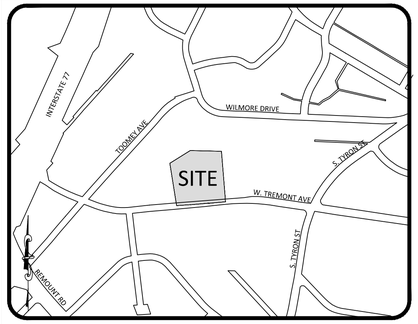

VICINITY MAP
NTS

SITE LEGEND

PROPERTY LINE

RIGHT–OF–WAY LINE

BUILDING ENVELOPE

PARKING ENVELOPE

SITE DATA

PREPARED BY:	MCADAMS COMPANY (BRANDON PLUNKETT) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704-527-0800 PLUNKETT@MCADAMSCO.COM
PARCEL PIN: 11906427	
TOTAL SITE ACREAGE:	3.455 AC
CURRENT ZONING:	I-1
PROPOSED ZONING:	MUDD(O)
UNIT TYPE:	RESIDENTIAL & NON-RESIDENTIAL
PROPOSED USES:	- 300 RESIDENTIAL DWELLING UNITS - UP TO 5,000 SF OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.
LOT SETBACKS:	FRONT YARD = 22' FROM BACK OF CURB
	SIDE YARD = 0' BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE
	REAR YARD = 0' BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO RESIDENTIAL USE
TREE SAVE AREA:	TO MEET TREE SAVE ORDINANCE

Range Water Real Estate
Development Standards
09/11/2020
Rezoning Petition No. 2020-

Site Development Data:
--Acreage: ± 3.455 acres
--Tax Parcel #: 119-064-27
--Existing Zoning: I-1
--Proposed Zoning: MUDD-O
--Existing Uses: Vacant
--Proposed Uses: Residential dwellings units and non-residential uses 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 300 residential dwelling units and up to 5,000 square feet of gross floor area of non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district.
--Maximum Building Height: Up to six (6) stories and 75 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 Range Water Real Estate. ("Petitioner") to accommodate the development of a high-quality residential community on an approximately 3.455-acre site located at 536 W. Tremont Avenue (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 one (1). 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 300 multi-family residential dwellings units and up to 5,000 square feet of gross floor area of non-residential uses as permitted by right, and under prescribed conditions together with accessory uses allowed in the MUDD zoning district.

b. A minimum of 2,500 square feet of non-residential square footage (other than accessory amenity areas for the residential community) as allowed by the MUDD zoning district will be constructed on the ground floor of the proposed building. The proposed non-residential area will be oriented toward and have frontage on W. Tremont Avenue.

3. Optional Provisions:

a. An optional provision to allow accessory parking and maneuvering for parking to be located between the proposed building and W. Tremont Avenues as generally depicted on the Rezoning Plan.

4. Transportation Improvements and Access:

a. Access to the Site will be from W. Tremont Avenue as generally depicted on the Rezoning Plan. Two (2) access points from W. Tremont Avenue will be allowed.

b. The Petitioner will improve the Site's frontage on W. Tremont Avenue to comply with the Local Residential Wide street section contained in the New Bern Transit Station Area Plan.

c. 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, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as allowed by City regulations.

d. 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.

e. 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.

f. 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.

5. Streetscape, Landscaping Open Space and Screening:

a. A 22-foot building setback as measured from the proposed back of curb along W. Tremont Avenue (the proposed back of curb will be located to allow recessed on-street parking along W. Tremont) will be provided as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be established along the Site's frontage of W. Tremont Avenue as generally depicted on the Rezoning.

c. Recessed on-street parking will be provided along W. Tremont Avenue.

d. The area of the Site located adjacent to the proposed building and the proposed access drive will be set aside as open space and portions will be improved with walking trails, seating areas, and landscaping.

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

6. 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 20% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete), exclusive of windows, doors and roofs.

c. 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 40% 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, however, parking along the proposed access drive will be allowed.

d. 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.

e. 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.

f. 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.

g. 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.
h. 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.
i. The exposed portions of multi-level parking decks shall provide screening so that interior cars are not visible from the public street on which the parking deck has frontage. This is primarily accomplished using architectural louvers or decorative screens on all levels.
j. 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.
k. 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.
l. 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.
m. 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.
n. 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 (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.
o. Ventilation grates or emergency exit doors located at the first-floor level in the building facade oriented to any public street must be decorative.
7. Environmental Features:
a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. The Site will comply with the Tree Ordinance.

8. 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 streetlights 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.

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 Chapter 6 of the Ordinance.

10. 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ATLANTA, GA 30342

536 W. TREMONT AVE
REZONING PLAN
536 W. TREMONT AVE
CHARLOTTE, NORTH CAROLINA 28203

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	RWR-20000
FILENAME	RWR-20000RZ1
CHECKED BY	BGP
DRAWN BY	JDS
SCALE	1"=30'
DATE	09. 11. 2020

SHEET

REZONING PLAN

RZ-1

M:\Projects\RangeWater\RWR-20000\04-Production\Engineering\RWR-20000RZ1-rb.dwg, 9/11/2020 3:05:08 PM, Singleton, Drew