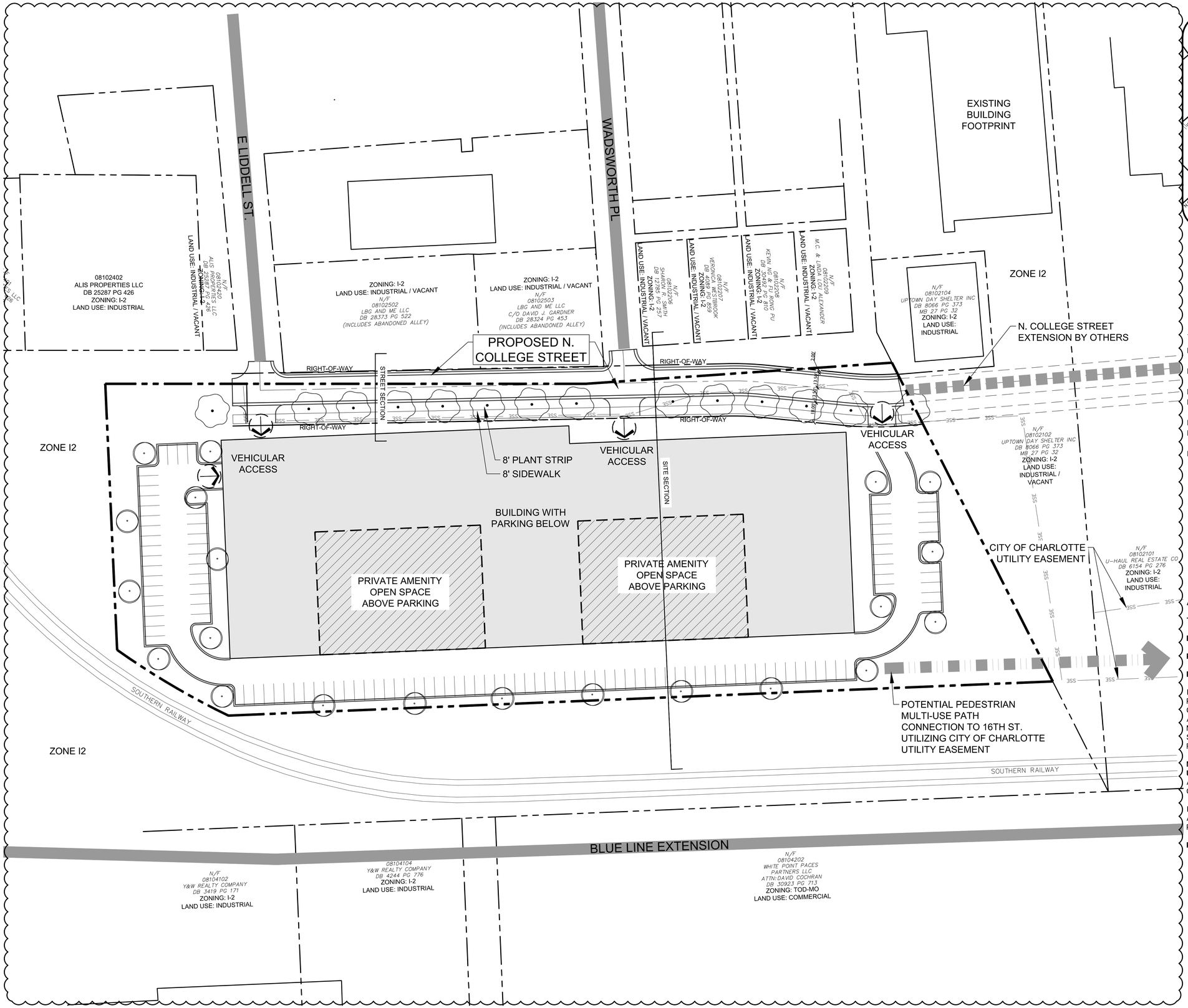

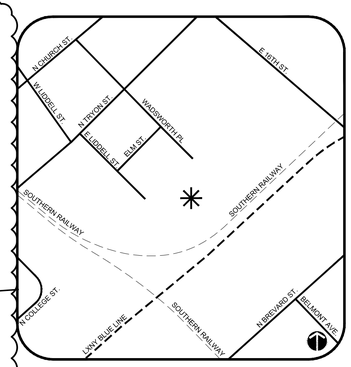

VICINITY MAP

NTS

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD
- PROPOSED FUTURE ROAD CONNECTION
- PROPOSED FUTURE MULTI-USE PATH
- FULL ACCESS MOVEMENT

SITE DEVELOPMENT DATA

ACREAGE: ± 5.070 ACRES

TAX PARCEL #s: 081-021-03

EXISTING ZONING: I-2

PROPOSED ZONING: MUDD(CD)

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 3 OF THE DEVELOPMENT NOTES ON SHEET RZ-2)

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 375 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: UP TO SIX (6) STORIES AND 82 FEET, BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

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KEY MAP

SEAL

REZONING PETITION NUMBER 2020-034

PROJECT

WADSWORTH

CHARLOTTE, NC

REZONING

LANDDESIGN PROJ.#
1018499

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING - 1ST SUBMITTAL	02.05.2020
2	REZONING - 2nd SUBMITTAL	04.13.2020

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

JAG Development Company
Development Standards
~~02/05/2020~~04/10/2020
Rezoning Petition No. 2020-034

Site Development Data:
--Acreage: ± 5.07 acres
--Tax Parcel #: 081-021-03
--Existing Zoning: I-2
--Proposed Zoning: MUDD(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 MUDD zoning district (all as more specifically described and restricted below in Section 3).
--Maximum Number of Residential Dwelling Units: Up to 375 residential dwelling units as allowed by right and under prescribed conditions in the MUDD zoning district.
--Maximum Building Height: Up to six (6) stories and 82 feet. Building height to be measured per the Ordinance
--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 JAG Development Company ("Petitioner") to accommodate the development of a ~~high-quality~~ residential community on an approximately 5.07-acre site located at 200 Wadsworth Place (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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD 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, Permissible Building Areas (as defined below) 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 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.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site will be limited to two (2). 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, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

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

a. The principal building constructed on the Site may be developed with up to 375 multi-family residential dwellings units as permitted by right, and under prescribed conditions together with accessory uses allowed in the MUDD zoning district.

3. **Transportation Improvements and Access:**

a. The Petitioner will construct required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy. The Petitioner reserves the right to post a bond for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as allowed by City regulations.

b. **CDOT/NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. 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 area, by way of a private/public partnership effort or other public sector project support.

c. Access to the Site will be from N. College Street, by way of existing Wadsworth Place and E Liddell Street and the extension of N. College Street as generally depicted on the Rezoning Plan. The number of access points to N. College Street may vary from the number indicated on the Rezoning Plan.

d. The Petitioner will construct N. College Street as a new public street as generally depicted on the Rezoning Plan.

e. The Petitioner will construct a 12-foot multi-use path (MUP) connection from the Site to E. 16th Street if the City or the Petitioner is able to secure the necessary permissions from the adjoining property owners to allow the construction of the 12-foot MUP from the Site to E. 16th Street. The 12-foot MUP could be constructed over the existing utility easement recently secured by the City. The Petitioner is also willing to erect a fence between the proposed 12-foot MUP and the adjoining property to help address security issues.

f. If a connection to E. 16th Street cannot be provided, the Petitioner will construct a six-foot (6) sidewalk from the Site to N. Tryon Street along one-side of Wadsworth Place if there is sufficient r/w and easements can be secured to construct the sidewalk. The proposed sidewalk maybe located at the back of curb to help minimize the need for additional right-of-way or easements.

g. The Petitioner will dedicate via fee simple conveyance any required 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.

h. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

i. The Petitioner may design the vehicular entrances to the proposed parking structure with gates and other access control measures to limit and control access to the parking structure to residents and their guests. Visitor parking spaces or spaces associated with the leasing office may be located outside gates.

j. ~~The Petitioner reserves the right to install security fencing and gates around the perimeter of the Site. Fencing to be decorative~~ and supplemented with landscaping to soften its appearance.

k. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

4. **Streetscape, Landscaping Open Space and Screening:**

a. A 16-foot building setback as measured from the proposed back of curb along N. College Street will be provided as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and a eight (8) foot sidewalk will be established along one side of N. College Street as generally depicted on the Rezoning Plan.

c. Trash pick for the building will be from the interior vehicular circulation areas of the Site.

d. Meter banks will be screened where visible from public view at grade level.

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, EIFS, decorative block and/or wood, defined as the "Preferred Building Materials". Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. Concrete masonry units not architecturally finished will not be allowed. The railings utilized on balconies and patios must be metal railings.

b. The proposed building will be designed and constructed so that the each building elevation(s) that abut/face an existing or proposed Public Street will have at least 40% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete), exclusive of windows, doors and roofs.

c. The building façade addressing the light rail line will be treated as a primary façade.

d. The design of the building will locate building amenity areas and active uses associated with the residential community on the ground floor of the building facing N. College Street.

e. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

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

ii. Buildings shall front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

iii. Parking lots shall not be located between any building and any network required public or private streets.

f. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.

g. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

iii. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.

h. Residential building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (viii) double doors; (ix) stoops or stairs; and/or (x) contrasting pavement from primary sidewalk.

i. Where ground floor connection to units is not possible and a shared or common entry is used, transition from the street to the entry itself is provided to create a unique sense of entry for pedestrians. The ground level transitions are thoughtfully designed and incorporated into the overall character of the building and include any / all the following: changes in grade or setback, stairs, low masonry walls, ornamental railing, changes in paving material, additional landscaping or other methods.

j. Parking lot areas are not located between any building and any network required public or private street however, parking lot areas may be located to the side as generally depicted on the Rezoning Plan.

k. The exposed portions of multi-level parking decks shall provide screening so that interior cars are not visible from public streets. This is primarily accomplished using architectural louvers or decorative screens on all levels. Parking located on the ground floor level of a parking structure will be also be screened from abutting public streets using louvers, or decorative screens.

l. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and nighttime hours.

m. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 6 feet in width unless connecting to four units or less.

n. Fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.

o. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials.

p. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

i. 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.

ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum slope shall be (4:12), excluding buildings with a flat roof and parapet.

iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.

iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.

q. Ventilation grates or emergency exit doors located at the ~~first floor~~first-floor level in the building facade oriented to any public street must be decorative.

6. **Environmental Features:**

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.

c. The Site will comply with the Tree Ordinance.

7. **Lighting:**

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.

c. The on-site pedestrian circulation system shall be lighted to a level where employees, residents, and visitors can safely use the system at night.

8. **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 Chapter 6 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.

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KEY MAP

SEAL

REZONING PETITION
NUMBER 2020-034

PROJECT

WADSWORTH

CHARLOTTE, NC

REZONING

LANDDESIGN PROJ.#
1018499

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING - 1ST SUBMITTAL	02.05.2020
2	REZONING - 2nd SUBMITTAL	04.13.2020

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

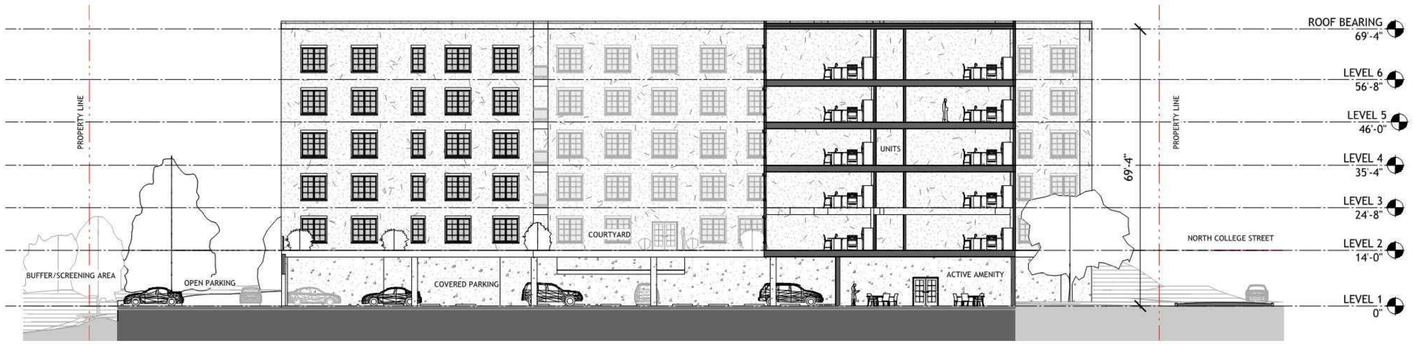
DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2

SITE SECTION

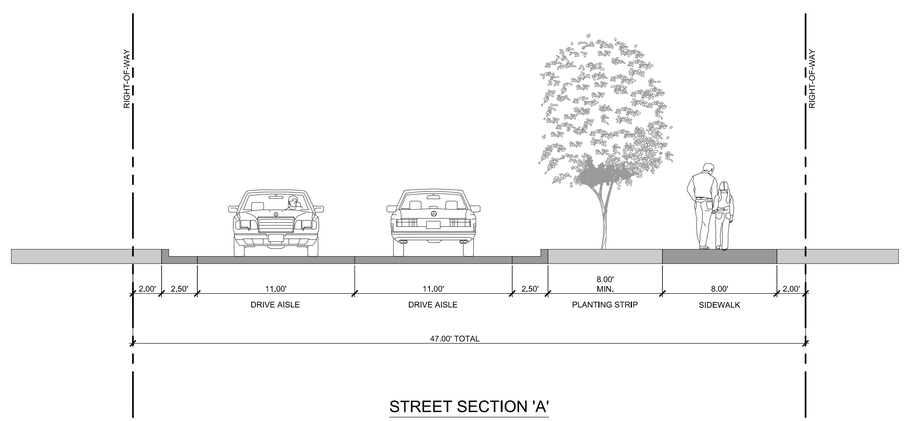
200 WADSWORTH PLACE



1 SITE SECTION
A0.04 3/64" = 1'-0"

JEFFERSON APARTMENT GROUP 04/03/20

NILES BOLTON ASSOCIATES



STREET SECTION 'A'

PROPOSED STREET
1"=5'

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CHECKED BY: DAW

SCALE

VERT: N/A
HORZ: 1"= 5'

0 2.5' 5' 10'

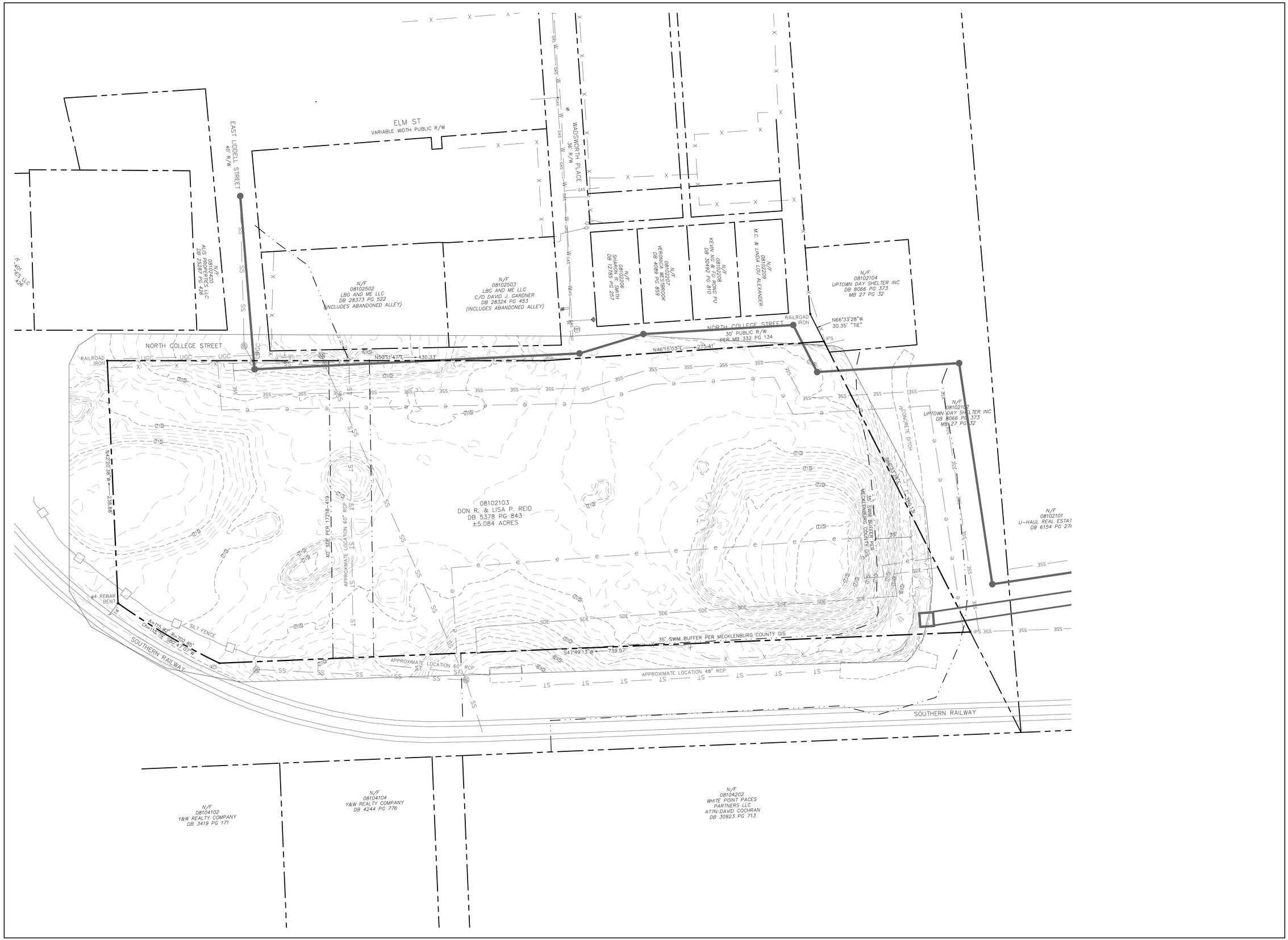
NORTH

SHEET TITLE

SECTIONS

SHEET NUMBER

RZ-3



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CHECKED BY: DAW

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

NORTH

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
RZ-4