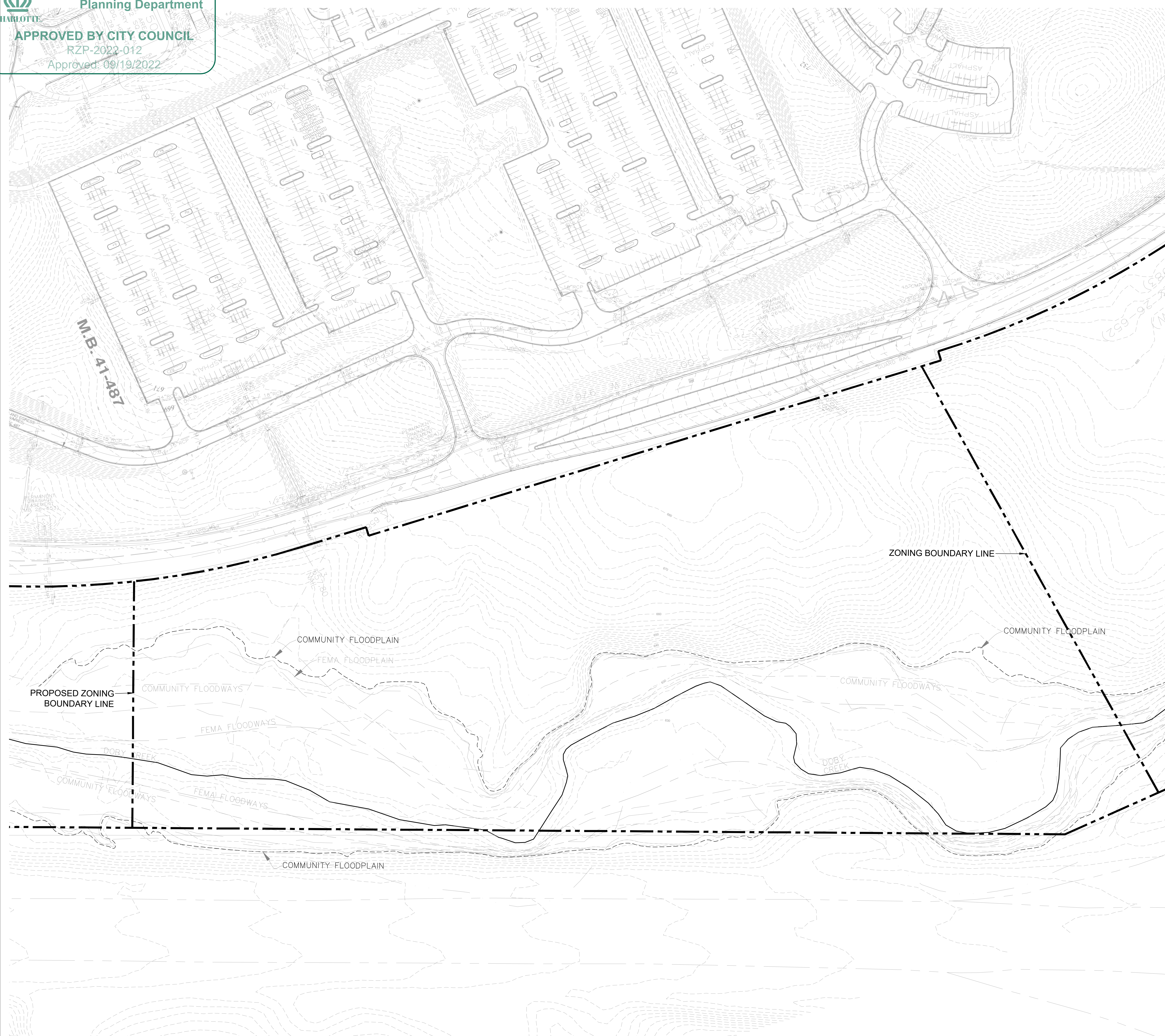
APPROVED BY CITY COUNCIL

RZP-2022-012

Approved: 09/19/2022

LandDesign

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



KEY MAP

SEAL

REZONING PETITION  
NUMBER RZP-2022-012

PROJECT

IBM DRIVE  
DEVELOPMENT

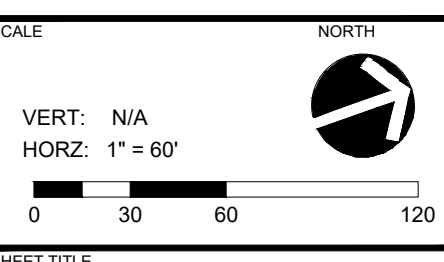
RANGE WATER  
CHARLOTTE, NC

PROJECT NUMBER  
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DESIGNED BY: DAW  
DRAWN BY: JTA  
CHECKED BY: DAW



EXISTING CONDITIONS

SHEET NUMBER  
RZ-4