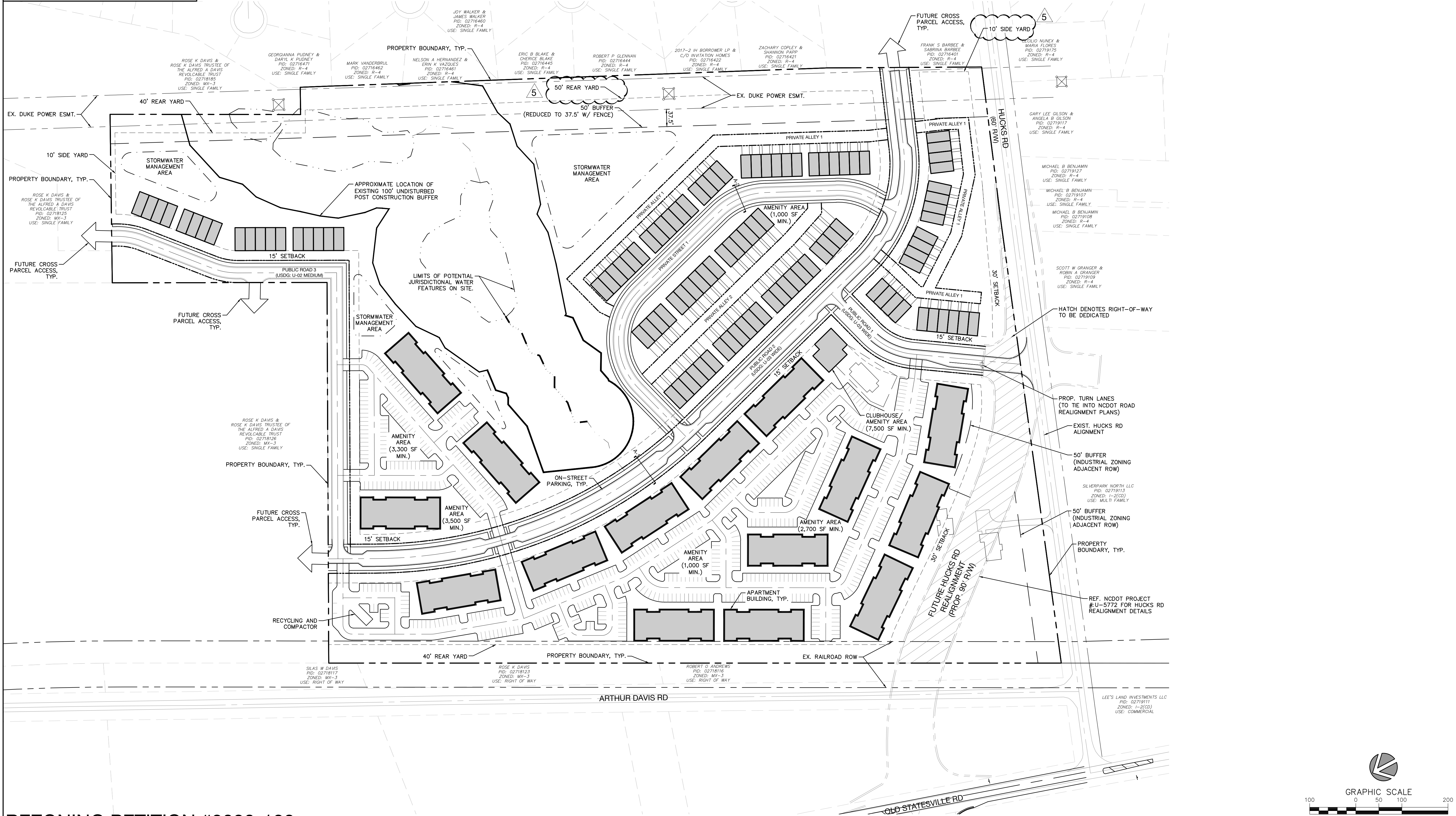


Site Development Data:

Acreage:	+/- 49.07 AC
Tax Parcel:	027-181-24
Existing Zoning:	MX-3
Proposed Zoning:	R-12MF (CD)
Existing Uses:	Single-Family
Proposed Uses:	Up to (110) For Sale Single Family Attached Residential Units Up to (406) Multi-Family Residential Units

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanpartners.com
nc firm no: P-0418
sc cda no: C-03044



MVP Equities Corporation

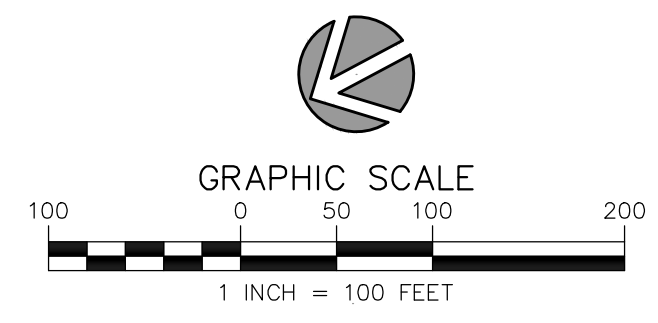
Hucks Residential Rezoning

Rezoning Site Plan
6106 Hucks Rd., Charlotte, NC 28269

NO.	DATE	BY:	REVISIONS:
1	10.12.20	UDP	PER CITY STAFF COMMENTS
2	11.16.20	UDP	PER CITY STAFF COMMENTS
3	12.14.20	UDP	PER CITY STAFF COMMENTS
4	01.11.21	UDP	PER CITY STAFF COMMENTS
5	03.17.21	UDP	PER CITY STAFF COMMENTS

Project No: 20-CLT-060
Date: 07.10.2020
Designed By: NCG
Checked By: GPP
Sheet No:

REZONING PETITION #2020-122



RZ-1.0

Site Development Data:

Acreage: +/- 49.07 AC
 Tax Parcel: 027-181-24
 Existing Zoning: MX-3
 Proposed Zoning: R-12MF (CD)
 Proposed Uses: Up to (110) For Sale Single-Family Attached Residential Units
 Up to (406) Multi-Family Residential Units

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by MVP Equities Corporation (the "Petitioner") to accommodate the development of a mix of single-family attached townhomes and multi-family residential unit types on an approximate 49.07 acre site located to the north of Hucks Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 027-181-24.
- 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 "R-12MF" Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses:

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-12MF zoning district containing a maximum of (110) For Sale Single-Family Attached Townhomes and (406) Multi-Family Apartment units along with any incidental and accessory uses relating to and allowable within the associated zoning district.
- Utilizing Section 11.207(2) of the Ordinance, common open space density bonus provisions shall be permissible above the base R-12MF zoning district maximum density.

Innovative Development Standards:

- The Petitioner seeks the following innovative provisions described below:
 - Non-residential buildings and accessory structures, including garages, pavilions and amenity structures must be separated by a minimum of 8'.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
- The site shall be served by a combination of public roads, private roads and private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
- The petitioner agrees to provide accessible sidewalk ramps at each corner of Public Road 1 and Hucks Road as generally depicted on the Rezoning Plan. The petitioner shall also provide sidewalk and planting strip along Hucks Road adjacent The Site. The sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT.
- The petitioner agrees to dedicate fee simple right of way to NCDOT for area associated with Hucks Road NCDOT STIP U-5772 as generally depicted on the Site Plan and with the associated building area.
- The petitioner shall commit to the following "2023 Build Suggested Improvements" as described within the Hucks Road Site Traffic Impact Study dated March 2021, in coordination with NCDOT and CDOT:
 - The following improvements shall be installed and accepted by CDOT and NCDOT prior to the first building certificate of occupancy being issued. Road improvements shall not be required within the existing adjacent railroad right-of-way within this off-site improvement phase.
 - As related to Old Statesville Road (NC 115) & Hucks Road (Unsignalized):
 - Construct a southbound left turn lane on Old Statesville Road with 150 feet of storage.
 - Construct a westbound left turn lane on Hucks Road with 100 feet of storage.
 - Construct a northbound right turn lane on Old Statesville Road with 100 feet of storage.
 - Hucks Road & Silverpark Drive-Access "A" (Unsignalized without STIP U-5772):
 - One ingress lane and two egress lanes on Access "A" (a southbound right turn lane with 100 feet of storage and a combined thru-left turn lane).
 - Construct an eastbound left turn lane on Hucks Road with 100 feet of storage.
 - Construct a de facto left turn lane on Hucks Road with 100 feet of storage.
 - The following improvements shall be installed and accepted by CDOT and NCDOT prior to a certificate of occupancy being issued for the final remaining 25% of units (129) proposed within the project area.
 - As related to Old Statesville Road (NC 115) & Hucks Road (Unsignalized)
 - Install a traffic signal at the intersection of Old Statesville Road and Hucks Road.
 - All required accommodations will be made including upgrades to existing rail crossing.

- The Petitioner agrees to install Public Road 1 and improvements indicated within Transportation note #3 above adjacent Hucks Road prior to the sites first certificate of occupancy being issued.
- The Petitioner agrees to install Public Road 2 & 3 prior to the first certificate of occupancy being issued associated with the final 75% of the single family attached townhome units on site.
- Installation of the road wearing/surface course for Public Roads 2 & 3 must be completed prior to first certificate of occupancy being issued associated with the final 50% of the single family attached townhome units on site.
- The petitioner agrees to install a 6' sidewalk and minimum 8' wide landscape strip adjacent public road 1, 2, & 3. A sidewalk utility easement (SUE) shall be provided between the proposed right of way to 2' behind proposed sidewalk along all internal public roads as generally depicted on the Rezoning Plan.
- Dedication of noted rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.

Architectural and Design Standards:

- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-12MF district, 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.
- A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- Building placement and site design of the multi-family apartment buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
 - Buildings shall be placed so as to present a front or side facade to all public streets.
 - Useable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit.
 - Direct pedestrian connections should be provided between residential units adjacent public streets.
 - The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and 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.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- Placement and design of single-family attached townhome residential units on site shall adhere to the following guidelines to enhance the architectural character or the proposed structures.
 - Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
 - Useable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches may be covered but not enclosed.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
 - All HVAC and mechanical equipment shall be screened from public view.
 - Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
- The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

- The Petitioner shall comply with with the City of Charlotte Tree Ordinance.
- The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of the unified development plan.
- The Petitioner shall provide open space and amenity areas within the Site, as generally depicted on the Rezoning Plan in the locations labeled as Amenity Area or Amenity Space, which may include, but shall not be limited to, community clubhouse, community pool, a pocket park, open air pavilion, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.
- The petitioner shall provide a minimum of 19,000sf of amenity area on site.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
- 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development within any SWIMP/CSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services as mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

- The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21) feet in height.

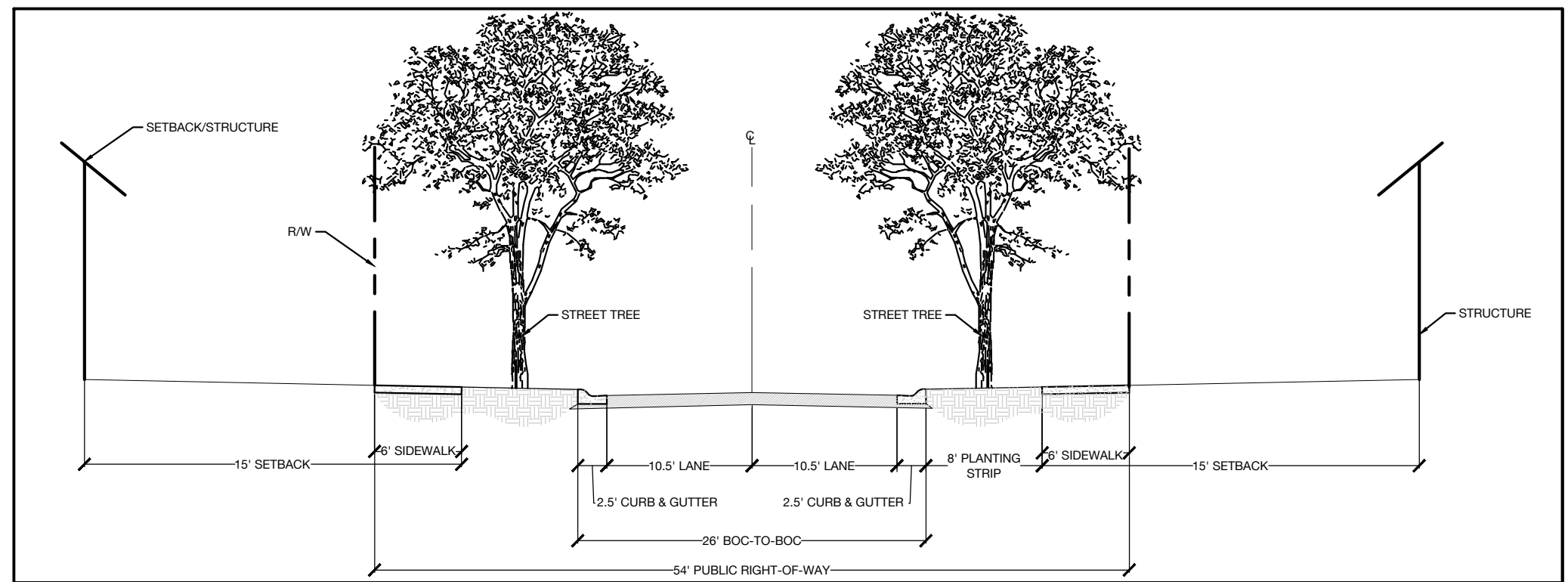
Amendments to Rezoning Plan:

Future amendments to 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.

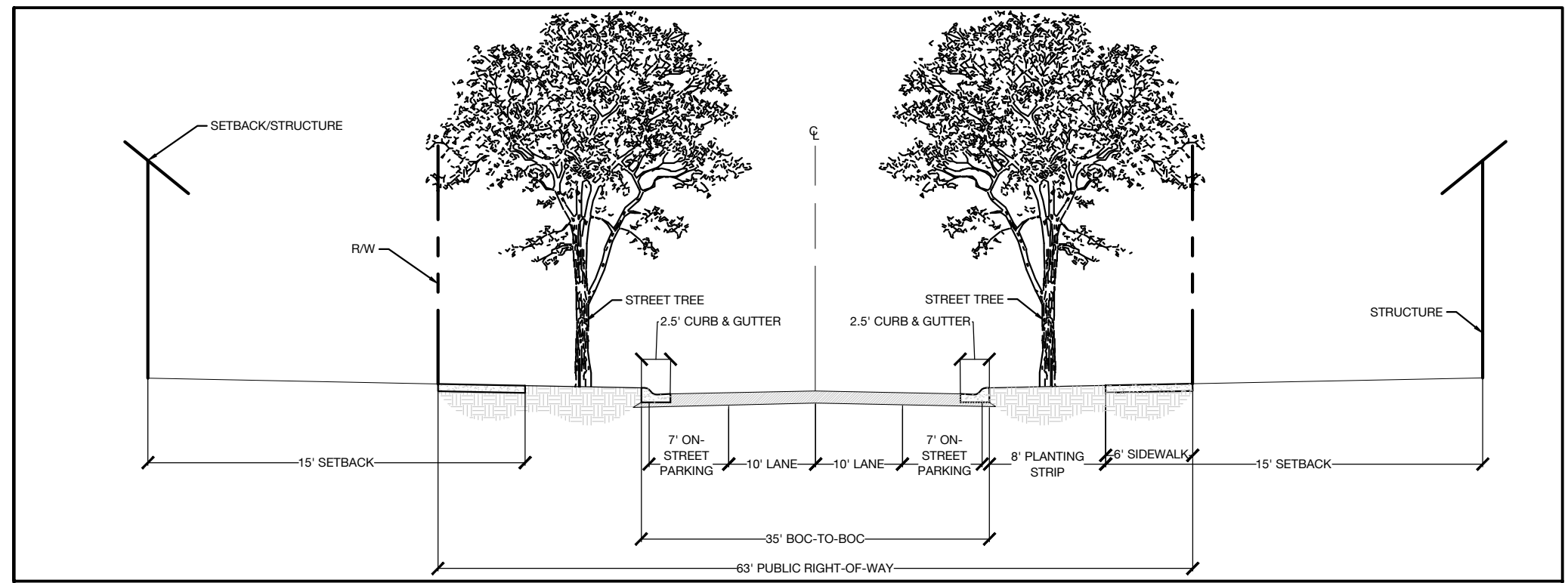
Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be 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:

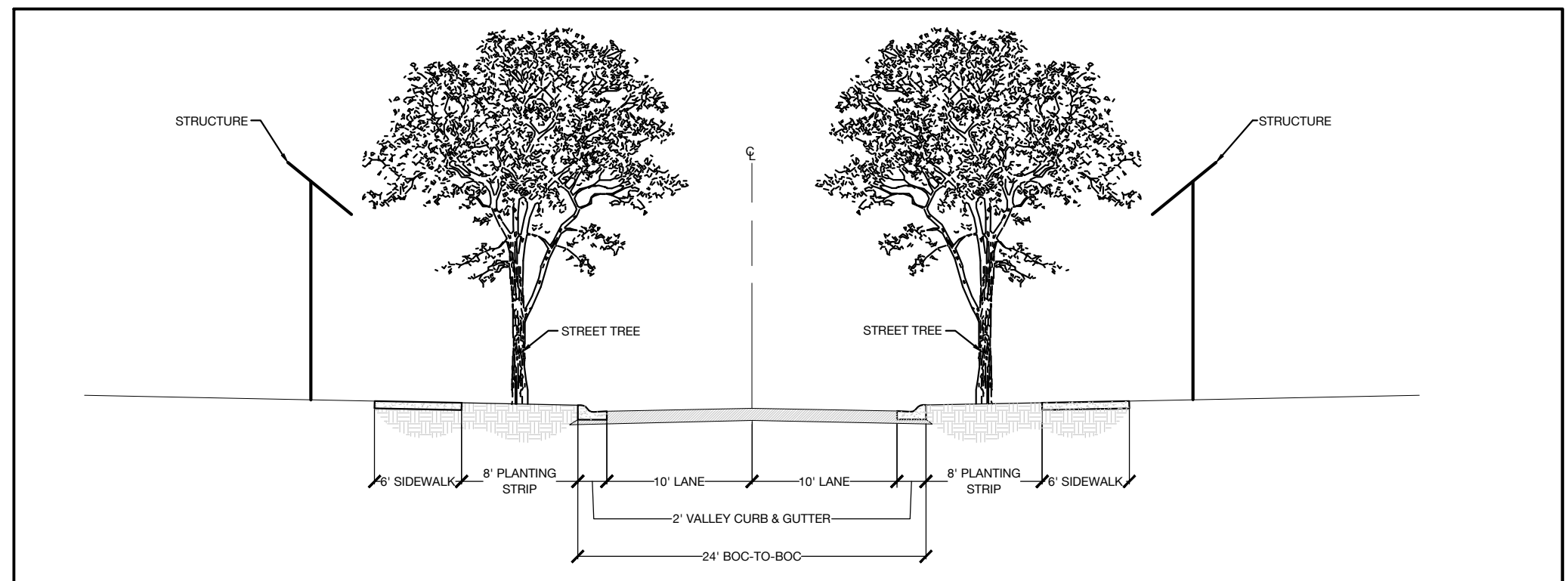
- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 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.



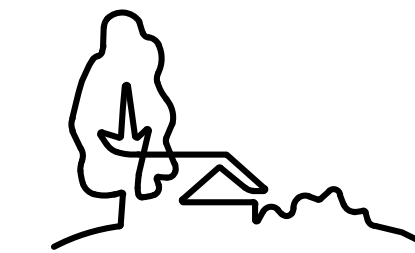
USDG U-02 LOCAL RESIDENTIAL MEDIUM



SECTION A-1: USDG U-03 LOCAL RESIDENTIAL WIDE



SECTION A-2: PRIVATE STREET CROSS-SECTION



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p 704.334.3303
 charlotte, nc 28205 f 704.334.3305
 urbandesignpartners.com
 nc firm no: P-0418
 sc cos no: C-03044

MVP Equities Corporation

**Hucks Residential
Rezoning**

Development Notes & Standards
 6106 Hucks Rd, Charlotte, NC 28269

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