

Site Data

Site Area: +/- 62.7 Ac.
Parcels to be Rezoned: 047-421-02, 047-421-01, 047-381-08, 047-421-06
Current Zoning: RE-1
Proposed Zoning: RE-3 Optional

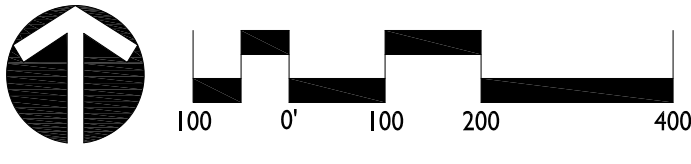
Existing Uses:	Vacant
Proposed Uses:	Uses allowed in the RE-3 district as restricted in the development standards
Number of Residential Units by Housing Type:	330 multi-family dwelling units on Parcel D
Square footage of non-Residential Uses by Type:	75,000 sf retail, restaurant and other uses as allowed in the RE-3 district on Parcel A and B.* 250,000 sf general and medical office uses and other uses allowed in the RE-3 district on Parcel C*. 200 Room Hotel on Parcel A or B.** (**subject to the conversion rights specified in the development standards)
Maximum Building Height	90 ft. as defined by the Ordinance

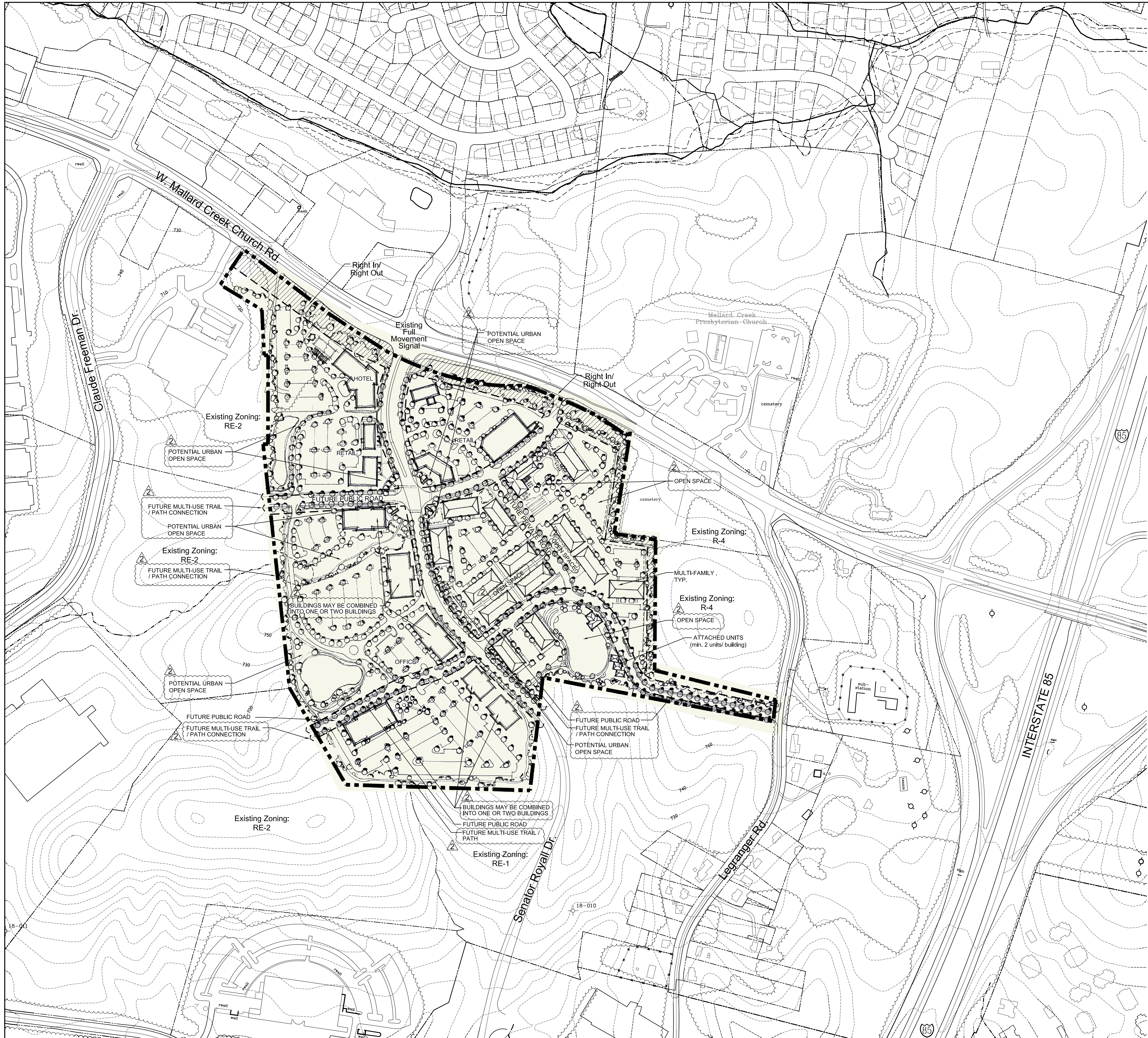
Parking Ratios (as defined by the Ordinance):

Use:	Required Parking:
Retail	1 Space per 250 gross square feet
Restaurant	1 Space per 125 gross square feet
Office	1 Space per 400 gross square feet
Hotel	1 Space per Room
Multi-Family Units	1.5 Spaces per Dwelling Unit

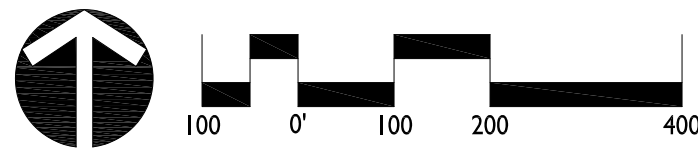
Legend

- Property Line
- Setback
- Buffer
- Maximum Building / Parking Envelope
- 10' Contours
- 2' Contours
- Existing Vegetation





- Legend**
- Property Line
 - Setback
 - 10' Contours
 - 2' Contours
 - Existing Vegetation



REVISIONS:
1-08-19-11-CHPD SITE PLAN COMMENTS: 06.03.11
2-09-23-11-CHPD: OUTSTANDING ISSUES

DATE: MARCH 28, 2011
DESIGNED BY: K/LK
DRAWN BY: K/LK
CHECKED BY: MRC
SCALE: 1"=200'
PROJECT #: 1010254
SHEET #:

**SENATOR ROYALL
REZONING**
CRESCENT RESOURCES, CHARLOTTE, NC
SCHEMATIC SITE PLAN



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DEVELOPMENT STANDARDS
DRAFT 09/23/2011 Submission
CRESCENT RESOURCES
SENATOR ROYALL

1. Development Data Table

a. Site Acreage	62.7 acres
b. Tax Parcels included in Rezoning	047-421-02 047-421-01 047-581-08 047-421-06
c. Existing Zoning (including overlays and vesting)	RE-3
d. Proposed Zoning (including overlays and vesting)	RE-3 - Optional
e. Existing Uses	Vacant
Proposed Uses	Uses allowed in the RE-3 district as restricted below.
f. Number of Residential Units by Housing Type	330 multi-family dwelling units on Parcel D
h. Square footage of Non-Residential Uses by Type	75,000 sf retail, restaurant and other uses as allowed in the RE-3 district on Parcels A and B * 250,000 sf general and medical office uses and other uses allowed in the RE-3 district on Parcel C. 200 Room Hotel on Parcel A or B ** (*see development standards below for further detail) (**subject to the conversion rights specified below)
j. Maximum Building Height	50 ft as defined by the Ordinance
k. Number and/or Ratio of Parking Spaces	As required by the Ordinance

2. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Resources to accommodate development of a pedestrian-friendly multi-use development on an approximately 62.1 acre Site located along W. Mallard Creek Church Road at Senator Royall Drive (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, Parcel C and Parcel D of the Site.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses

and building elements. The schematic depictions of the uses, structures and building elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards.

Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments and location of the points of access, the numbers, the size, configuration and placements of buildings and parking areas, and the depictions of such elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet as long the changes maintain the building and parking orientation and character of the development illustrated on the schematic plan, subject to the accompanying Development Standards. Changes to the Schematic Plan will be reviewed and approved as allowed by Section 6.207 (2).

Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Rezoning Plan.

Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed six (6) as to Parcel A, eight (8) as to Parcel B, twelve (12) as to Parcel C and Twenty Nine (29) as to Parcel D. The Petitioner reserves the right to combine buildings on each of the parcels to have a lesser number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

Proposed circulation and street network/connectivity is generally shown on this plan. To allow for the future market demand and specific design of each site, the final location and alignment of these proposed connections will be determined at the time of development and the site plan approval process.

3. Optional Provisions

- Petitioner seeks the Optional provision to allow retail sales uses over 10,000 square feet on Parcel A and Parcel B subject to the restrictions below.
- The Petitioner seeks the Optional provision to allow parking and maneuvering for parking to be located between the proposed buildings and W. Mallard Creek Church Road. This proposed parking and maneuvering area must be located behind the 100 foot setback and will be screened from W. Mallard Creek Church Road by a vegetation equal to a Class B buffer.

4. Permitted uses

- Parcels A and B of the Site may be devoted to uses allowed in the RE-3 zoning district including, without limitation, retail (including grocery), restaurant, and hotel uses along with accessory uses, subject to the restrictions listed below.
 - Parcels A and B of the Site may collectively be developed with up to 75,000 square feet of gross floor area of retail and restaurant uses as well as other uses as allowed by the RE-3 zoning district. A hotel containing up to 200 rooms may also be located on Parcel A or B. In the event the hotel is not developed or a hotel with a lesser number of hotel rooms is developed, additional retail, restaurants, and other uses allowed in the RE-3 district will be allowed in lieu of hotel rooms. In such an event, an additional 250 square feet of gross floor area may be developed for each hotel room that is not constructed up to a maximum of 25,000 square feet of additional floor area.
 - The maximum size of any retail tenant will be limited to 27,000 square feet.

- No more than two uses may include accessory drive-through window facilities within the Site. The drive-through facilities will be limited to Parcel A and Parcel B, with a limit of one per parcel.
- Drive-through service windows shall be limited to the following uses: financial institutions, pharmacies, dry cleaners, and restaurants provided that such restaurants only provide the following types of food and beverage: ice cream, yogurt, coffee, juices, bagels, muffins, pastries and similar items. These types of restaurants may not have on-premise cooking of food and will be limited to a maximum of 2,500 square feet of gross floor area.
- The number of drive-through lanes will be limited to one for uses allowed to have an accessory drive-through window except financial institutions (e.g. banks) which may have more than one.
- The following uses will not be allowed on Parcels A and B: residential units; automobile service stations; theaters, motion picture; manufacture of electronic, computing and communications equipment and related devices; stadiums and arenas and vehicle leasing offices.

b. Parcel C of the Site may be devoted to uses allowed in the RE-3 district, as restricted below.

- Parcel C of the Site may be developed with up to 250,000 square feet of gross floor area. Retail and restaurant uses may not be freestanding uses, but must be integrated into buildings that contain at least 25,000 square feet of gross floor area other than retail and restaurant uses. Retail and restaurant uses will be limited to the ground floor of buildings and to no more than 10,000 gross square feet per building. In the aggregate no more than 25,000 square feet of gross floor area of retail and restaurant uses may be developed on Parcel C. (It is acknowledged that the square footage of any retail and restaurant uses developed on Parcel C will be part of the maximum allowed square footage of gross floor area allowed on Parcel C.) The following uses will not be allowed on Parcel C: residential units; hotel rooms; automobile service stations; theaters, motion picture; manufacture of electronic, computing and communications equipment and related devices; stadiums and arenas; and vehicle leasing offices.

- Parcel D of the Site may be developed with up to 330 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District. This parcel may be developed in multiple phases. No more than 24 three bedroom units will be developed on Parcel D.

For purposes of the development limitations set forth in these Development Standards, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the Site measured from the outside of the exterior walls or from the center line of party walls, provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level.

5. Access and Transportation Design

- The Petitioner will provide along the Site's W. Mallard Creek Church Road frontage a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk. These improvements will be installed along the Site's W. Mallard Creek Church Road frontage as development occurs on each of the Parcels abutting W. Mallard Creek Church Road.
- All new streets shall be designed per CDOT and Subdivision standards.
- Vehicular access to the Site shall be provided as generally depicted on the Technical Data Sheet (Sheet RZ-1). The number and locations of driveways connecting to the interior public streets is

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not limited by what is indicated on the Technical Data Sheet; the location and number will be determined during the land development process.

- The placements and configurations of these vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT and/or the North Carolina Department of Transportation ("NCDOT").
- As set in Section 6.a. below, the Petitioner will construct a public street that will connect Legranger Road through Parcel D to Senator Royall Drive. CDOT and the Planning Department have indicated that deviations to the construction standards and cross-section for this public street will be considered during the land development review process. The Petitioner may seek deviations to the vertical and horizontal construction standards as well as deviations to the typical cross-section to allow angled parking. The final cross-section and the construction standards will be determined during the land development review process.
- The Petitioner will construct three (3) raised pedestrian refuge islands within the two-way left turn lane in Senator Royall Drive. The location of these refuge islands will be determined during the land development review process. Once the locations have been determined, the Petitioner will install each refuge island simultaneously with the installation of the required streetscape improvements abutting the location of each of the refuge islands.

6. Transportation Improvements/Development Allocations

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

- Public Street Network on the Eastern Side of Senator Royall Drive (Project # 1).** Up to 330 multi-family dwelling units may be constructed on Parcel D upon the construction of: (i) the two public streets located on the east side of Senator Royall Drive (i.e. the public street that separates Parcel B from Parcel D and the public street that connects Senator Royall Drive to Legranger Road), (ii) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out access located east of the intersection of Senator Royall Drive and W. Mallard Creek Church Road, (iii) a sidewalk as required along Parcel D frontage on Senator Royall Drive and (iv) along Parcel D frontage on W. Mallard Creek Church Road a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

- Public Street abutting Parcel B and certain Senator Royall Drive Improvements (Project # 2).** Up to 40,000 square feet of gross floor area of retail and restaurant uses on Parcel B upon the construction of: (i) the proposed public street along the southern boundary of Parcel B, (ii) an additional north bound left turn lane on Senator Royall Drive at its intersection with W. Mallard Creek Church Road, (iii) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out access located east of the intersection of Senator Royall Drive and W. Mallard Creek Church Road, (iv) a sidewalk as required along Parcel B frontage on Senator Royall Drive and (v) along Parcel B frontage on W. Mallard Creek Church Road a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

- Public Street abutting Parcel A and certain Senator Royall Drive Improvements (Project # 3).** Up to 35,000 square feet of gross floor area of retail and restaurant uses and up to 200 hotel rooms or a lesser amount of hotel rooms and a greater amount of retail and restaurants uses as allowed by the conversion rights above on Parcel A upon the construction of: (i) the public street along the southern boundary of Parcel A, (ii) the extension of the existing southbound outside travel lane on Senator Royall Drive for approximately 700 feet to the first full movement intersection located on the Site, (iii) channelized north bound dual right turn lanes with protected traffic signal phasing on Senator Royall Drive and its intersection with W. Mallard Creek Church Road, (iv) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out

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access located west of the intersection of Senator Royall Drive and W. Mallard Creek Church Road, (v) a sidewalk as required along Parcel A frontage on Senator Royall Drive and (vi) along Parcel A frontage on W. Mallard Creek Church Road a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk. The Petitioner will be responsible for traffic signal modifications at Senator Royall Drive St W. Mallard Creek Church Road if CDOT review of the intersection improvements determines that traffic signal modifications are required to accommodate safe pedestrian movements in all four directions as a result of the required northbound approach laneage.

- Public Streets Abutting Parcel C, certain Senator Royall Drive Improvements and Improvements at I-85 southbound ramp at W. Mallard Creek Church Road (Project #4).** Up to 250,000 square feet of gross floor area of uses allowed on Parcel C upon the construction of: (i) the public street shown on Parcel C, (ii) an additional southbound right turn lane on the I-85 southbound ramp at W. Mallard Creek Church Road, (iii) channelized dual right turn lanes with protected traffic signal phasing at the southbound I-85 exit ramp at W. Mallard Creek Church Road, and (iv) a sidewalk as required along Parcel C frontage on Senator Royall Drive.

7. Timing of Completion of Road Improvements and Right-of-Way.

- The roadway improvements referenced in Section 6.a.-d. above must be substantially completed prior to the issuance of the final certificate of occupancy for the first space/unit located with the referenced development, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the final certificate of occupancy is issued.
- It is understood that some of the roadway improvements referenced in Section 6 may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, and to the extent that the applicable area in which the right of way is located is within the City of Charlotte, then CDOT, the City of Charlotte Engineering Division or other applicable agency or department agree to proceed with condemnation of any such land. In such event, the Petitioner shall reimburse the applicable agency or department for the cost of any such condemnation proceedings including compensation paid by the applicable agency or department for any such land and the expenses of such proceedings.

8. Architectural Standards

a. Setbacks, Side Yards, Rear Yards, and Build Heights

- All buildings constructed on Parcels A, B, C and D of the Site shall satisfy or exceed the setback, rear yard, side yard established under the Ordinance for the RE-3 zoning district and the URP Area Plan; except that where such parcel abuts a residential zoning district, there shall be a minimum 35 foot side or rear yard.

- The Site may be considered a unified development plan and as such internal separation standards such as buffers, side and/or rear yards may be eliminated, subject to the normally required Staff review and approval process.

- Building heights shall not exceed 90 feet or 8 stories, whichever is less.

b. Design and Performance Standards

The development depicted on the Technical Data Sheet (RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Once a specific development plan is proposed it is understood that the Petitioner will submit specific site improvements to the RE-3 review process including: building layout, parking and circulation, open space, architecture elevations, signage, etc.

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- Landscaping and Screening will be provided as required by the Ordinance.

- Parking and Loading will be in accordance with the Ordinance.

c. Architectural and Design Controls

- Buildings fronting on Senator Royall Drive will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements.

- All buildings must be sited maintaining pedestrian interconnectivity between buildings and through parking areas. This will be done by providing a minimum of a five (5) foot sidewalk between buildings and through parking areas and connecting each building to the sidewalk network that will be provided through out the Site.

- All buildings located within the Site will be architecturally integrated to compliment one another by using similar or compatible architectural styles, building materials, landscape elements, plants and signage treatments to create a unified and cohesive development. In addition, buildings located on Parcels A and B must be designed using a similar, (i) architectural style, (ii) building materials, (iii) colors and (iv) signage so that development on these Parcels creates a cohesive whole and not a series of buildings with unrelated and wholly dissimilar architectural styles, building materials, colors and signage.

- The buildings constructed on the Site will use a variety of building materials. The building materials used on the buildings constructed on Parcels A, B, and C will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementations siding (such as hardi-plank), stucco, EIFS or wood. At least 30% of each building facade exclusive of windows, doors and roofs will be constructed of brick, stone, synthetic stone, precast concrete or precast stone. Vinyl as a building material may only be used on windows and soffits.

- The building materials used on the buildings constructed on Parcel D will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementations siding (such as hardi-plank), stucco, or wood. At least 37% of the exterior of each building exclusive of windows, doors and roofs will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.

- All sides of the buildings to be constructed on the Site will be built using four-sided architecture.

- The rendering of the street oriented elevation of the attached residential unit building depicted on Sheet RZ-4 establishes the general conceptual architectural style, building materials, and character of the buildings to be constructed within Parcel D. The Petitioner reserves the right to utilize variant colors, textures, architectural features, roof lines and building sizes as long as compatibility in aesthetics and design is achieved. The final building elevations will be reviewed and approved by the Planning Department to assure that the proposed buildings are consistent with this design.

- If breezeways are included in the proposed multi-family buildings on the Site, the breezeways shall be framed with architectural elements, such as columns and brick quoins, creating a dominant central element of the architectural facade.

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Other proposed architectural elements include entry portals with an engaged classical portico integrated with modified window screens above to combine into one refined, cohesive architectural feature to provide the appearance of an enclosed breezeway.

9. Streetscape and Landscaping

a. Streetscape Treatment

Necessary setbacks and streetscape treatment along Senator Royall and all proposed new streets will be constructed in accordance with the URP Area Plan.

b. Connectivity

A network of streets and pedestrian walkways or paths will be provided in the manner generally depicted on the Technical Data Sheet. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least five feet in width shall be provided with either curb or wheelstops as protection.

10. Environmental Features

- Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO) and Tree Ordinance.

11. Parks, Greenways and Open Space

- Each of the Parcels will include improved open space areas as generally indicated on the Schematic Site Plan. These open space areas will be improved with landscaping, walkways, seating areas and other amenities appropriate to the type of open space provided.

- As part of the development of Parcel D with multi-family dwelling units the following amenities will be provided on Parcel D: a clubhouse, pool with an outdoor kitchen and fire pit, residential courtyards, dog park, and an exercise circuit loop. If possible, the proposed storm water and detention area will be designed as a "wet pond" as to provide visual amenity to the property.

- A multi-use path/trail at least six feet wide will be developed throughout the Site that links each of the Parcels as generally illustrated on the Schematic Plan. Links from adjoining properties to this path/trail as generally illustrated on the Schematic plan will be allowed to provide for an eventual connection to the Greenway located within the University Research Park.

12. Signage

- All signage shall be permitted in accordance with the Zoning Ordinance.

- A sign identifying the University Research Park may be placed on the Site as recommend by the adopted University Research Park Charlotte Area Plan.

13. Lighting

- All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting, that is not visible from off-Site residentially zoned or used property, that may be installed along the internal sidewalks.

- Detached lighting on the Site will be regulated by the Ordinance.

- No "wall pack" lighting will be allowed on any buildings constructed on the Site, however architectural lighting on building facades, such as sconces, will be permitted.

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14. Phasing

- No more than an aggregate of 55,000 square feet gross floor area of retail or restaurant uses may be built on Parcels A and B until either (i) 100 of the proposed multi-family dwellings units allowed on the Site have been issued a building permit or (ii) 25,000 square feet of gross floor area of office uses on Parcel C has been issued a building permit.

15. Other

a. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel(s) or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

b. Request for 5-Year Vesting

Pursuant to Sections 1.110 of the Ordinance, the Petitioner hereby requests a 5-year vesting of these Development Standards and other related rezoning documents commencing upon approval of this Rezoning Petition by the Charlotte City Council. Petitioner requests a 5-year vesting right due to the size and phasing of the proposed development and the level of Petitioner's investment.

c. Binding Effect of the Rezoning Documents and Definitions

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

- Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest, and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

d. Utility Placement

Newly installed utility lines (not including existing or relocated lines) shall be placed underground subject to the review and approval of the respective agency or authority.

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SENATOR ROYALL
REZONING

REVISIONS:
1-08-19-11 CHPD SITE PLAN COMMENTS: 06/03/11
2-09-23-11 CHPD OUTSTANDING ISSUES
3-09-26-11 ADDITIONAL CHPD COMMENTS

DATE: MARCH 28, 2011
DESIGNED BY: K/LK
DRAWN BY: K/LK
CHECKED BY: MFC
SCALE: 1"=40'
PROJECT #: 1010254
SHEET #:

RZ-3

CRESCENT RESOURCES, CHARLOTTE, NC
DEVELOPMENT STANDARDS



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SENATOR ROYALL REZONING

CONCEPTUAL MULTI-FAMILY ELEVATION

SHEET: RZ-4



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This illustration is intended to convey the types of materials which will be used for the multifamily Parcel D in Senator Royall. Exterior finishes include 37% masonry and the balance shall be a mix of HardiPanel or similar cementitious products. This design is conceptual in nature.

