

Site Data

Site Area: +/- 62.7 Ac.  
Parcels A, B, C, D: +/- 52.2 Ac.  
Undevelopable\*: +/- 10.5 Ac.  
\*(buffers, setbacks, circulation...etc)

Parcels to be Rezoned: 047-421-02, 047-421-01, 047-381-08  
Current Zoning: RE-1  
Proposed Zoning: MUDD-CD

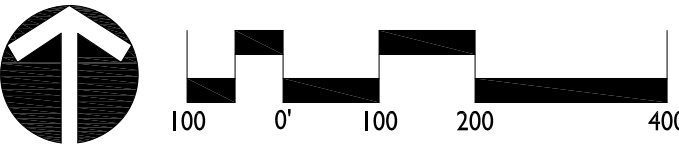
Parcel:	Acreage:	Proposed Land Use:
A	8.9	Retail/ Restaurants/ Office/ Hotel
B	6.0	Retail (incl. Grocery)/ Restaurants/ Office/ Hotel
C	20.8	Office - up to 400,000 s.f./ Multi-Family dwellings - up to 400 units
D	16.5	Multi-Family Dwellings - up to 330 units

Notes:

- 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 Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT").

Legend

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





Development Standards

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 ± acre Site located along Mallard Creek Road at Senator Royall Place (the "Site").

Unless the Technical Data Sheet, these Development Standards, the Conceptual Site Plan (Sheet RZ-2) or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the MUDD Conditional District zoning district classification shall govern all development taking place on Parcel A, Parcel B, Parcel C and Parcel D of the Site.

This site falls within the University Research Park Area Plan, dated June 28, 2010. It is the intent of this proposal to follow the recommendations of the area plan in terms of a mixture of uses, more urban development pattern, and more integration of uses through connectivity.

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.

1. Permitted Uses

- Parcel A of the Site may be devoted to commercial uses including retail, restaurant, hotel and office uses as permitted in the MUDD Conditional District zoning classification along with associated accessory uses.
- Parcel B of the Site may be devoted to commercial uses including retail (including grocery), restaurant, hotel and office uses as permitted in the MUDD Conditional District zoning classification along with associated accessory uses.
- Parcel C of the Site may be devoted to office or multi-family dwellings and service retail uses permitted under the MUDD Conditional District zoning classification.
- Parcel D of the Site may be devoted to multi-family dwellings along with associated accessory uses.

2. Optional Provisions

- Drive-in and drive-through service lanes/ windows as an accessory use to the principle use shall be allowed, subject to the regulations of Section 12.413 of the Ordinance.
- Retail sales permitted in B-1 up to 30,000 SF shall be permitted.

3. Maximum Building Areas and Development Limitations

- Parcel A and B of the Site may collectively be developed with up to 100,000 square feet of retail and restaurant gross floor area and up to 250 hotel rooms. In the event the hotels is not developed or a hotel with a lesser number of hotel rooms is developed, additional retail, commercial or office floor area may be developed in lieu of hotel rooms. In such an event, 250 square feet of 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.
- Parcel C of the Site may be developed with up to 400,000 square feet of gross floor area of office only or 330 multi-family dwelling units.
- Parcel D of the Site may be developed with up to 400 multi-family dwelling units along with associated accessory uses. This parcel may be developed in multiple phases. We should add a note here related to allowing for for-sale as well if the market allows.

4. 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, and side yard established under the Ordinance for the MUDD-CD zoning district and the URP area Plan, except where abutting a residential zoning district, there shall be a minimum 35 foot setback.
- The Site may be considered a unified development plan and as such internal 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.

If a building abuts a residential zoning district or residential use that is not zoned RE-3, it may not be constructed above 40 feet unless the side and/or rear yard which adjoins the residential zoning district or use is increased one (1) foot for each foot in building height in excess of 40 feet.

If a building abuts a non-residential zoning district or residential use that is zoned RE-3, no increase in side/and or rear yard is required.

5. 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 MUDD review process including: building layout, parking and circulation, open space, architecture elevations, signage, etc.

a. Landscaping and Screening

- All screening and landscaping shall meet or exceed the standards of the Ordinance.
- Internal areas of the Site shall be landscaped in accordance with the requirements of the City of Charlotte Tree Ordinance and the URP Area Plan.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.
- Berms shall not be used to satisfy screening requirements.
- A wall cannot be substituted for the plant materials along any public right-of-way unless supplemented by landscaping in a minimum 3-foot wide planting strip.
- Dumpsters, recycling containers, compactors, and solid waste handling areas are not permitted in any setback or yard and shall be screened from adjacent property and from public view with a minimum 6-foot-high solid and finished masonry wall, with closeable gate that shall be 40% - 50% opaque for safety and security purposes. In no instance shall a chain link fence or a barbed wire fence be permitted.
- Any expansion or change of use to a property will require that all screening

requirements be met. If an existing parking area is located in the planting strip required for screening, a masonry wall shall be constructed outside of any public right-of-way to meet the screening requirement.

- If the screening requirements cannot be met, the Planning Director shall have the authority to modify the screening requirements, as long as the intent of this section is met.

b. Streetscape Treatment

- Necessary setbacks and streetscape treatment along Senator Royal and all proposed new streets will be observed in accordance to the URP Area Plan and the overall quality of tree save in the Research Park. Where applicable, the petitioner will preserve significant stands of trees.

c. Parking and Loading

- Parking Standards.  
The minimum parking requirements shall be met as follows:  
  
Residential - 1.5 space per dwelling unit  
Hotels/Motels - 1.0 space per room  
Nightclubs, Bars and Lounges - 1 space per 125 gross square feet  
Restaurant - 1 space per 125 gross square feet  
Retail - 1 space per 250 gross square feet  
All Other Uses - 1 space per 400 gross square feet
- Valet parking service standards for new construction and site reconfigurations. If provided, a valet parking service (including drop-off areas, servicing areas, and the parking areas) shall meet the following requirements:  
The valet parking service can be located on private property. The valet parking service area shall be located to the side or rear of the structure or building, but shall not be located between the building and the street.  
The parking area for the valet parking service shall be incorporated into the parking lot or parking structure design, if provided.  
The valet parking service and associated structures shall not disrupt the flow of pedestrian and vehicular traffic.

d. Loading Standards

- The minimum loading requirements of the MUDD zoning district shall be met or exceeded.

6. Open Space

- All new development on lots of greater than 20,000 square feet shall provide urban open space. Such open space shall be either private open space and/or public open space.
- Private open space is defined as an area that is:
  - Accessible and visible to residents, tenants, and/or users of the development.
  - Improved with seating, plantings, and/or other amenities.
  - Located on the ground floor or first level of the development, or on a roof or terrace level, or in an interior courtyard area of the development, or a combination of these locations.
  - Out of doors, or in the open air (may be under a roof or canopy).
- Public urban open space is defined as an area that is:
  - Accessible and open to the public.
  - Improved with seating, plantings, and/or other amenities.
  - Visible and accessible from the street or public pedestrian areas.
  - Located on the ground floor or no more than five feet above or five feet below ground level.
  - Out of doors, or in the open air (may be under a roof or canopy).
- All required open space shall be located behind the sidewalk and on private property
- Open space requirements are based on the type of use, the lot size, and the gross square footage of building floor area, in accordance with the following schedule:

Use	Private Open Space	Public Open Space
Residential use	1 sq. ft./100 sq. ft. gross floor area or 1 sq. ft./200 sq. ft. lot area, whichever is greater.	None required.
Non-residential use	None required.	1 sq. ft./100 sq. ft. gross floor area or 1 sq. ft./200 sq. ft. lot area, whichever is greater.

7. Architectural and Design Controls

- Buildings fronting on Senator Royall Place 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 non-residential buildings located on the west side of Senator Royall Place must be architecturally integrated to complement one another by using similar exterior materials. All non-residential buildings located on the east side of Senator Royall Place must be architecturally integrated to complement one another by using similar exterior materials...I would consider rephrasing this to suggest that we are going to develop all buildings to a high standard and finish and that all buildings will be integrated architecturally with materials, and designed in a manner that promotes pedestrian connections, etc.
- All buildings must be sited with a reasonable emphasis on maintaining pedestrian

interconnectivity between buildings and through parking areas.

- All public building entrances, except those for fire exits and loading, will connect directly to a sidewalk along a public street or to a private street/drive or to an open space.
- Uses allowed in an office district zoning classification, including but not limited to financial institutions and hotels, shall be deemed to be office uses within the context of these development standards.

8. Storm Water Management

- Development on the site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO) effective as of the date of approval of this potation.

9. Street Network and Street Design

- Through the recommended streetscape improvements of the University Research Park Area Plan, bike lanes of at least four feet shall be added in either direction to Senator Royal Drive. Parallel parking may be permitted subject to approval by CDOT.
- All new streets shall be designed to the recommended street cross-sections in the URP Area Plan.

10. Vehicular Access, Rights-of-Way and Signalization

- Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet (Sheet RZ-2).
- 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 Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT").
- The Petitioner shall dedicate right-of-way right of way measuring 77 feet in width for the planned connection to Claude Freeman Dr. Dedication of this right-of-way shall occur when one of the abutting parcels is developed and the alignment to be dedicated shall be as mutually agreed upon between the Pettitioner and the City.

11.Connectivity

Major vehicular connections throughout the Site 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.

12.Bicycle Parking

Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.

13.Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance for the MUDD district.

14.Tree Ordinance

All development will comply with the City of Charlotte Tree Ordinance.

15.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.

16.Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshals specifications. Plans for each building will be submitted to the Fire Marshals office for approval before the construction of that building commences.

17.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 or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

18.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.

19.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.