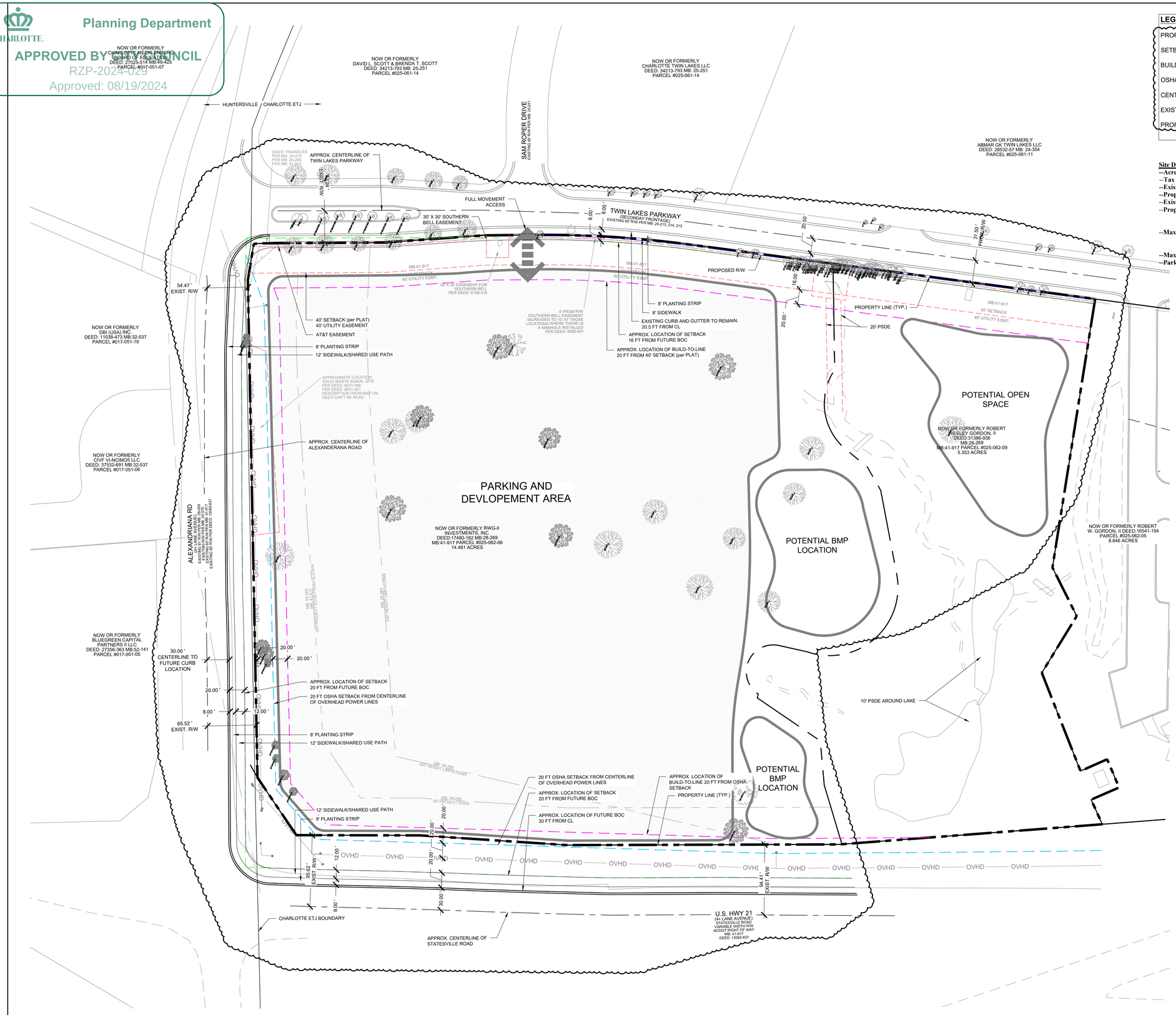
Planning Department
CHARLOTTE.
APPROVED BY CITY COUNCIL
RZP-2024-029
Approved: 08/19/2024



LEGEND

PROPERTY LINE	
SETBACK	
BUILD-TO-LINE	
OSHA SETBACK	
CENTERLINE	
EXISTING EASEMENTS	
PROP. RIGHT-OF-WAY	

Site Development Data:

--**Acreage:** ± 19.89
--**Tax Parcel #:** 02506206 & 02506209
--**Existing Zoning:** OFC
--**Proposed Zoning:** IMU(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the IMU zoning district (all as more specifically described and restricted below in Section 3).
--**Maximum Number of Residential Dwelling Units:** Up to three hundred (300) multi-family stacked dwelling units as allowed by right and under prescribed conditions in the IMU zoning district.
--**Maximum Building Height:** As per the IMU building height standards.
--**Parking:** As required by the Ordinance.

LandDesign.
223 NORTH GRAHAM STREET
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704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION # 2024-029

NOT FOR CONSTRUCTION

PROJECT

EMBREY TWIN LAKES

EMBREY PARTNERS
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.# 1023376

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	06.20.2024

DESIGNED BY: EK
DRAWN BY: EK
CHECKED BY: DAW

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ1-0

CHARLOTTE.
Planning Department
Date Accepted: 6/24/2024
ADMINISTRATIVE APPROVAL
Date Approved: 6/25/2024
CITY COUNCIL
Petition No. MAP-2024-029

Embrey
Development Standards – Twin Lakes
6/24/2024
Rezoning Petition No. 2024-029

Site Development Data:
--**Acreage:** ± 19.81 ac
--**Tax Parcel:** 0-034-07[illegible]
--**Existing Zoning:** OFC
--**Proposed Zoning:** IMU (CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Residential dwellings units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the IMU zoning district (all as more specifically described and restricted below in Section 5).
--**Maximum Number of Residential Dwelling Units:** Up to three hundred (300) multi-family stacked dwelling units as allowed by right and under prescribed conditions in the IMU zoning district.
--**Maximum Building Height:** As per the IMU building height standards.
--**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 Embrey ("Petitioner") to accommodate the development of a residential community on an approximately 19.81-acre site located on Twin Lakes Parkway (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 IMU 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, building and parking envelopes, open space areas, 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 Article 37.3 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 Minor Amendment Process per Article 37.3 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 Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

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

a. The principal building(s) constructed on the Site shall be developed with up to three hundred (300) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the IMU zoning district.

b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than area median income. The Petitioner shall ensure that no fewer than 10% of the total number of units developed on the Site, for a period of not less than 10 years, maintain monthly rents that are income restricted for households earning 80% or less of the area median income. It is understood that this voluntary provision is specific to rent and does not include utilities.
The area median income (or AMI) is the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median, based on applicable standards as established by U.S. Department of Housing and Urban Development ("HUD") for the Charlotte-Concord-Gastonia, NC Area.

3. **Access and Transportation Improvements:**

a. Access to the Site will be from Twin Lakes Parkway as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable published standards.

c.The Petitioner shall dedicate fifty (50) feet of right-of-way from the Alexandriana and Statesville road centerlines.

d. The Petitioner shall dedicate 31.5 feet of right-of0way from the Twin Lakes Parkway road centerline.

e.Required roadway improvements, if any, 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 post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

e.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.

f.The Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot multiuse path along Alexandriana Road and Statesville Road. 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. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.

g. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot sidewalk along Twin Lakes Parkway. 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.

h. In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard item(s) (irrigation 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.

i.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.

j.The Petitioner shall provide an eight (8) foot sidewalk extension from the site along Alexandriana to North Lake Auto Plaza Boulevard *within the existing right of way*. Such connection will fill in a current sidewalk gap on adjacent parcels. In the event right of way is not available, the Petitioner shall not be required to provide such sidewalk extension.

k. It is understood all required roadway improvements, including off site improvements if applicable and along the site's frontage, shall be approved and constructed prior to the issuance of the site's first certificate of occupancy.

l. The Petitioner shall implement the following improvements to achieve the required multi-modal mitigation points as set forth on the Rezoning Plan. *It is understood the above multi-modal mitigation improvements may be substituted for other improvements upon CDOT approval.*

4. **Streetscape:**

a. Streets A and B are designed as a Local Residential Wide per CLDSM U-03C1. A minimum twenty (20) foot setback shall be provided from the back of the proposed sidewalks.

5. **Architectural Standards:**

a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance.
b. 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.
c.Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination and/or one of the following: brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
d. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.

6. **Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Articles 23 through 28 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required green space areas will be determined during the land development approval process for the Site. Green space areas will comply with the requirements of the Ordinance.

c.Development within any SWIM/PCSO Buffer shall be coordinated with and subject toRZ.02 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.

d. The Petitioner shall coordinate with Mecklenburg County Park and Recreation to dedicate up to 5± acres of open space inclusive the Site's required tree save and a 2.5± acre Conservation Easement

7. **Lighting:**

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. **CATS:**

a. The Petitioner shall provide a bus pad standard 60.02A along Alexandriana Road and along Statesville Road. The final location shall be coordinated during the Land Development plan review process.

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 Article 37.3 of the Ordinance.

9. **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 Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation

Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multifamily (Mid-Rise)	350 Dwelling Units	1,623 Daily Trips (142 AM Peak Hour Trips / 137 PM Peak Hour Trips)
	Total:	1623

Mulitmodal Mitigation	Tier:	3
	Required Points:	14

List of Mitigations:
1) All loading and solid waste pickup within the site – 14 points

Transportation Demand Management Mitigation	Tier:	3
	Required Points:	6

List of Mitigations:
1) Bicycle Facilities – Construct Streets Map designated bicycle facility along the development frontage (including ordinance requirements) and/or off-street trails or crossing treatments that encourage bicycling to and from the site. – 3 points
2) Bicycle Parking – Provide bicycle parking to at least 125% of that required by UDO Article 19.4. – 1 point
3) Bicycle Parking – Provide secure long-term bicycle spaces at a rate of 1 per 20 dwelling units. – 1 point
4) Bicycle Repair Station – Provide a bicycle repair station on-site in a covered area such as a bicycle storage room or garage with tools and supplies necessary perform basic maintenance. – 1 point

TIS Required (Yes/No): No
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A

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KEY MAP

SEAL

REZONING PETITION # 2024-029

NOT FOR CONSTRUCTION

PROJECT

EMBREY TWIN LAKES

EMBREY PARTNERS
CHARLOTTE,
NORTH CAROLINA

LANDDESIGN PROJ.#
1023376

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	06.20.2024

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

SCALE
VERT: N/A
HORZ: AS SHOWN

NORTH

SHEET TITLE
DEVELOPMENT NOTES

SHEET NUMBER
RZ2-0