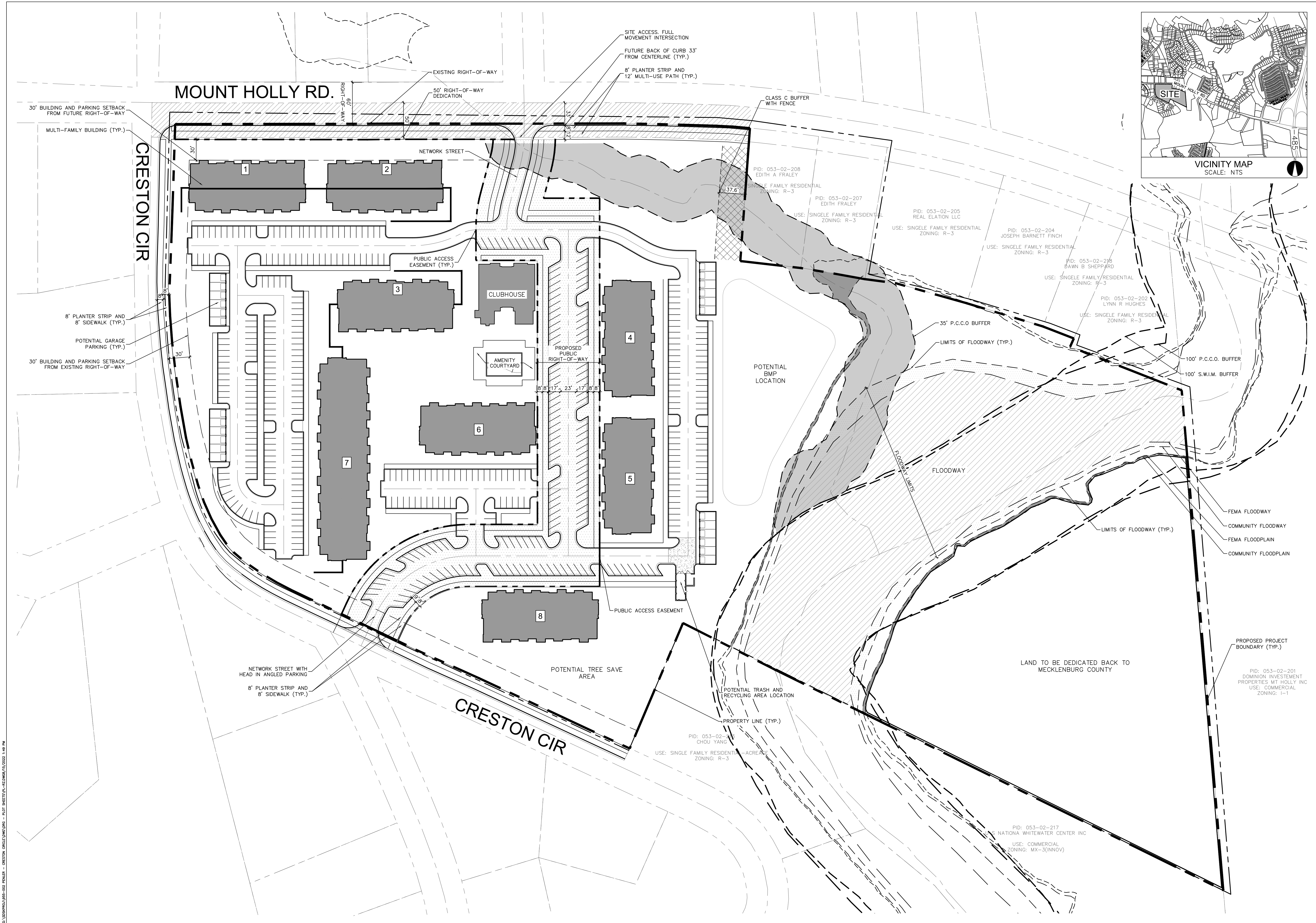
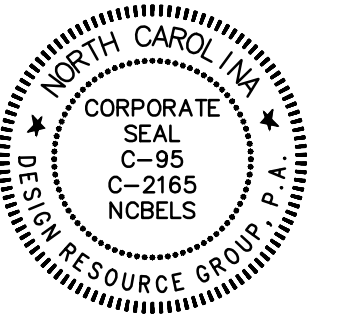


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REZONING PETITION

FOR PUBLIC HEARING

2022--

REZONING DOCUMENTS

CRESTON CIRCLE
CHARLOTTE, NORTH CAROLINA

PENLER

42964 PEACHTREE RD NW, STE 275
ATLANTA, GA 30335
704.576.6500

SCHEMATIC
SITE PLAN

30 0 30 60 N
SCALE: 1" = 60'

PROJECT #: 955-002
DRAWN BY: SX
CHECKED BY: XM

AUGUST 15, 2022

REVISIONS:

RZ2.00

SITE DEVELOPMENT DATA

--ACREAGE: ± 24.13
--TAX PARCEL NOS: 053-022-10, 053-022-11, 053-022-12, 053-022-19, 053-022-20, 053-022-21, 053-022-25,
--EXISTING ZONING: I-1, B-2 & R-3 LWPA
--PROPOSED ZONING: R-12MF (CD) LWPA
--EXISTING USE: RESIDENTIAL AND COMMERCIAL USES
--PROPOSED USE: UP TO 288 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER
PRESCRIBED CONDITIONS IN THE R-12MF ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY
RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED BUILDING HEIGHT WILL BE [65] FEET. BUILDING HEIGHT TO BE MEASURED AS
REQUIRED BY THE ORDINANCE.
--PARKING: WILL PROVIDED AS REQUIRED BY THE ORDINANCE. THE PETITIONER WILL PROVIDE A MINIMUM OF FIVE (5) EV
READY PARKING SPACES (AN EV-READY SPACE IS DEFINED AS: INSTALLATION OF ELECTRICAL PANEL CAPACITY AND RACEWAY
WITH CONDUIT TO TERMINATE IN A JUNCTION BOX OR 240-VOLT ACCESSIBLE TO A PARKING SPACE).

1. GENERAL PROVISIONS

c. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER
GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING
PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PENLER DEVELOPMENT, LLC TO ACCOMMODATE THE DEVELOPMENT
OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 24.13-ACRE SITE LOCATED BETWEEN MT. HOLLY RD. AND OF CRESTON
CIRCLE (THE "SITE").
d. 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-12MF ZONING
CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT
TAKING PLACE ON THE SITE.

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 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 GENERALLY 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 BUILDINGS TO BE DEVELOPED ON THE
SITE WILL BE LIMITED TO 10. 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, ELEMENTS AND DESIGNS AS THE PRINCIPAL
BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

a. THE SITE MAY BE DEVELOPED WITH UP TO 288 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY
USES AS ALLOWED IN THE R-12MF ZONING DISTRICT.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS

a. ACCESS TO THE SITE WILL BE FROM MT. HOLLY RD. & CRESTON CIRCLE, AS GENERALLY DEPICTED ON THE REZONING
PLAN.
b. ALONG THE SITE'S FRONTAGE ON MT. HOLLY RD. THE PETITIONER WILL CONSTRUCT AN EIGHT (8) FOOT PLANTING STRIP
AND A 12-FOOT MULTI-USE PATH (MUP) AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. THE PROPOSED PLANTING 8-FOOT STRIP AND 12-FOOT MUP WILL BE LOCATED BASED ON THE FUTURE BACK OF CURB.
THE FUTURE BACK OF CURB IS PROPOSED TO BE LOCATED 33 FEET FROM THE EXISTING CENTER LINE OF MT. HOLLY RD.
d. THE PETITIONER WILL DEDICATE AND CONVEY 50 FEET OF R/W FROM THE EXISTING CENTER LINE OF MT. HOLLY RD. TO
CDOT/NCDOT 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.
e. THE SITE'S FRONTAGE ON CRESTON CIRCLE WILL BE IMPROVED TO A LOCAL RESIDENTIAL MEDIUM STREET CROSS-SECTION
WITH EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK.
f. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST
CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID
IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND
DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POST
FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.
g. THE LOCATION OF THE PROPOSED DRIVEWAYS ARE PRELIMINARY AND MAY CHANGE BASED ON MEETING REQUIRED
INTERSECTION SIGHT DISTANCE WHEN REVIEWED DURING THE PERMITTING PROCESS.
h. 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.
i. 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.
j. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL 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 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.
k. 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 EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC
PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT

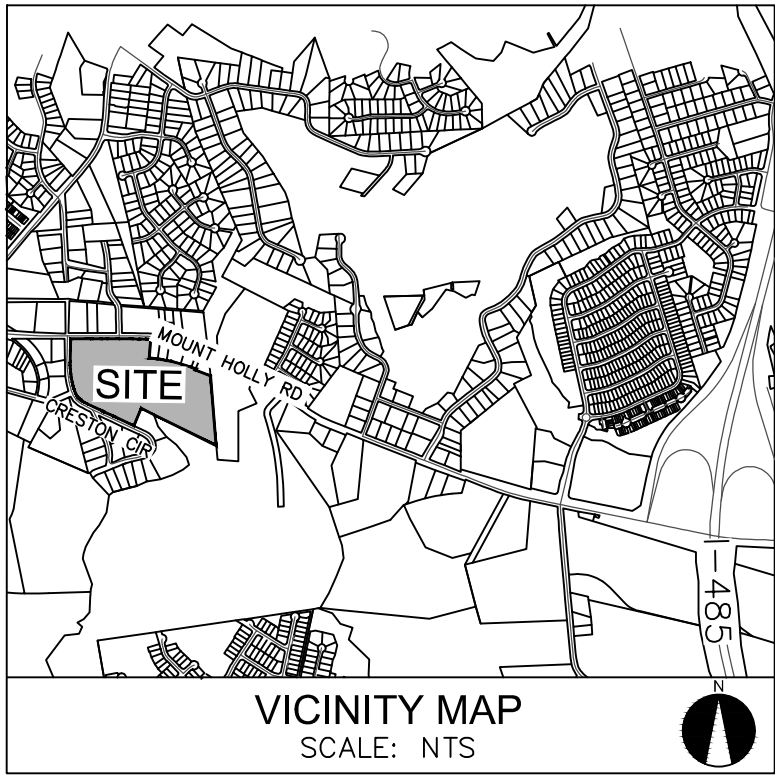
4. STREETScape, BUFFERS, YARDS, AND LANDSCAPING

a. A 30-FOOT BUILDING AND PARKING SETBACK WILL BE PROVIDED AS MEASURED FROM THE FUTURE RIGHT LINE OF MT.
HOLLY RD. AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. A 30-FOOT BUILDING AND PARKING SETBACK WILL ALSO BE PROVIDED ALONG CRESTON CR. AS MEASURED FROM THE
EXISTING RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
c. SIDE AND REAR YARDS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.
d. A CLASS C BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED.
e. TRASH COLLECTION FROM THE SITE WILL BE FROM A TRASH COMPACTOR AS GENERALLY DEPICTED ON THE REZONING
PLAN.

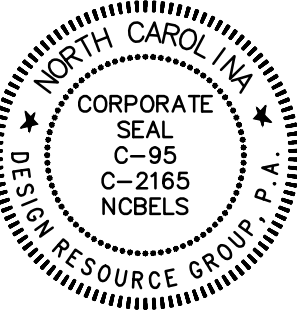
5. GENERAL DESIGN GUIDELINES

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, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON
WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE NEW PERMANENT BUILDINGS LOCATED IN EACH
DEVELOPMENT AREA.
b. ALL RESIDENTIAL GROUND FLOOR UNITS WILL HAVE ENTRANCES FACING AND CONNECTING TO A STREET IF THEY ABUT A
STREET, AND WHEN WITHIN 15 FEET OF THE SIDEWALK LOCATED ALONG THE MT. HOLLY RD. OR CRESTON CR. SHALL BE
RAISED A MINIMUM OF 12"-24". IF INDIVIDUAL ENTRANCES AND CONNECTIONS TO THE ABUTTING STREET ARE NOT FEASIBLE
AT LEAST ONE COMMON ENTRANCE WILL BE PROVIDED WITH A CONNECTION TO THE ADJOINING PUBLIC STREET. INDIVIDUAL OR
COMMON ENTRANCES AND CONNECTIONS WILL NOT BE REQUIRED IF THE BUILDING IS THREE (3) OR MORE FEET BELOW THE
GRADE OF THE ADJOINING PUBLIC STREET.
c. BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH ALONG MT. HOLLY RD. OR CRESTON CR. SHALL INCLUDE
MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.).
MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING
THROUGH ALL FLOORS.
d. VERTICAL MODULATION AND RHYTHM - BUILDING ELEVATIONS ALONG MT. HOLLY RD. & CRESTON CR. SHALL BE DESIGNED
WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED FACADE FEATURES. THE BAYS AND FEATURES MAY
INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS,
AND CHANGE IN MATERIALS.
e. BUILDING BASE - BUILDINGS ALONG MT. HOLLY RD. & CRESTON CR. SHALL BE DESIGNED WITH A RECOGNIZABLE
ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF THE PROPOSED BUILDING WILL BE ARTICULATED WITH A WATER
TABLE A MINIMUM OF THREE (3) FEET IN HEIGHT.
f. BUILDING ELEVATIONS FACING NEW OR EXISTING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER
THAN 20 FEET.
g. 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 ALONG MT. HOLLY RD. &
CRESTON CR.
h. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE
THROUGH THE FOLLOWING STANDARDS:

(I). LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN
HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.).
(II). FOR PITCHED ROOFS THE ALLOWED MINIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY TWELVE
FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
i. GROUND MOUNTED UTILITY STRUCTURES, SUCH AS HVAC UNITS, SHALL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW
OF ADJACENT PROPERTIES AT GRADE ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
j. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE
GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING
MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.
k. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.
6. ENVIRONMENTAL FEATURES
a. 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT
REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. A SURVEY OF TREES IN THE EXISTING STREET RIGHT-OF-WAY WILL
BE REQUIRED TO BE DONE PRIOR TO THE FIRST SUBMITTAL OF DEVELOPMENT PLANS.
c. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION
CONTROLS ORDINANCE.
7. LIGHTING:
a. 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.
1. SIGNS:
a. RESERVED.
3. GREENWAY DEDICATION ALONG LONG CREEK:
a. THE PETITIONER WILL CONVEY TO MECKLENBURG COUNTY FOR THE DEVELOPMENT OF A GREENWAY A PORTION OF THE
SITE ALONG LONG CREEK AS IS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO PROVIDE AN
ACCESS EASEMENT FROM THE PROPOSED RESIDENTIAL COMMUNITY TO THE LONG CREEK GREENWAY AREA TO ALLOW FOR A
FUTURE CONNECTION BY MECKLENBURG COUNTY PARK AND RECREATION BETWEEN THE GREENWAY AND RESIDENTIAL
COMMUNITY. THIS AREA AND EASEMENT WILL BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY PRIOR TO THE
ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.
4. 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 PORTION OF THE SITE AFFECTED BY SUCH
AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
5. 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 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.



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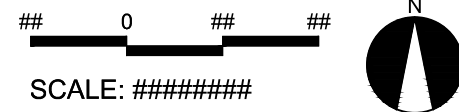
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CHARLOTTE, NORTH CAROLINA

PENLER

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704.576.6500

DEVELOPMENT
STANDARDS



PROJECT #: 955-002
DRAWN BY: [initials]
CHECKED BY: [initials]

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