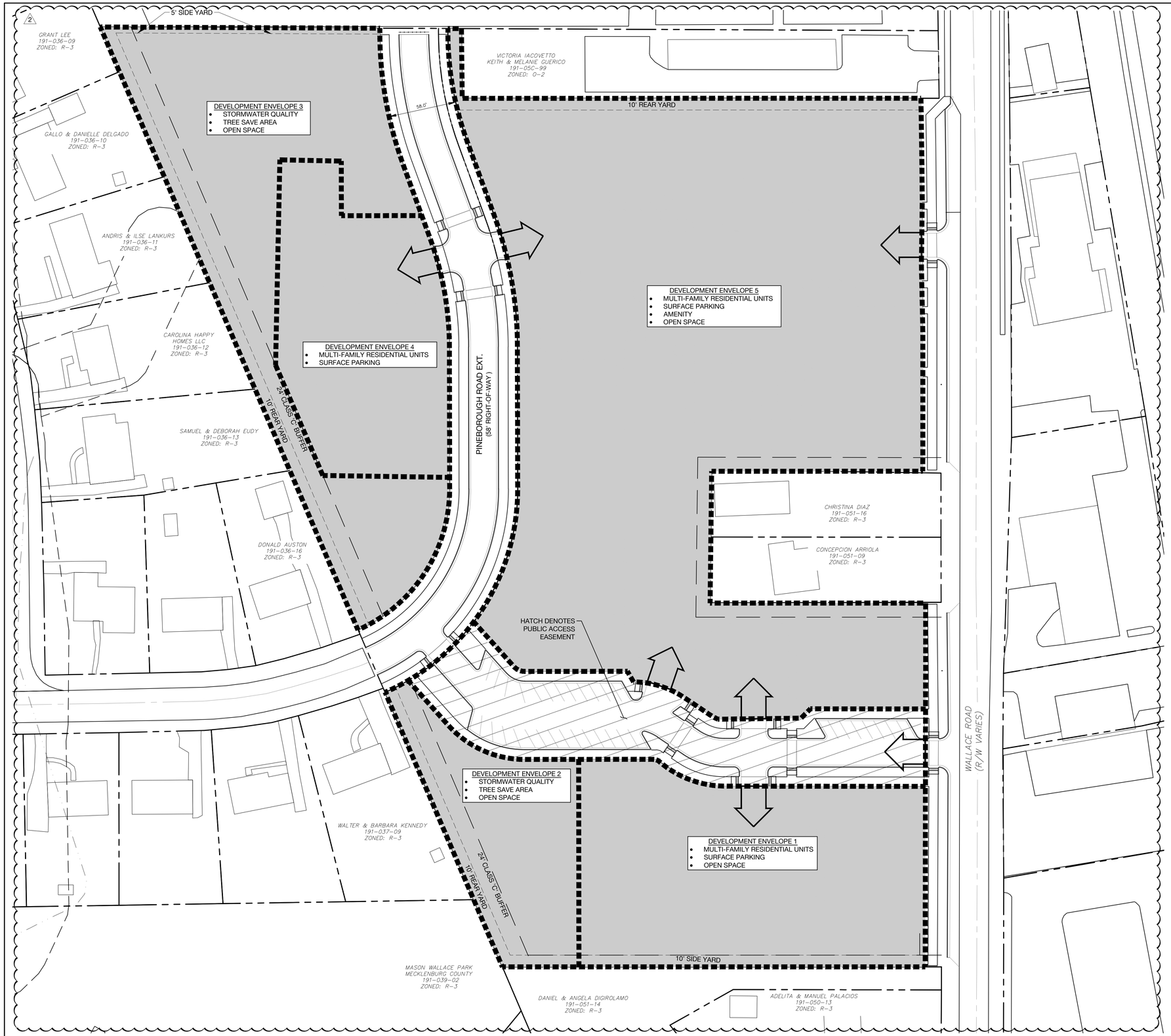
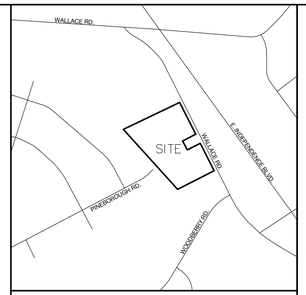


REZONING PETITION #2019-180



VICINITY MAP

Site Development Data:

Acreage:	+/- 9.2 AC
Tax Parcel:	191-051-06, 191-051-07, 191-051-08, 191-051-10 & 191-051-11
Existing Zoning:	R-3 & UR-2 (CD)
Proposed Zoning:	UR-2 (CD)
Existing Uses:	Single Family Detached
Proposed Uses:	Residential Multi-family
Max Density:	Up to (201) Dwelling Units (Approximately 22.0 DUA)

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

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urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

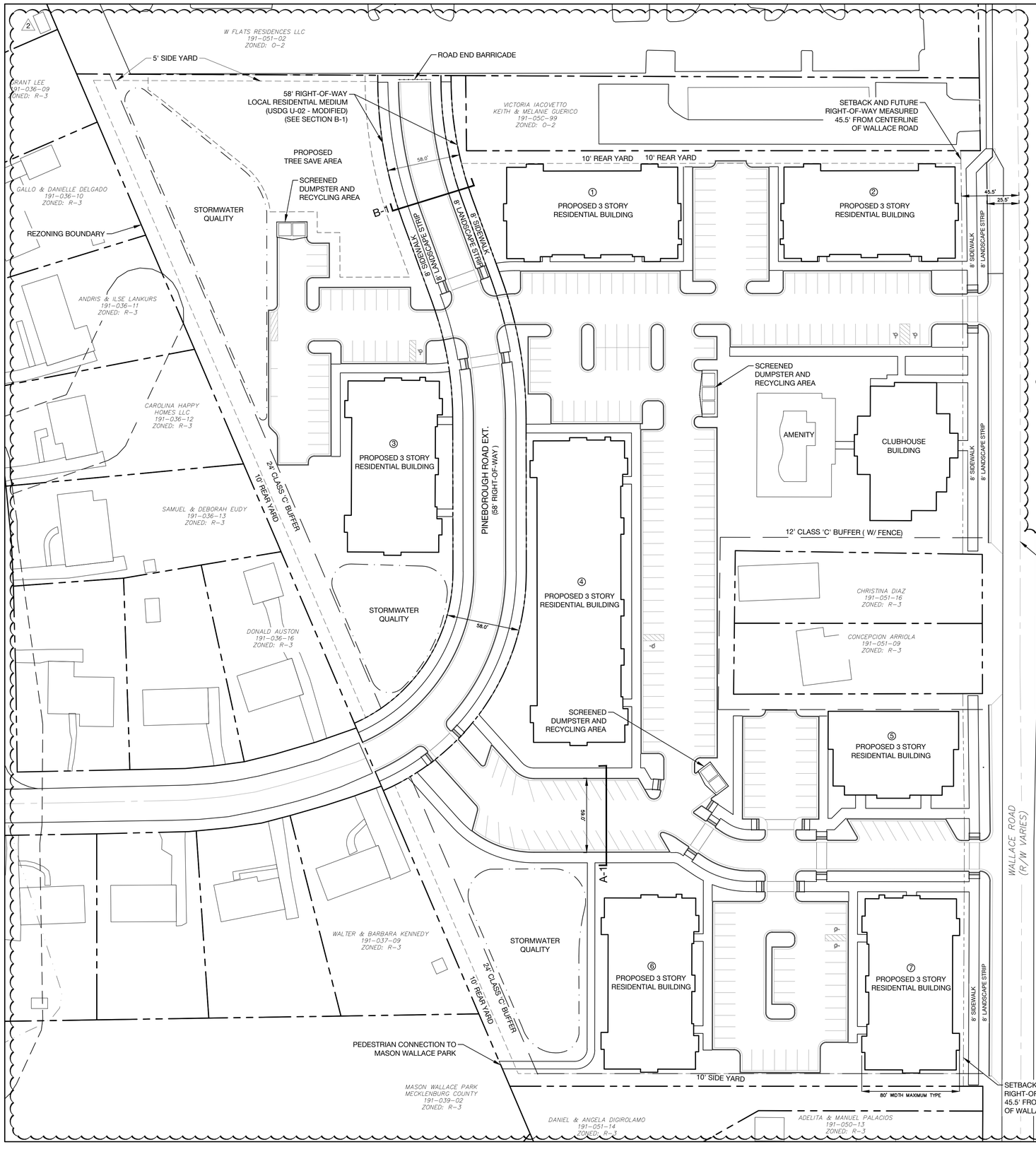
Rosegate Holdings, LLC
Josh Jolley
9424 Whitethorn Drive
Charlotte, NC 28277

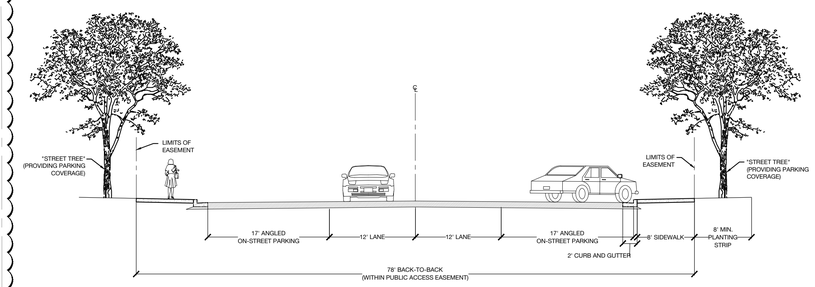
Pineborough Crossing
Multi-Family
Technical Data Sheet
7406 Wallace Road, Charlotte, NC 28212

NO.	DATE:	BY:	REVISIONS:
01	02.10.20	UDP	PER CITY COMMENTS
02	06.17.20	UDP	SITE PLAN REVISIONS

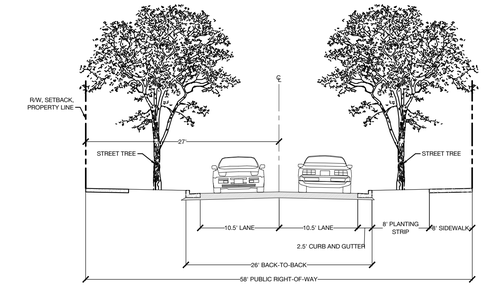
Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

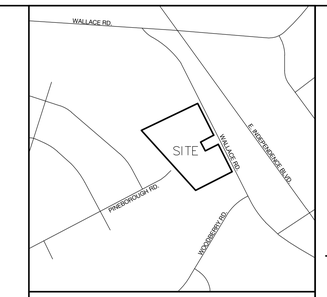




SECTION A-1
(PRIVATE ACCESS ROAD)



SECTION B-1
(USDG U-02 LOCAL RESIDENTIAL MEDIUM - MODIFIED)



VICINITY MAP

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Pineboro Crossing
Multi-Family

Rezoning Site Plan
7406 Wallace Road, Charlotte, NC 28212

NO.	DATE:	BY:	REVISIONS:
01	02.10.20	UDP	PER CITY COMMENTS
02	06.17.20	UDP	SITE PLAN REVISIONS

Project No: 19-132
Date: 11.12.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-2.0

GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FEET

REZONING PETITION #2019-180

Site Development Data:

2 Acreage: +/- 9.2 AC

2 Tax Parcel: 191-051-06, 191-051-07, 191-051-08, 191-051-10 & 191-051-11

2 Existing Zoning: R-3 & UR-2(CD)

Proposed Zoning: UR-2(CD)

Existing Uses: Single Family Detached

Proposed Uses: Residential Multi-family

Max Density: Up to (201) Dwelling Units (Approximately 22.0 DUA)

General Provisions:

2 These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Maple Multi-Family Land SE, LP (the "Petitioner") to accommodate the development of a residential multi-family community on an approximate 9.2 acre site located on Wallace Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 191-051-06, 191-051-17, 191-051-08, 191-051-10 & 191-051-11.

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"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-2" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, stormwater facilities and public and private roads depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

1.Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-2 zoning district. However, those uses shall be limited as described within the following development envelopes and as generally indicated within the petition technical data sheet.

2 a. Development Envelope 1: Multi-family residential, surface parking, accessory uses and open space. A minimum of 50% of frontage along Wallace Road may be composed of a combination of building walls, architectural elements, pedestrian scale masonry walls and/or open space.

2 b. Development Envelope 2: Area may include a single or combination of uses consisting of tree save, open space, or stormwater detention/quality facilities.

2 c. Development Envelope 3: Area may include a combination of uses consisting of tree save, open space, or stormwater detention/quality facilities.

2 d. Development Envelope 4: Multi-family residential, surface parking, accessory uses and open space.

2 e. Development Envelope 5: Multi-family residential, accessory uses, surface parking, open space and amenity space. A minimum of 50% of frontage along Wallace Road may be composed of a combination of building walls, architectural elements, pedestrian scale masonry walls and/or open space.

2. The overall design and layout of the Site shall be designed to encourage pedestrian walkability between freestanding buildings and the adjacent Wallace Road and Pineborough public right of way.

3. Building area on site shall only be utilized for residential purposes. Non-residential uses shall not be permitted, leased or sold on site with the exception of community leasing offices, community indoor gathering area, clubhouse space or ancillary accessory support uses such as storage or operational/ maintenance facilities.

2 4. A minimum of fourteen(14) multi-family dwelling units constructed on the site shall maintain monthly rents at or below 80% average monthly income (AMI) levels for a period of not less than 15 years from the date of issuance of the certificate of occupancy of the unit's associated building.

Transportation:

1.Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

2. The petitioner/developer shall be responsible for the extension of Pineborough Road as depicted on the Site plan. The proposed right of way extension shall be a residential medium cross section as described within the City of Charlotte Standards for Urban Street Design and shall provide for a 58' total right of way width.

3. Vehicular and Pedestrian cross access shall be permitted from the development envelopes and the access road as generally depicted on the site plan. The final location and alignment of the access points are subject to minor modifications as required during site permitting to accommodate the final site layout.

4. Where necessary, Petitioner shall dedicate and convey fee simple all rights-of-way including 45.5' measured from the centerline of Wallace Road and a total width of 58' as associated with the Pineborough Road extension to the City of Charlotte before the Site's first building certificate of occupancy is issued.

2 5.The two-way vehicular drive aisle with angled on street parking and pedestrian sidewalks connecting the Pineborough Road and Wallace Road right-of-way shall be located within a 74' public access easement. The cross section shall follow the provided section detail A-A as depicted on the rezoning Site plan. The final location and alignment of the access easement is subject to minor modifications as required during site permitting to accommodate the final site layout and existing site conditions.

2 6.The Petitioner shall have the option of utilizing raised vehicle tables as a traffic calming measure at crosswalk locations proposed within private street/public access easement as generally depicted on the Site plan.

2 7.The petitioner agrees to provide accessible sidewalk ramps at each vehicular intersection with a public street as shown adjacent Development Envelopes 4 & 5 at Pineborough Road, adjacent Development Envelope 5 at Wallace Road and at the intersection of the private drive/public access easement at Pineborough Road and Wallace Road as illustrated on the Site plan.

8.The petitioner commits to providing 2.5' curb and gutter within public rights of way along the west side of Wallace Road as depicted on the Site plan.

9.All transportation improvements within the public right of way shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

1.In addition to design provisions contained within the district regulations of the Zoning Ordinance, 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.

2. The maximum building height on site shall be 40' and shall be measured as defined within the zoning ordinance.

3. The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony though out the proposed development.

a. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private).

b. All buildings on site shall be designed to have "4-sided architecture".

c. Principal residential structures constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, or wood.

d. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation

e. Concrete masonry units not architecturally finished shall be a prohibited building material on exterior finishes.

f. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

g. Walkways will be provided to connect all residential entrances to sidewalks directly located along public streets, as generally depicted on the Site plan.

h. The elevations of the buildings on site shall be designed with vertical bays or articulated architectural façade features which may include, but not limited to exterior wall offsets, projects, recess, pilaster, banding and changes in materials or colors.

i. The buildings on site shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Referenced base may be executed through use of preferred exterior building materials or articulated architectural façade features and color changes.

j. Roof top HVAC and related mechanical equipment will be screened from public view from the nearest public street.

k. 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

l. Patios and entrances associated with individual units shall be elevated above adjacent public sidewalks.

m.Services areas such as dumpster, 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 of 20% preferred exterior building materials.

4. Vehicular parking areas adjacent public rights of way shall be screened with evergreen plant material as described within the zoning ordinance. The petitioner may utilize additional screening options in place of evergreen plant material to screen vehicular parking areas including masonry walls, brick walls and planted green-screen fencing.

Streetscape and Landscaping:

1.The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

2. The site is located within a planning "Corridor". Tree save on site can be satisfied per City of Charlotte Ordinance Section 21.94 via providing tree save on site, providing payment in lieu or combination of both.

2 3. The site shall provide internal tree plantings at a rate of 1 tree per 7,500 sf of proposed impervious area, excluding proposed impervious area associated with pubic street extensions as depicted 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 stormwater 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 stormwater treatment requirements and natural site discharge points.

3. An investigation of potential stream and wetlands shall be conducted on site prior to submittal of land development documents to the City of Charlotte Land Development Office.

2 4. The Petitioner shall analyze the adequacy of the existing stormwater conveyance across parcels receiving stormwater discharge from the site. Specifically, the limits of analysis shall extend from the site discharge point(s) to the nearest storm drain located within a publicly maintained street or to the drainage feature within the 35' PCSO stream buffer located on tax parcel(s) 191-039-02, 191-036-10, 191-036-11, 191-036-12 & 191-036-13. If the existing stormwater conveyance(s) within the specified limits is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance(s) or otherwise mitigate the stormwater discharge onto the parcel(s).

Signage:

1.The design and implementation of site signage shall comply per ordinance standards.

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 20' in height.

Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or 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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Drawn By: UDP

Sheet No:

RZ-3.0