

KEY MAP

**REZONING  
PETITION #  
2023-178**

**NOT FOR  
CONSTRUCTION**

**EVOKE LIVING AT  
STEELE CREEK**

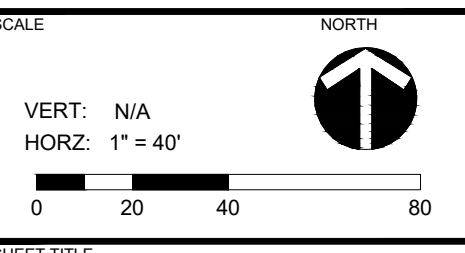
CROSLAND SE COMMUNITIES  
1633 W. ARROWOOD ROAD  
CHARLOTTE, NC 28217

LANDDESIGN PROJ# 1023391

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	HOUSING TRUST FUND SUBMISSION	01.25.2024
△	REZONING 2ND SUBMITTAL	02.22.2024

DESIGNED BY: JA  
DRAWN BY: JA  
CHECKED BY: DAW



**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ1-0**

**Site Development Data:**  
 --Acres: 2.962 acres  
 --Tax Parcel 66: 20322114 and 20322131  
 --Existing Zoning: OFC  
 --Proposed Zoning: RC-EX  
 --Existing Uses: Vacant  
 --Proposed Uses: All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).  
 --Maximum Gross Square feet of Development: As allowed by the RC zoning district.

**LEGEND:**

---	PROPERTY LINE
---	ASSUMED ROADWAY CENTERLINE
---	ADJACENT PROPERTY LINE / RW
---	BUILDING SETBACK LINE
---	BUILD-TO-ZONE LINE
---	BUILDING AND PARKING ENVELOPE

Crosland SE Communities Microsoft Way  
Development Standards  
Petition No. 2023-128

Site Development Data:

- Acreage: ± 2.902 acres
-Eas Parcel No: 2022114 and 2022131
-Existing Zoning: (C)C
-Proposed Zoning: RC-EX
-Existing Use: Vacant
-Proposed Use: All uses permitted by right and under prescribed conditions in RC zoning district together with accessory uses as allowed in the RC zoning district (as may be more specifically described in Section 2 below).
-Maximum Gross Square Feet of Development: As allowed by the RC zoning district.

1. General Provisions:

- a. Site Location: These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 from this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crosland SE Communities ("Petitioner") for an approximately ± 2.902-acre site located at Microsoft Way (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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the RC zoning classification shall govern all development taking place on the Site, with the benefit of EX provisions provided below.
c. Number of Buildings Principal and Accessory: The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the RC zoning classification.

2. Permitted Uses, Development Area Limitations:

- a. Permitted Uses: The Site may be developed with uses permitted by right and under prescribed conditions in the RC zoning district together with accessory uses as allowed in the RC zoning district.
b. Development Levels for Transportation Purposes: Development levels shall be limited to one hundred multi-family stacked residential units subject to the following: It is understood that such levels and permitted uses may be amended and/or increased above 100 units subject to any transportation improvements, multi-modal improvements and/or TIA as determined by CDOT and/or NCDOT.

3. RC-EX Standard Deviations:

An exception (EX) district zoning map amendment serves as a mechanism for altering or modifying the quantitative zoning standards for proposed development. It provides a mechanism for City Council to review and consider new development concepts, innovative designs, special problems, and other unique proposals or circumstances that cannot be accommodated by the standards of a zoning district, while addressing the conformance of the development and use of the Site to other applicable standards.

The Site on which the affordable housing development is proposed, has special problems and unique circumstances which include but are not limited to a relatively narrow lot shape and street frontage that abut the Site on three (3) sides which impose various design and placement regulations. These special problems and unique circumstances require the altering of the below Ordinance provisions. It is noted that any building 100 feet or greater from a frontage is not subject to regulations within the UDO which are applicable to frontage types.

- a. To allow application of the RC zoning district on a site less than 5 acres.
b. To allow a reduction of the build to zone percentage from 60% to 40% along the Hanson Road frontage.
c. To allow the following increases in the build to zones to accommodate tree save areas, curvature of abutting street frontages, and other site constraints:
Arrows Road - 0 - 50' from the required 20' front setback.
Microsoft Way - 0 - 40' from the required 16' front setback.
Hanson Road - 0 - 210' from the required 16' front setback.
d. Reduce the minimum residential ground floor height within the RC zoning district to 10 feet which aligns with the minimum residential ground floor height in various other zoning districts.
e. To allow surface parking and maneuvering within the 90% of the established setback along the Hanson Road frontage due to challenges created by the Site being bounded by three (3) street frontages and the narrowness of the lot.
f. Alter the vehicle parking requirements for the proposed senior living affordable housing development to utilize the maximum 1 space per bedroom parking ratio for multi-family stacked rather than the maximum 0.75 space per dwelling unit for senior living multi-family stacked.
g. Due to the proposed building being located over 100 feet from the Hanson Road frontage, no prominent/primary pedestrian entry is required along this frontage. However, a pedestrian entry will be oriented to the surface parking area off Hanson Road. There will be a pedestrian sidewalk that extends from the pedestrian entry to the public sidewalk along Hanson Drive.

4. RC-EX Benefits:

- a. The Petitioner shall provide a housing program to ensure that at least 70% of the new residential units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.

- b. The Petitioner shall provide a covered bus stop along the Site's frontage or across Arrows Road from the Site's frontage. The Petitioner will coordinate with CATS during the land development process to explore potential creative enhancements to the stop.

Structural & Planting

- a. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot curb and gutter along the frontage of Microsoft Way and Hanson Road as generally depicted on the rezoning plan.
b. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard items (retention systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business or homeowner's/business association, an encroachment agreement will be submitted for approval by CDOT prior to construction/installation.
c. 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, and 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 that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The Petitioner may phase transportation improvement if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.
e. 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 improvement may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Amendment 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 portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

Alterations: Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors or interest or assigns.

KEY MAP

SEAL

REZONING PETITION # 2023-178

NOT FOR CONSTRUCTION

PROJECT

EVOKE LIVING AT STEELE CREEK

CROSLAND SE COMMUNITIES  
1633 W. ARROWOOD ROAD  
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1023391

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1 HOUSING TRUST FUND SUBMISSION 01.25.2024. Row 2: REZONING 2ND SUBMITTAL 02.22.2024.

DESIGNED BY: MVA  
DRAWN BY: DAW  
CHECKED BY: DAW

SCALE: NORTH  
VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ2-0