

APPROVED BY CITY COUNCIL
RZP-2022-070
Approved: 06/17/2023

WELLS FARGO BANK
DB. 28291, PG. 644
A PORTION OF LOT 20
MB. 29, PG. 60
PIN: 025-063-11
ZONE: 8P
USE: INDUSTRIAL

VANCE DAVIS DRIVE
MB 25, PG. 432

SWD INVESTMENTS, LLC
DB: 30510, PG. 96
PIN: 025-051-03
ZONING: BP
USE: VACANT

JANET COX HORTON, JUDY COX HODSON,
ANNA HORTON DRURY AND ANDREW
WILLIAM HORTON
DB. 4843, PG. 793 &
DB. 28412, PG. 859
PIN: 019-331-06
ZONING: R-4
USE: SINGLE FAMILY RESIDENTIAL ACREAGE

INDEPENDENCE HILL BAPTIST
CHURCH OF CHARLOTTE, NC, INC
DB. 18103, PG. 404
PIN: 027-182-03
ZONE: R-17MF
USE: CHURCH

BIV-VD12210 LLC
DB: 32873, PG. 254
LOT 23; MB: 28, PG. 384
PIN: 025-051-05
ZONING: BP
USE: INDUSTRIAL

R J BREWER, LLC
DB. 11063, PG. 46
PIN: 025-031-26
ZONING: I-1
USE: INDUSTRIAL

DEVELOPMENT ENVELOPE 2
SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS
OPEN SPACE
STORMWATER QUALITY

DEVELOPMENT ENVELOPE 1
MULTI-FAMILY RESIDENTIAL UNITS
SURFACE PARKING
AMENITY
OPEN SPACE

DEVELOPMENT ENVELOPE 3
NON-RESIDENTIAL USES
SURFACE PARKING
AMENITY
OPEN SPACE

DEVELOPMENT ENVELOPE 4
NON-RESIDENTIAL USES
SURFACE PARKING
OPEN SPACE

LIBERTY CROSSING 1 LLC
DB. 33036, PG. 487
PIN: 019-331-09
ZONING: R-4
USE: MULTI-FAMILY

OLD STATESVILLE ROAD
(NC HWY #115)
(60' PUBLIC RIGHT-OF-WAY)

INDEPENDENCE HILL RD EXT.

SWD INVESTMENTS LLC
DB: 27931, PG. 636
PIN: 027-182-04
ZONING: I-1
USE: INDUSTRIAL

RIVERBEND OLD STATESVILLE
DB. 33672, PG. 209
PIN: 025-271-08
ZONING: I-2(CD)
USE: INDUSTRIAL

MECKLENBURG COUNTY
DB. 2940, PG. 318
PIN: 025-051-01
ZONING BP
USE: PARK

INDEPENDENCE HILL ROAD
SR #2459
(60' PUBLIC RIGHT-OF-WAY)

SWD INVESTMENTS LLC
DB: 27931, PG. 636
PIN: 027-182-04
ZONING: I-1
USE: INDUSTRIAL

URBAN
DESIGN
PARTNERS

1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

Carter Acquisitions, LLC

39 Georgia Avenue SE Suite #200
Atlanta, GA 30312

Liberty Crossing Mixed-Use

Technical Data Sheet

NO. DATE: BY: REVISIONS:

Project No: 21-CLT-147

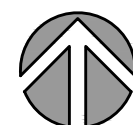
Date: 04.14.2022

Designed By: UDP

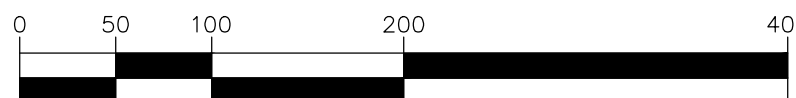
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Sheet No:

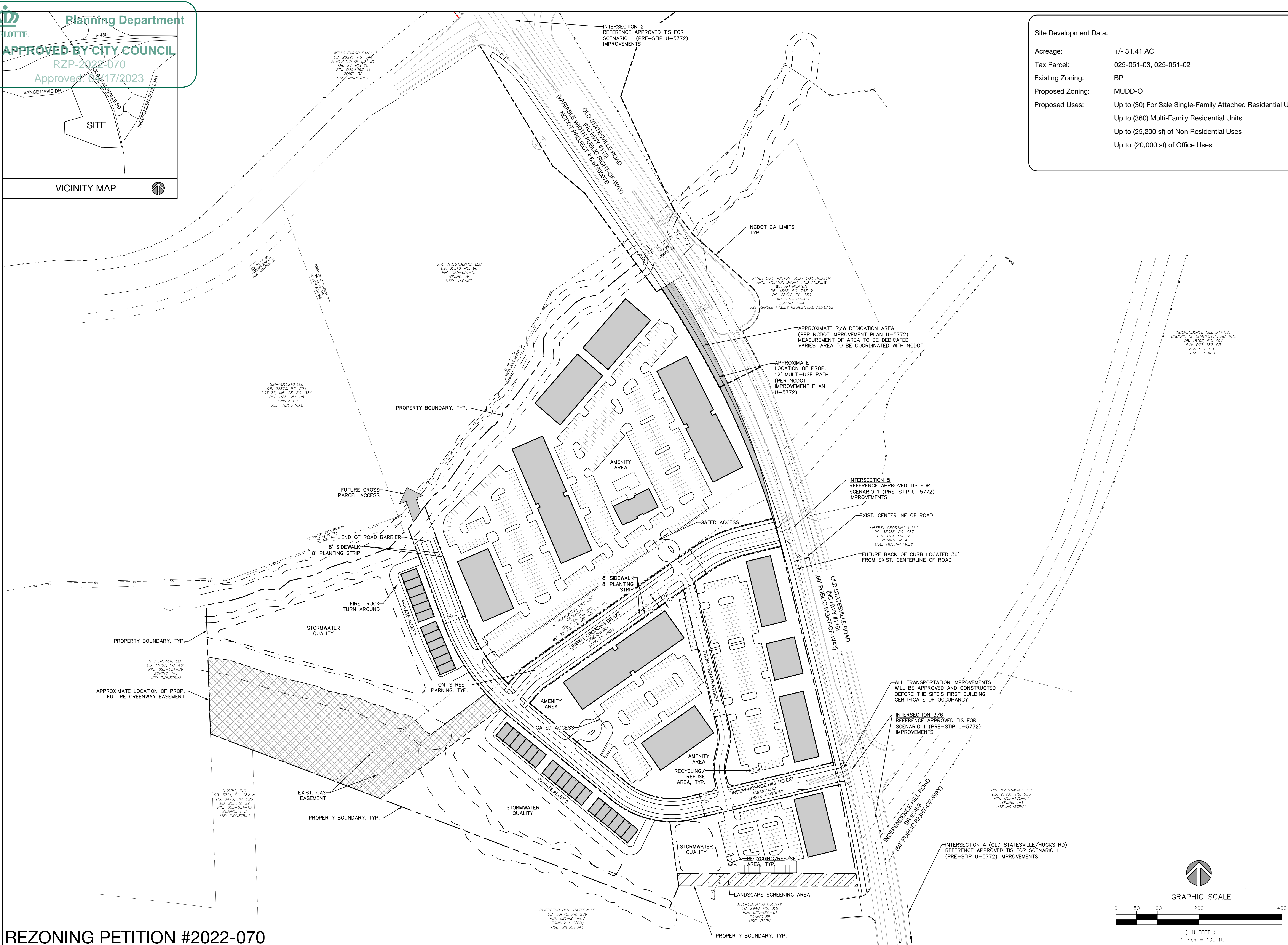
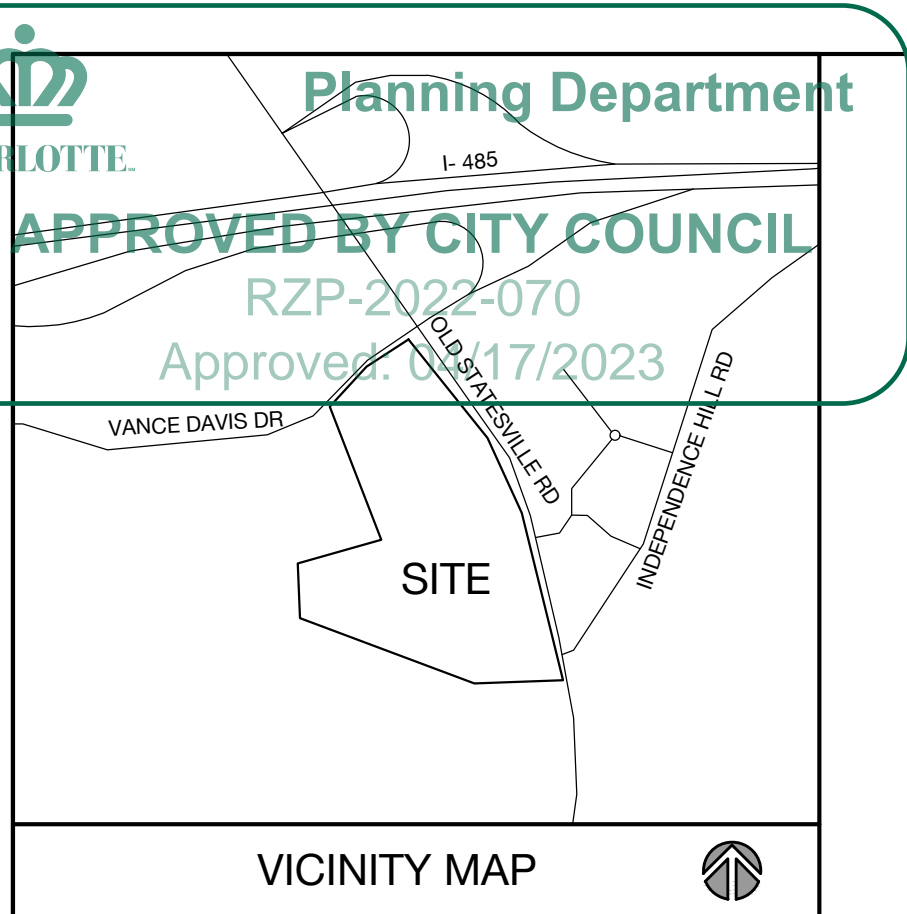
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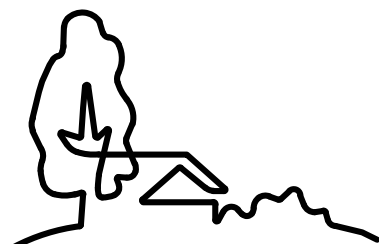
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Acreage:	+/- 31.41 AC
Tax Parcel:	025-051-03, 025-051-02
Existing Zoning:	BP
Proposed Zoning:	MUDD-O
Proposed Uses:	Up to (30) For Sale Single-Family Attached Residential Units Up to (360) Multi-Family Residential Units Up to (25,200 sf) of Non Residential Uses Up to (20,000 sf) of Office Uses



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Atlanta, GA 30312

Liberty Crossing Mixed-Use

Rezoning Site Plan

Charlotte, NC

NO. DATE. TIME. BY. TELEPHONE.

Project No: 21-CLT-147
Date: 03.09.2023
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-2.0



Charlotte

Planning Department

APPROVED BY CITY COUNCIL

07-070

Approved

Site Development Data

Acreage:

+/- 31.41 AC

Tax Parcel:

025-051-03 & 025-051-02

Existing Zoning:

BP

Proposed Zoning:

MUDD-O-070

Proposed Uses:

Up to (30) For Sale Single-Family Attached Residential Units
Up to (360) Multi-Family Residential Units

Up to (25,200sf) of Non Residential Uses
Up to (20,000sf) of Office Uses

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Carter Acquisitions, LLC (the "Petitioner") to accommodate the development of a mix of single-family attached townhomes, multi-family residential unit types, retail, commercial and office uses on an approximate 31.41 acre site located to the West side of Old Statesville Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 025-051-03 & 025-051-02.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "MUDD-O" Zoning District shall govern all development taking place on the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the MUDD zoning district containing a maximum of (30) Single-Family Attached Townhomes and (360) Multi-Family Apartment units, a maximum of (25,200sf) Non-residential uses and a maximum of (20,000sf) of office uses along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Optional Provisions:

1. Specifically related to the north side of the proposed public road Liberty Crossing Drive Extension illustrated on the Site plan, vehicular parking and circulation shall be permissible between the public right of way and proposed buildings.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of public roads, private roads and private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
3. Accessible sidewalk ramps shall be provided at each corner of Independence Hill Road Extension & Liberty Crossing Drive Extension and Old Statesville Road as generally depicted on the Rezoning Plan.
4. A 12' Multi-use path (MUP) and a minimum 8' landscape strip shall be provided along Old Statesville Road as generally illustrated on the Site Plan. The sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT. The final location of the MUP shall be coordinated with NCDOT. The path shall be located outside of the proposed right of way dedication area and shall be located with a sidewalk utility easement.

5. The petitioner agrees to dedicate fee simple right-of-way to accommodate NCDOT area of improvements adjacent Old Statesville Road referenced within NCDOT STIP U-5772 as generally depicted on the Site Plan and denoted within the associated hatched area.

6. The Petitioner agrees to install Independence Hill Road Extension and Liberty Crossing Drive Extension along with improvements indicated within Transportation note #3 above adjacent Old Statesville Road prior to the Sites first certificate of occupancy being issued. The below off-site transportation improvements from the TIS are further delineated below and notated on the Rezoning Plan.

7. The petitioner shall substantially complete the following off-site transportation improvements as resulting from the Traffic Impact Analysis (TIS), or as otherwise coordinated with CDOT/NCDOT prior to the sites first certificate of occupancy being issued:

A. Old Statesville Road & I-485 Inner Ramps/Vance Davis Drive (Signalized)

- i. Construct a raised concrete island to channelize the existing northbound right turn lane to operate free from the signal under yield control.
- ii. Extend the westbound left-turn lane from 300 feet of storage to 450 feet of storage.
- iii. Extend the westbound right-turn lane from 300 feet of storage to 350 feet of storage.
- iv. Extend the northbound thru lane from 300 feet of storage to 450 feet of storage.
- v. Extend the northbound right-turn lane from 300 feet of storage to 450 feet of storage.

B. Old Statesville Road & Independence Hill Road/Access "A" (Signalized)

- i. Construct a Westbound channelized right turn lane on Independence Hill Road with 250 feet of storage.

C. Old Statesville Road & Hucks Road (Future Signal)

- i. Update signal phasing to include protected + overlap phasing for the westbound right turn.
- ii. Update signal phasing to include permitted + overlap phasing for the northbound right turn.

D. Old Statesville Road & Croft Drive/Access "B" (Unsignalized)

- i. One ingress lane and two egress lanes (an eastbound thru/left turn lane and a right turn lane with 150 feet of storage) on proposed Access "B".
- ii. Provide a minimum of 150 feet internal protected stem.
- iii. Construct a northbound left turn lane with 250 feet of storage on Old Statesville Road.
- iv. Construct a southbound right turn lane with 150 feet of storage on Old Statesville Road.
- v. Install a traffic signal as an interim improvement before the implementation of STIP U-5772, if approved by NCDOT and CDOT.

E. Old Statesville Road & Access "A" (Unsignalized)

- i. One ingress lane and one egress lane (a terminating eastbound right turn lane) on proposed Access "A".
- ii. Provide a minimum of 125 feet internal protected stem.
- iii. Construct a raised concrete median on Old Statesville Road, extending a minimum of 50 feet beyond either side of Access "A".
- iv. Construct a southbound right turn lane on Old Statesville Road with 150 feet of storage.

8. The petitioner agrees to dedicate fee simple public right-of-way measured 2' back of the future 8' sidewalk along Independence Hill Road Extension and Liberty Crossing Drive Extension as generally depicted on the Site plan. Final installation of the road wearing/surface course for all proposed public roads on site may be phased, but must be installed prior to the final building certificate of occupancy being issued.

9. Dedication of noted CDOT rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.

10. The petitioner may elect to gate vehicular access to the multi-family apartment development envelopes as labeled on the Site Plan. If gated access is included in the permit document set, the petitioner shall follow City of Charlotte Fire access design guidelines.

11. A temporary fire truck turn around, in accordance with CLDSM 11.188, shall be provided at the end of Independence Hill Rd Extension adjacent the existing creek, as generally illustrated on the Site Plan.

12. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective 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 roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

13. The future back of curb location along Old Statesville Road, adjacent the site, shall be located a minimum of 36 feet from the proposed centerline of the roadway.

Architectural and Design Standards:

2. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
1. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features
2. Building placement and site design of the multi-family apartment buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
- a) Buildings shall be placed so as to present a front or side façade to all public streets.
- b) Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit.
- c) Direct pedestrian connections should be provided between residential units adjacent public streets.
- d) Building elevations shall not have expanses of blank walls greater than 20 feet in all direction 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.
- e) 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, awnings, arcades, or other architectural elements.
- f) Height of multi-family structures on site shall be limited to 65'. Building height shall be measured on site as described within the zoning ordinance.
3. Placement and design of single-family attached townhome residential units on site shall adhere to the following guidelines to enhance the architectural character or the proposed structures.
- a) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
- b) Useable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches may be covered but not enclosed. The minimum dimension of front stoops and porches shall be 5 feet.
- c) Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- d) All HVAC and mechanical equipment shall be screened from public view.
- e) Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
4. The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.
5. The petitioner agrees to convey to Mecklenburg County a temporary construction easement and permanent access easement for the construction and establishment of a County Greenway within the hatch area noted on the Site plan. Final location and width of the permanent access easement to accommodate a greenway trail shall be determined and coordinated during permitting of the Greenway trail.

Amenities, Streetscape and Landscaping:

1. The Petitioner shall comply with the City of Charlotte Tree Ordinance.
2. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
3. The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.
4. The petitioner shall provide a minimum of 15,000sf of amenity area on Site. Final location and distribution of amenity areas may be determined during permitting process.
5. The petitioner agrees to provide Mecklenburg County Parks and Recreation a 35' wide easement, measured from existing top of bank, on site for the construction and maintenance of a County Greenway as generally depicted on the plan. Access shall be provided to the future greenway trail as generally located on the Site plan.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. 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.
3. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21') feet in height.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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Liberty Crossing
Mixed-Use

Development Notes & Standards
Charlotte, NC

NO.	DATE	BY	REVISIONS:

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