

SITE DEVELOPMENT DATA:

-ACREAGE: ± 59.4 ACRES

-TAX PARCEL #S: 147-031-03,04-13; 147-081-37, 38-43; 147-037-01, 02-12; 147-034-01,04-09; 147-036-02,03-07; 147-041-02,03-14; 147-035-01,02-17; 147-042-01,02,17-26; 147-032-01,02; 147-033-01

-EXISTING ZONING: B-2, B-1, O-2, R-17MF AND R-8

-PROPOSED ZONING: MUDD-O, AND UR-2(CD) WITH FIVE (5) YEAR VESTED RIGHTS

-EXISTING USES: RETAIL USES & MULTI-FAMILY DWELLING UNITS

-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT AND THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT UP TO 198,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANTEERING, DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES, AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (II) WITHIN THE MUDD-O AND UR-2(CD) ZONING DISTRICTS UP TO 1,050 RESIDENTIAL DWELLING UNITS, SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS DESCRIBED BELOW.

-MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED UR-2(CD), BUILDING HEIGHT WILL BE LIMITED WITHIN DEVELOPMENT AREAS E THROUGH L AS SHOWN ON SHEET RZ-1.0 OF THE REZONING PLAN. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 85 FEET FOR THE PORTION OF BUILDING(S) ABUTTING SOUTH BLVD AND 56 FEET FOR THE PORTION OF THE BUILDING ABUTTING PRIVATE STREET A AS GENERALLY DEPICTED ON SHEET RZ-1.0; (III) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; AND (IV) WITHIN DEVELOPMENT AREA D THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET. FOR THE PURPOSES OF #HABOVE HEIGHT LIMITS, ROOF TOP MECHANICAL EQUIPMENT, SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, DOMES, DORMERS, OR OTHER ARCHITECTURAL FEATURES WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT, OTHERWISE BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT. WITHIN THE AREAS ZONED UR-2(CD) A MINIMUM OF 1.3 SPACES PER RESIDENTIAL DWELLING UNIT WILL BE PROVIDED INCLUDING THE ON-STREET PARKING SPACES AS ALLOWED BY THE ORDINANCE.

SEDFIELD NEIGHBORHOOD MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 100'-0"
PROJECT #: 101267
SHEET #:

REVISIONS:

1. 08/15/2014 REVISED PER STAFF COMMENTS

2. 10/24/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014

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PROJECT #: 101267

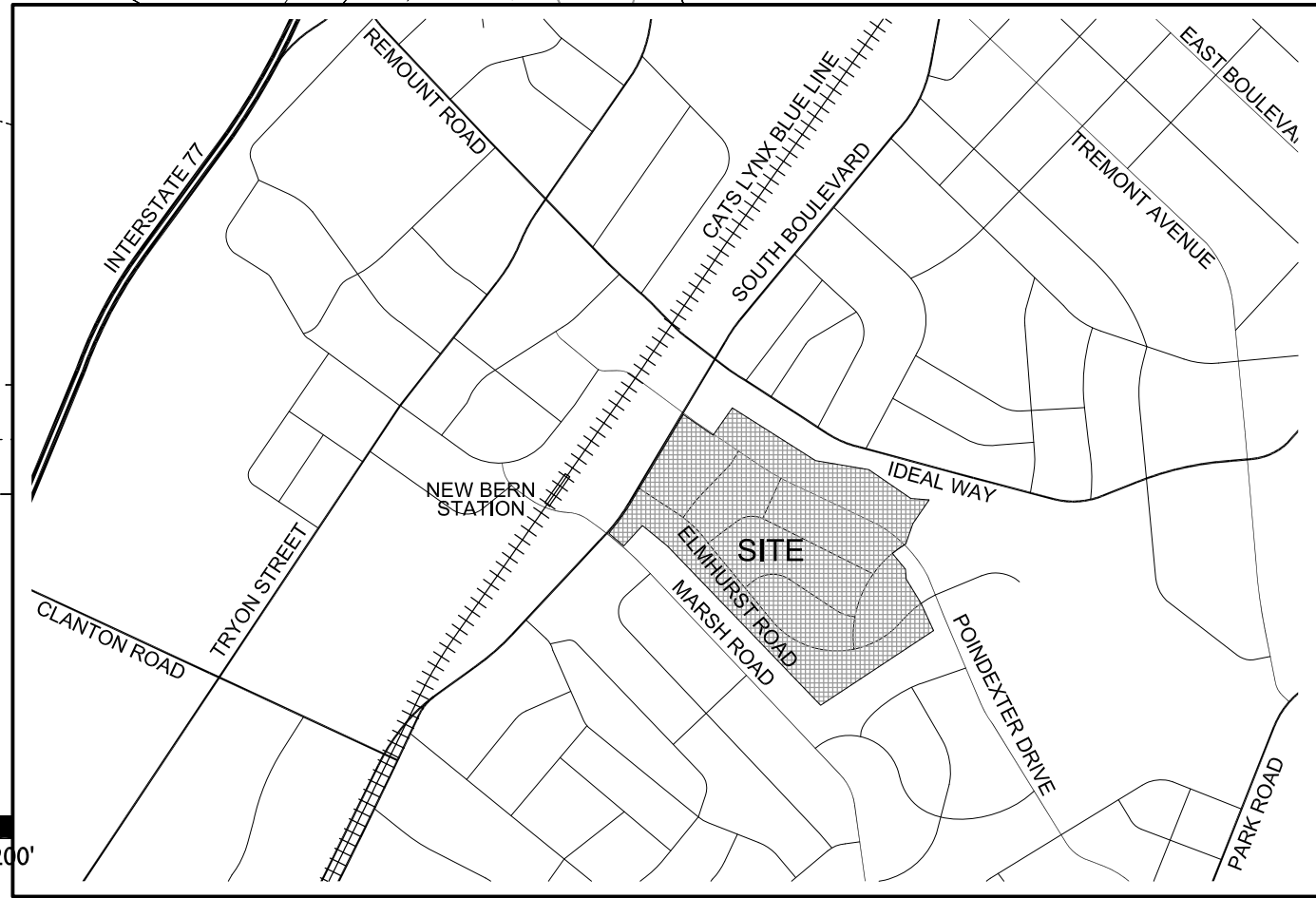
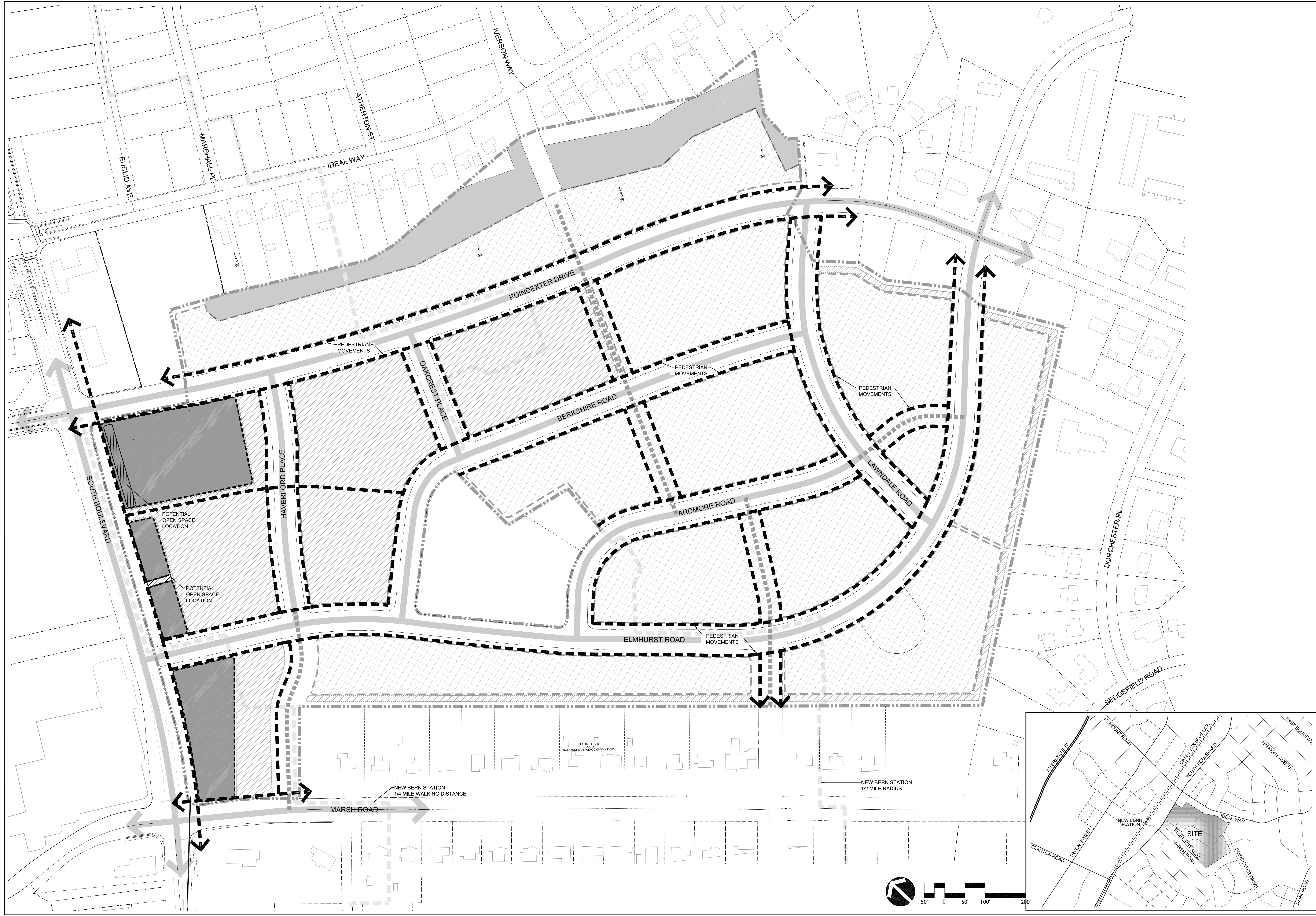
SHEET #:

RZ-1.0

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PETITION NO. 2014-064



DATE: 04/28/2014
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SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

PEDESTRIAN AND OPEN SPACE FRAMEWORK



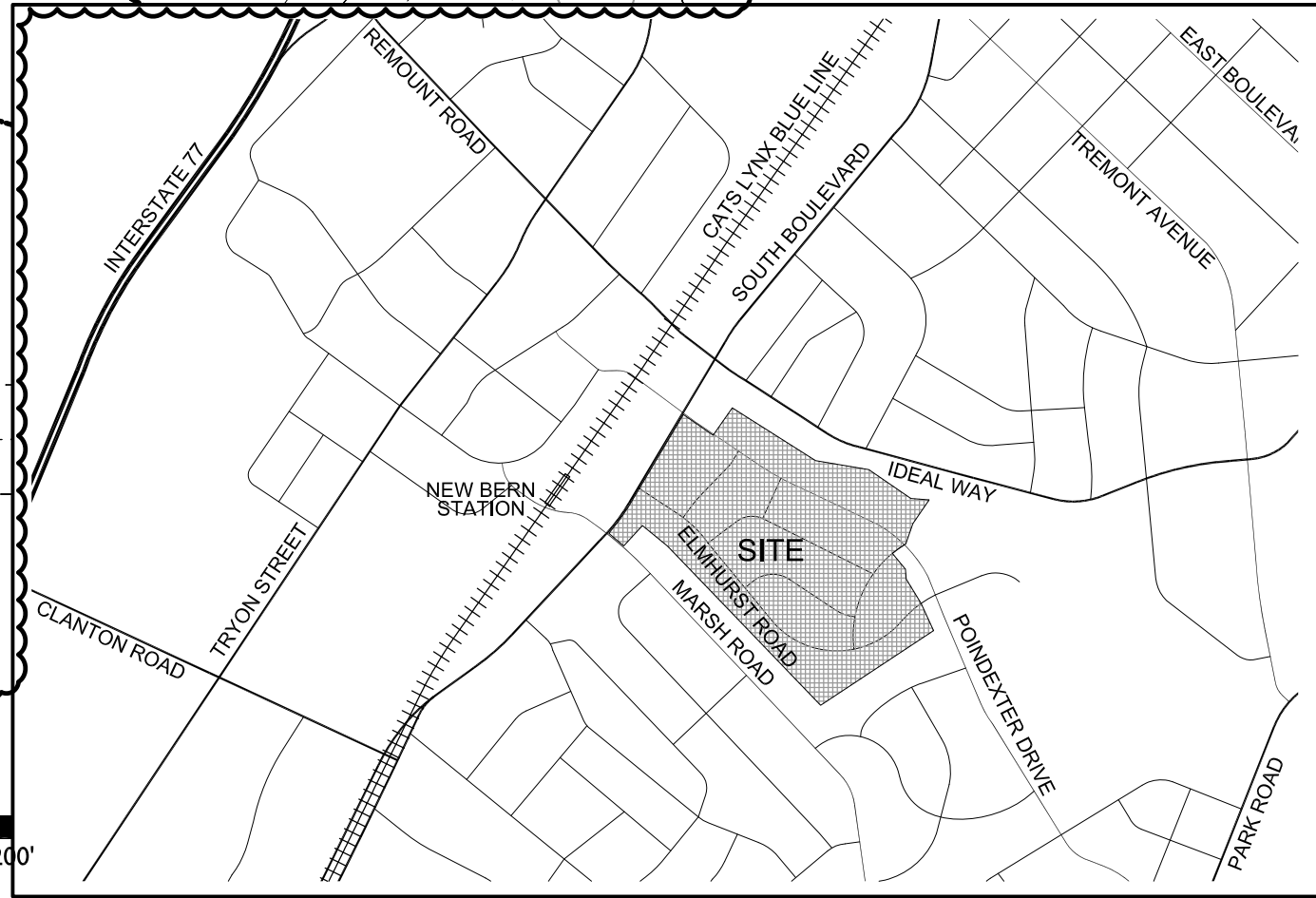
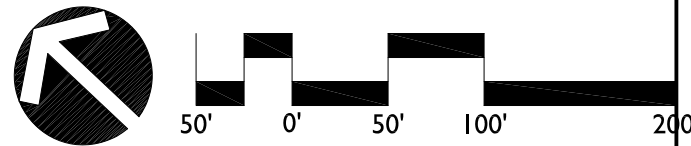
ZONING LEGEND

EXISTING:

- B-2
- B-1
- O-2
- R-17MF
- R-8

PROPOSED:

- MUDD-O
- UR-2(CD)



REVISIONS:
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2. 10/24/2014 REVISED PER STAFF COMMENTS

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**SEEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT**
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
ZONING BOUNDARY EXHIBIT

8. PLAZAS AND OPEN SPACE (CONTINUED):

ELEMENTS MAY ALSO BE PROVIDED. STORM WATER AND WATER QUALITY STRUCTURES MAY BE LOCATED WITHIN THE OPEN SPACE AREAS. HOWEVER, IF WATER QUALITY AND STORM WATER DETENTION STRUCTURES ARE LOCATED WITHIN THE OPEN SPACE AREAS THE WATER QUALITY AND STORM WATER DETENTION STRUCTURES MUST BE DESIGNED AS "WET PONDS" AND TREATED AS AN AMENITY THAT IS USABLE AND ACCESSIBLE.

b. THE SITE WILL INCLUDE A SERIES OF PUBLICLY ACCESSIBLE OPEN SPACES AND PLAZA AREAS AS FOCAL POINTS. THESE FOCAL POINTS WILL INCLUDE SOME COMBINATION (A MINIMUM OF TWO) OF THE FOLLOWING: LANDSCAPING, MONUMENTATION, WATER FEATURE, SEATING AREAS AND/OR ART WORK FEATURES.

c. SPECIALTY PAVERS, STAINED AND PATTERNED CONCRETE/PAVING OR OTHER SIMILAR MEANS WILL BE USED TO CALL ATTENTION TO AMENITY AREAS, GATHERING SPACES, PLAZAS AND AS METHOD OF WAY FINDING.

9. PHASING OF OPEN SPACE WITHIN THE UR-2(CD) DEVELOPMENT AREAS:

a. A MINIMUM OF ONE (1) ACRE OF THE OPEN SPACE AS REFERENCED ABOVE MUST BE IN PLACE (IMPROVED AND ACCESSIBLE) WHEN FOUR (4) OF THE EIGHT (8) DEVELOPMENT AREAS ZONED UR-2(CD) ARE DEVELOPED AND HAVE RECEIVED CERTIFICATES OF OCCUPANCY FOR ALL THE BUILDINGS APPROVED WITHIN THESE DEVELOPMENT AREAS. NO ADDITIONAL BUILDING PERMITS FOR BUILDINGS LOCATED IN OTHER DEVELOPMENT AREAS (THE FIFTH THROUGH EIGHTH DEVELOPMENT AREAS) ZONED UR-2(CD) MAY BE ISSUED UNTIL THIS ONE (1) ACRE OF OPEN SPACE IS IMPROVED AND ACCESSIBLE. THE SECOND ACRE MUST BE IMPROVED AND ACCESSIBLE WHEN THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE LAST BUILDING APPROVED FOR THE SEVENTH DEVELOPMENT AREA ZONED UR-2(CD). A BUILDING PERMIT FOR BUILDINGS LOCATED WITHIN THE EIGHTH DEVELOPMENT AREA ZONED UR-2(CD) WILL NOT BE ISSUED UNTIL A MINIMUM OF 2 ACRES OF OPEN SPACE IS IMPROVED AND ACCESSIBLE.

10. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE. CONSEQUENTLY SHOPPING CENTER SIGNS MAY BE LOCATED THROUGHOUT THE PORTION OF THE SITE DESIGNATED MUDD-O AS ALLOWED BY THE ORDINANCE. IN ADDITION USES AND BUSINESS LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SHOPPING CENTER/DEVELOPMENT SIGNS (I.E. THE MULTI-FAMILY DWELLING DEVELOPMENTS MAY BE IDENTIFIED ON THE SIGNS ALLOWED ALONG SOUTH BOULEVARD). THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.

b. MASTER SIGNAGE AND GRAPHIC SYSTEMS SHALL BE ADOPTED. IN ADDITION, SIGNAGE IS ALLOWED PURSUANT TO AN APPROVED "SIGN FLEX OPTION" PLAN TO REQUEST A GREATER NUMBER OF SIGNS FOR THE COMMUNITY, AND SUCH PLAN WILL BE INCORPORATED HEREIN UPON APPROVAL. INFORMATION AND ADVERTISING PILLAR SIGNS AS DEFINED BY THE ORDINANCE MAY BE PROVIDED THROUGHOUT THE SITE.

c. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.

11. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES 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 AND PRIVATE STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR NON-RESIDENTIAL USES AND 20 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR RESIDENTIAL USES.

12. CATS BUS STOP:

a. THE PETITIONER WILL ADD TO ONE OF THE EXISTING CATS BUS STOPS ALONG THE SITE'S FRONTAGE ON SOUTH BOULEVARD A CONCRETE PAD FOR A BENCH (LAND DEVELOPMENT STD. 60.02A). THE LOCATION OF THE EXISTING BUS STOP ALONG SOUTH BOULEVARD MAY BE ADJUSTED TO ACCOMMODATE THE LOCATION OF THE PROPOSED DRIVEWAY. THE NEW LOCATION WILL BE COORDINATE WITH CATS DURING THE URBAN REVIEW PROCESS FOR THE SITE. THE CONCRETE PAD FOR A BENCH WILL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING WITHIN THE DEVELOPMENT AREA ADJACENT TO THE BUS STOP WHERE THE PAD FOR THE BENCH IS ADDED.

13. REDEVELOPMENT PHASING (DEMOLITION OF EXISTING BUILDINGS):

a. THE REDEVELOPMENT OF THE SITE WILL OCCUR OVER A NUMBER OF YEARS; THEREFORE, THE DEMOLITION OF THE EXISTING RESIDENTIAL BUILDINGS LOCATED ON THE SITE WILL ALSO OCCUR OVER A PERIOD OF YEARS AND IS NOT ANTICIPATED TO OCCUR AT ONCE BUT WILL TYPICALLY OCCUR AS PART OF THE REDEVELOPMENT OF EACH DEVELOPMENT AREA. HOWEVER, IN ORDER TO: (I) REPLACE AND REBUILD EXISTING UTILITIES (WATER, SEWER, GAS, POWER, CABLE, ETC.); (II) COMPLY WITH THE REQUIREMENTS OF THE POST CONSTRUCTION STORM ORDINANCE (PCSO); (III) COMPLY WITH THE TREE ORDINANCE; (IV) COMPLY WITH THE SUBDIVISION REGULATIONS; (V) COMPLY WITH OTHER DEVELOPMENT REGULATIONS; AND (VI) REMEDY SAFETY AND BUILDING CODE ISSUES, THE REMOVAL OF THE EXISTING BUILDINGS IN MULTIPLE DEVELOPMENT AREAS MAY BE NECESSARY AND ALLOWED.

14. REVIEW BY PLANNING AND CDOT OF DEVELOPMENT AREAS ZONED UR-2(CD):

a. THE DEVELOPMENT PLANS FOR THE PORTION OF THE SITE ZONED UR-2(CD) WILL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CDOT FOR REVIEW FOR COMPLIANCE WITH THE DESIGN GUIDELINES, STREETSCAPE TREATMENTS AND STANDARDS ESTABLISHED BY THE REZONING PLAN.

15. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

16. 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

DATE: 04/28/2014
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: MVA
SCALE: N/A
PROJECT #: 1012267

SHEET #:

RZ-2.1

REVISIONS:
1. 08/15/2014 REVISED PER STAFF COMMENTS
2. 10/24/2014 REVISED PER STAFF COMMENTS

SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
DEVELOPMENT STANDARDS

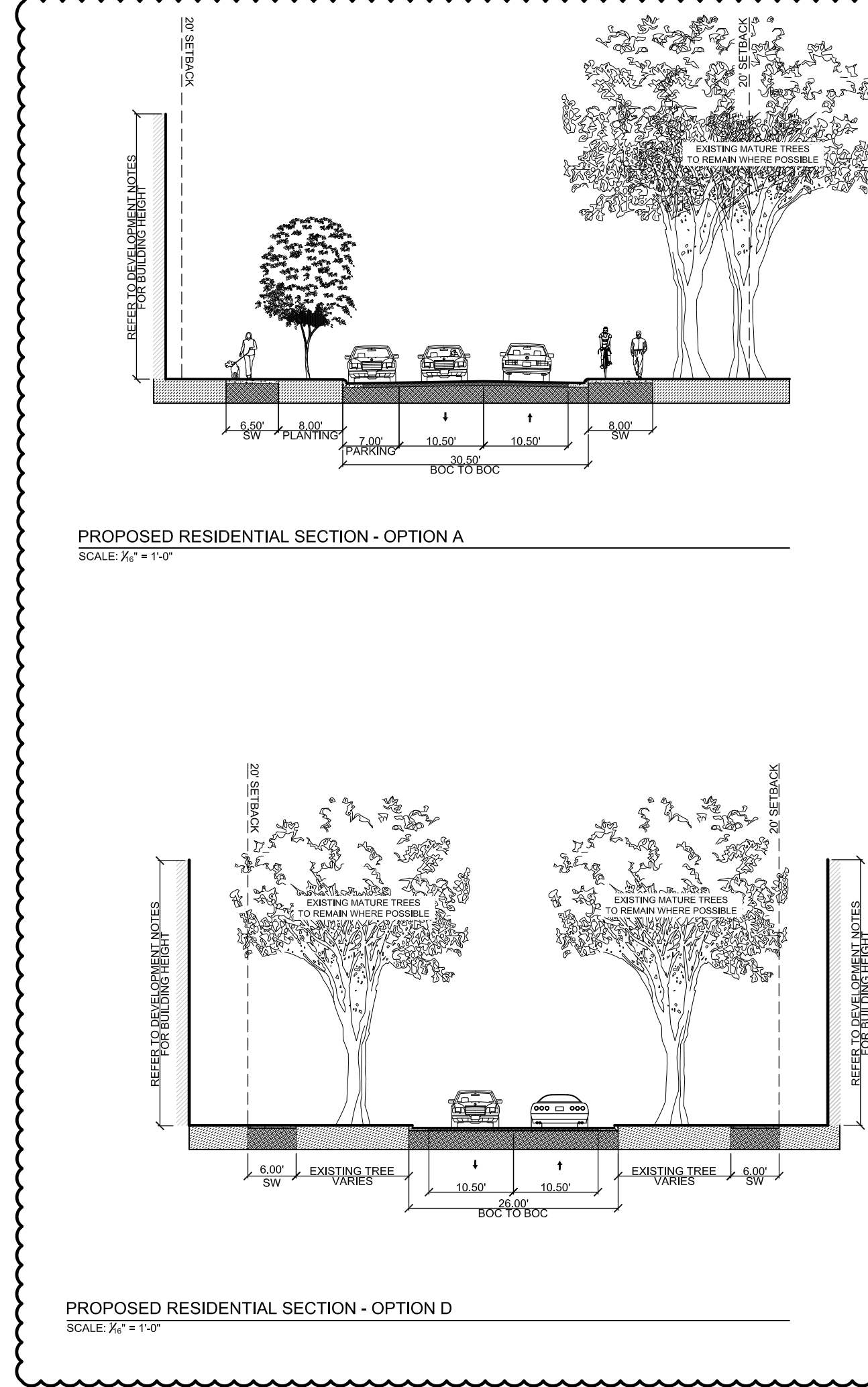
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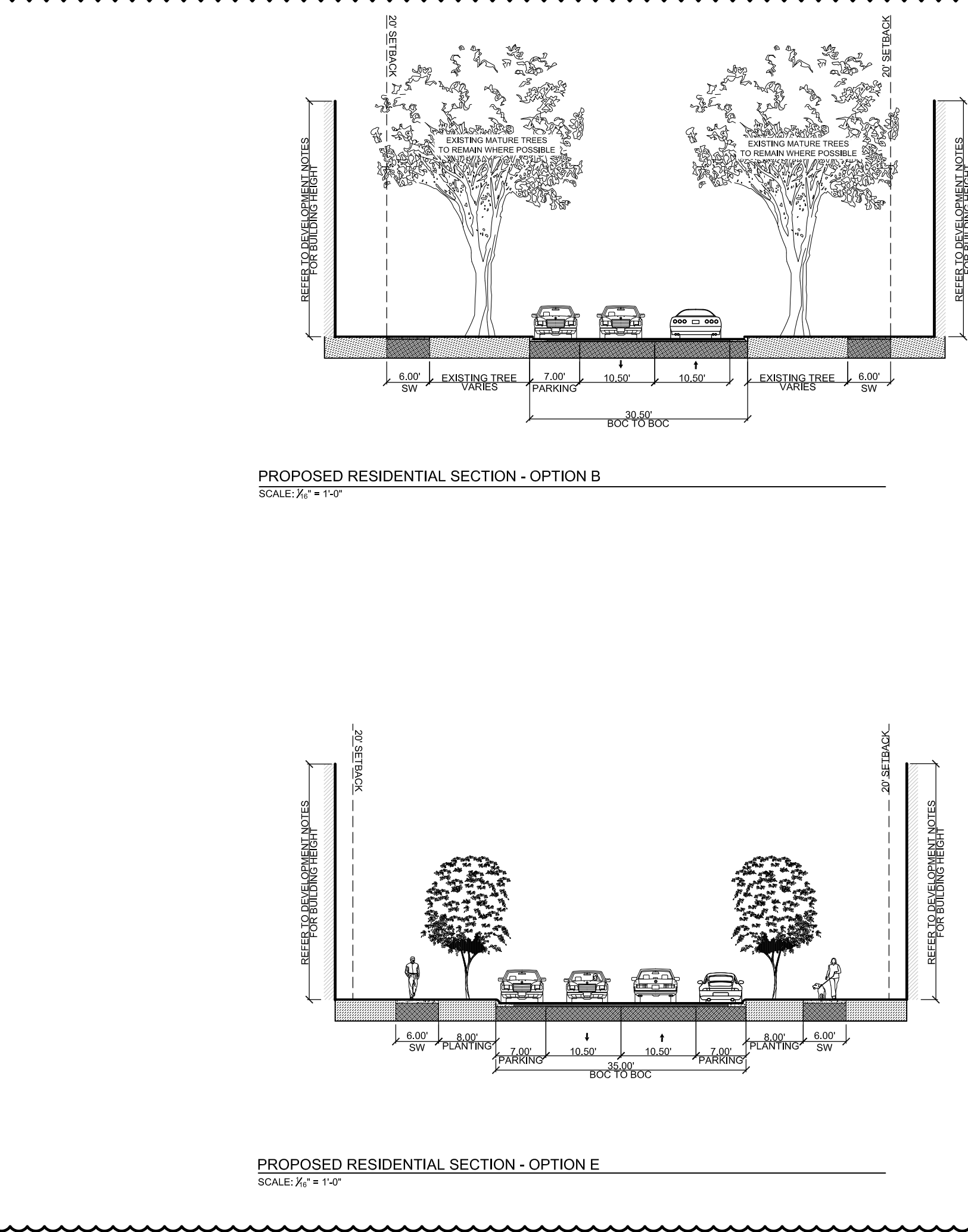
PROPOSED STREET SECTIONS

EXISTING STREET SECTIONS



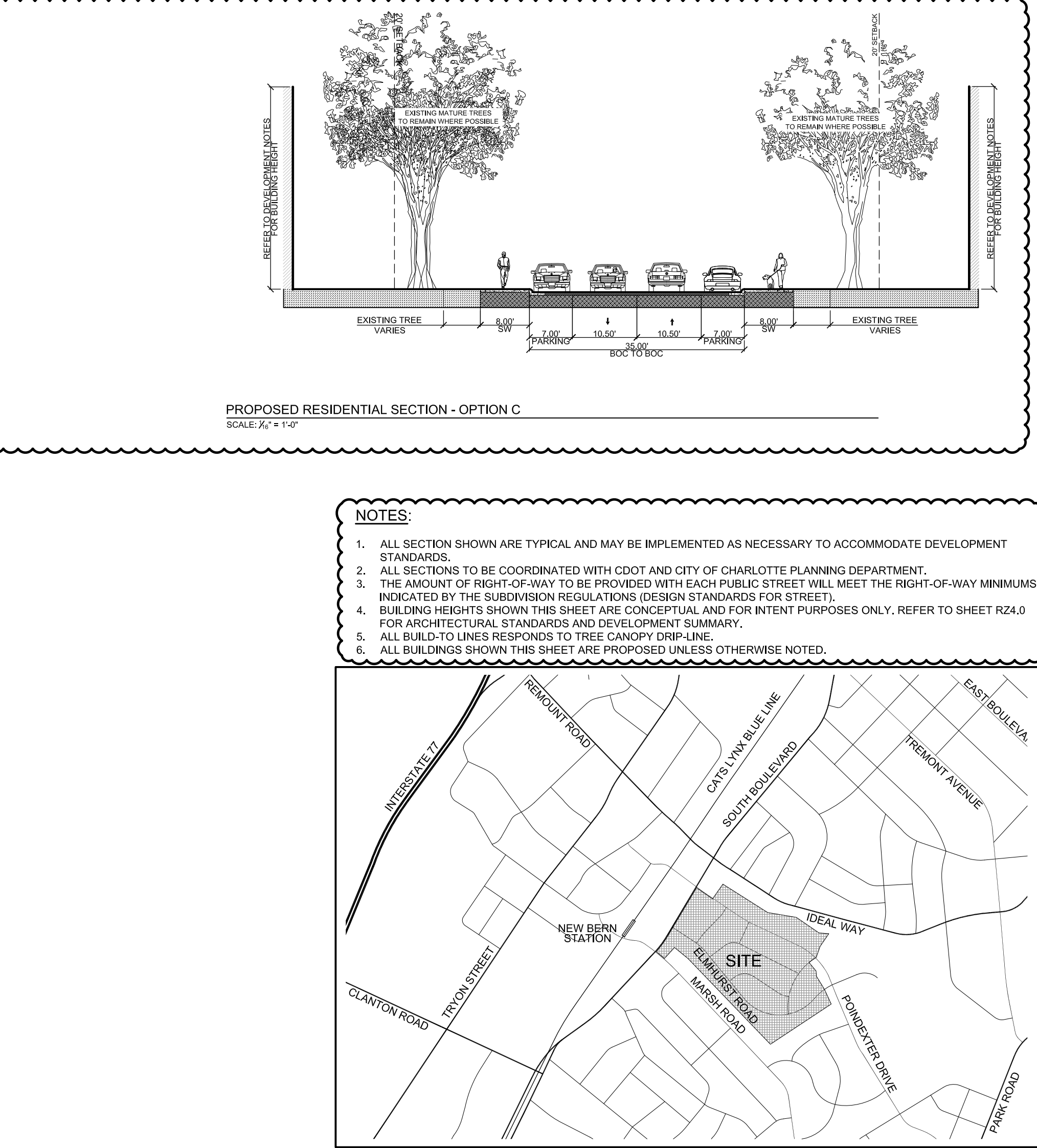
PROPOSED RESIDENTIAL SECTION - OPTION A
SCALE: 1/4" = 1'-0"

PROPOSED RESIDENTIAL SECTION - OPTION D
SCALE: 1/4" = 1'-0"



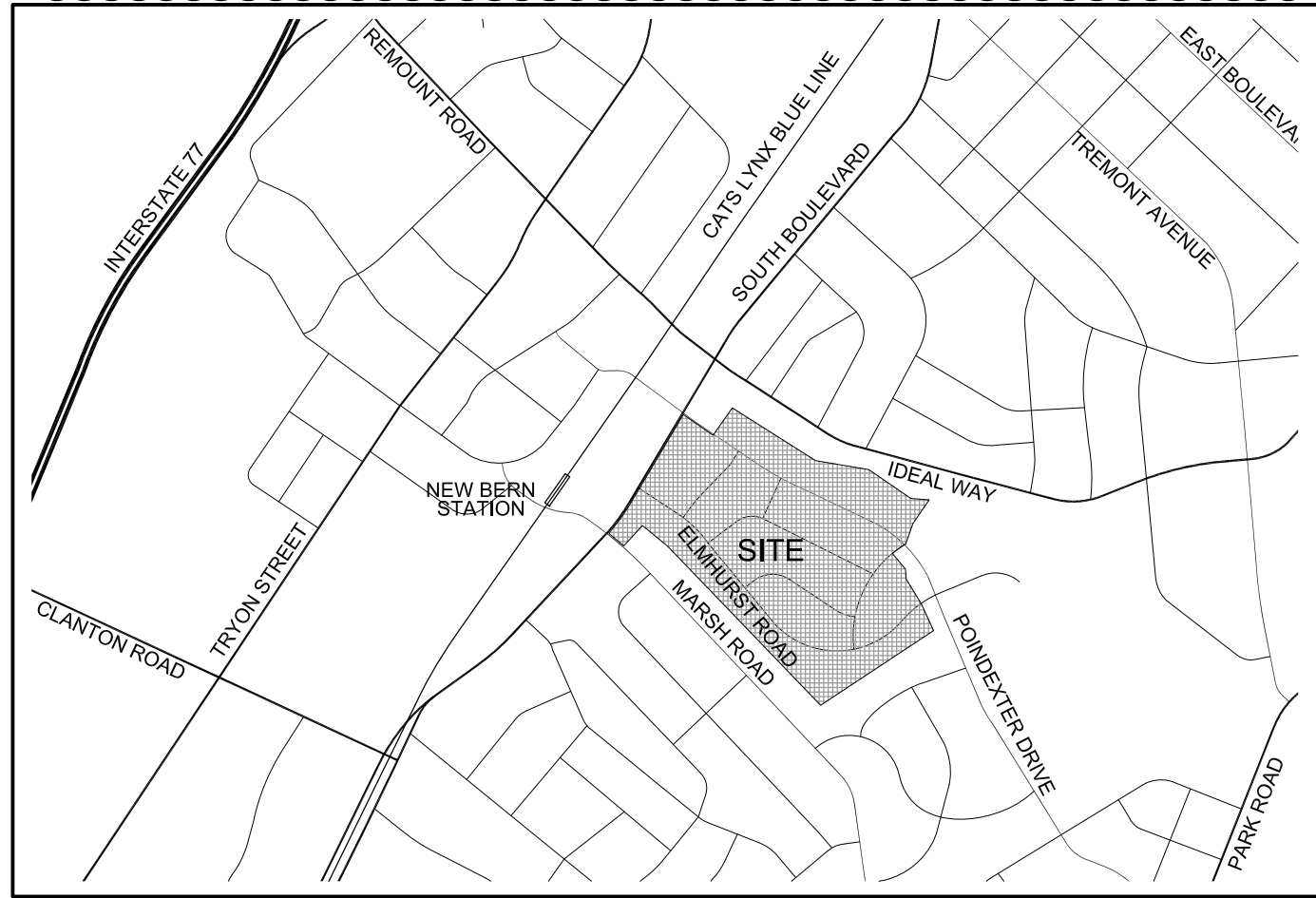
PROPOSED RESIDENTIAL SECTION - OPTION B
SCALE: 1/4" = 1'-0"

PROPOSED RESIDENTIAL SECTION - OPTION E
SCALE: 1/4" = 1'-0"



PROPOSED RESIDENTIAL SECTION - OPTION C
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
 2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
 3. THE AMOUNT OF RIGHT-OF-WAY TO BE PROVIDED WITH EACH PUBLIC STREET WILL MEET THE RIGHT-OF-WAY MINIMUMS INDICATED BY THE SUBDIVISION REGULATIONS (DESIGN STANDARDS FOR STREET).
 4. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ4.0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
 5. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIP-LINE.
 6. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1/4" = 1'-0"
PROJECT #: 1012267
SHEET #:

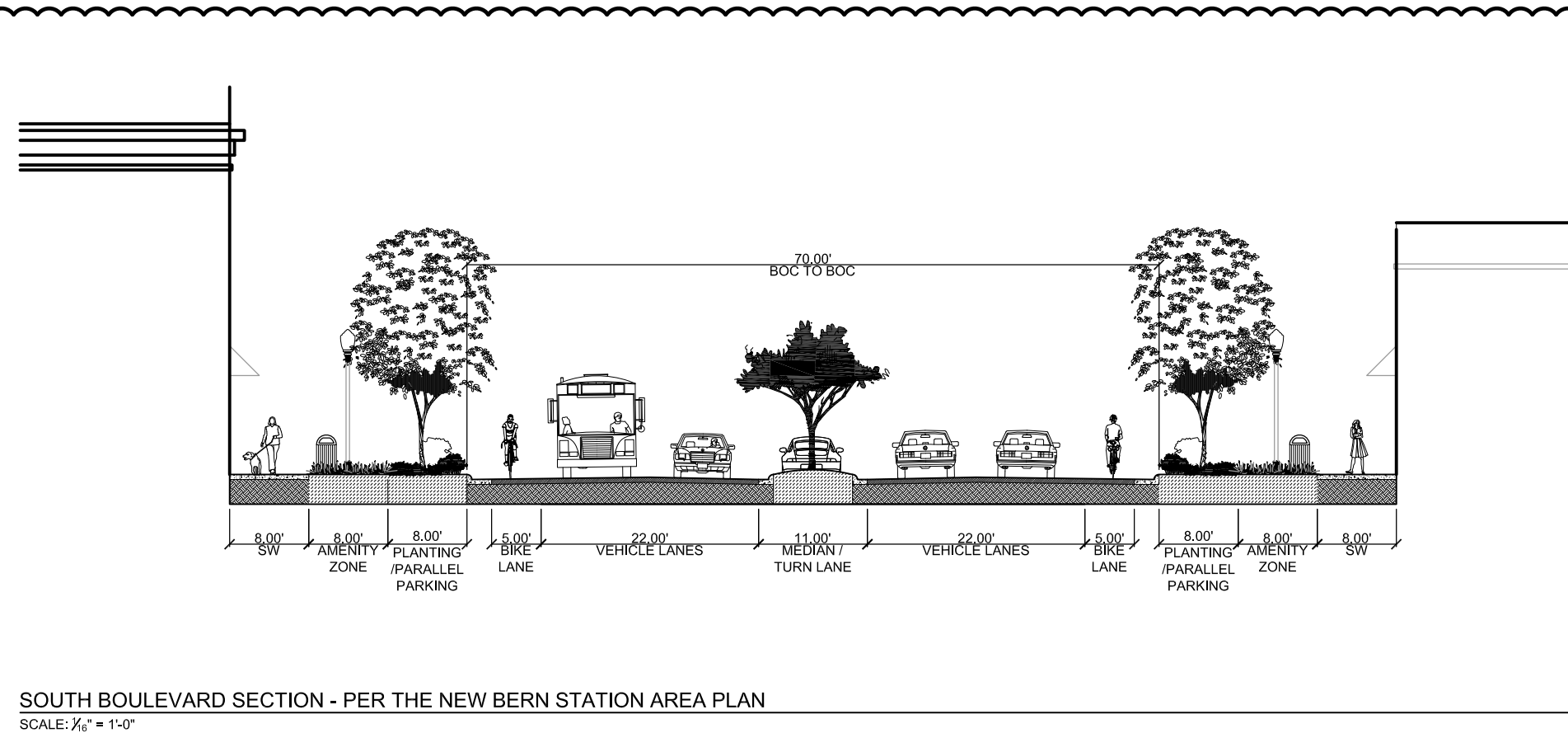
SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
STREET SECTIONS

PETITION NO. 2014-064

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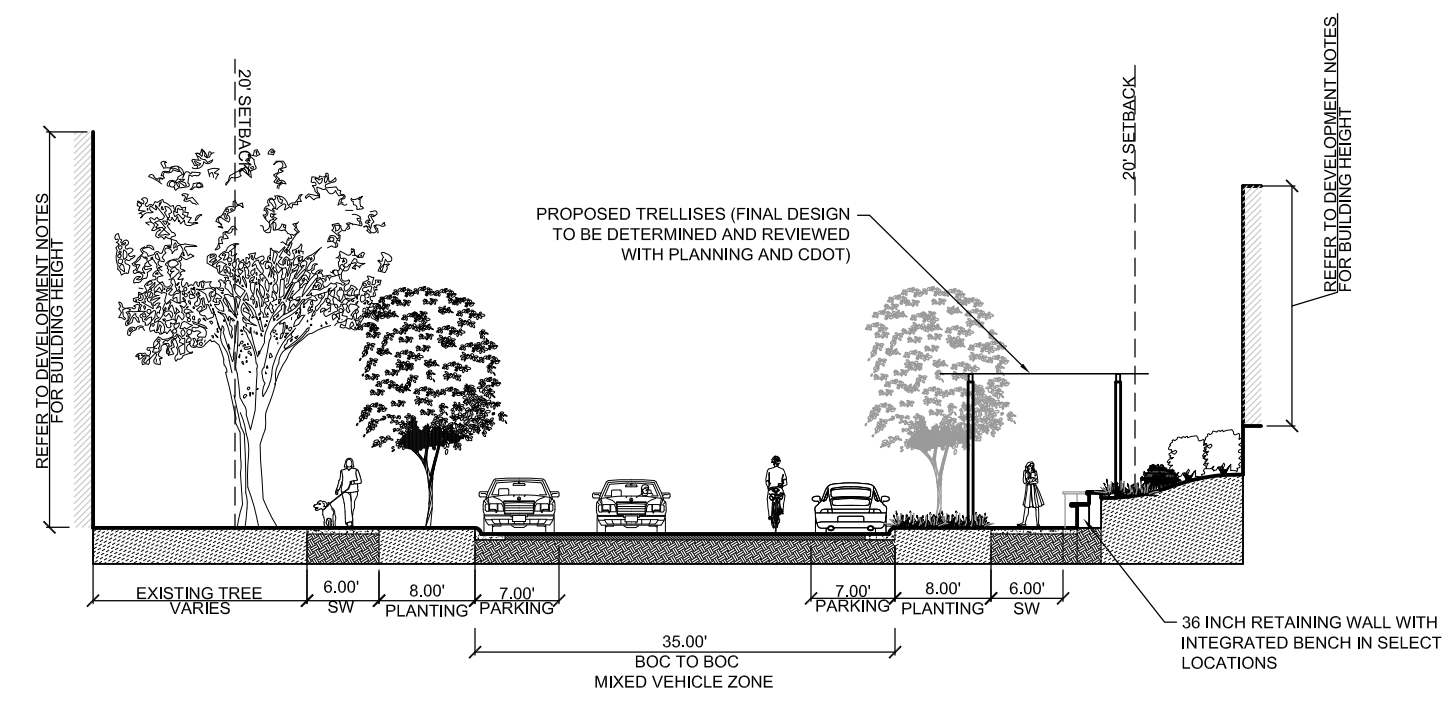
RZ-3.0

PROPOSED
STREET SECTIONS

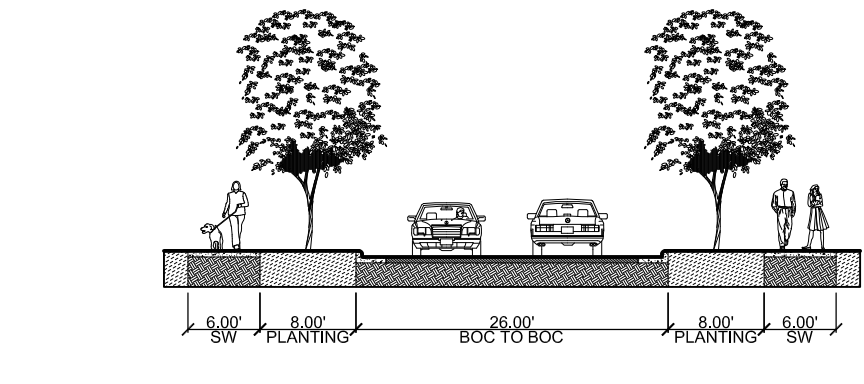


SOUTH BOULEVARD SECTION - PER THE NEW BERN STATION AREA PLAN
SCALE: 1/4" = 1'-0"

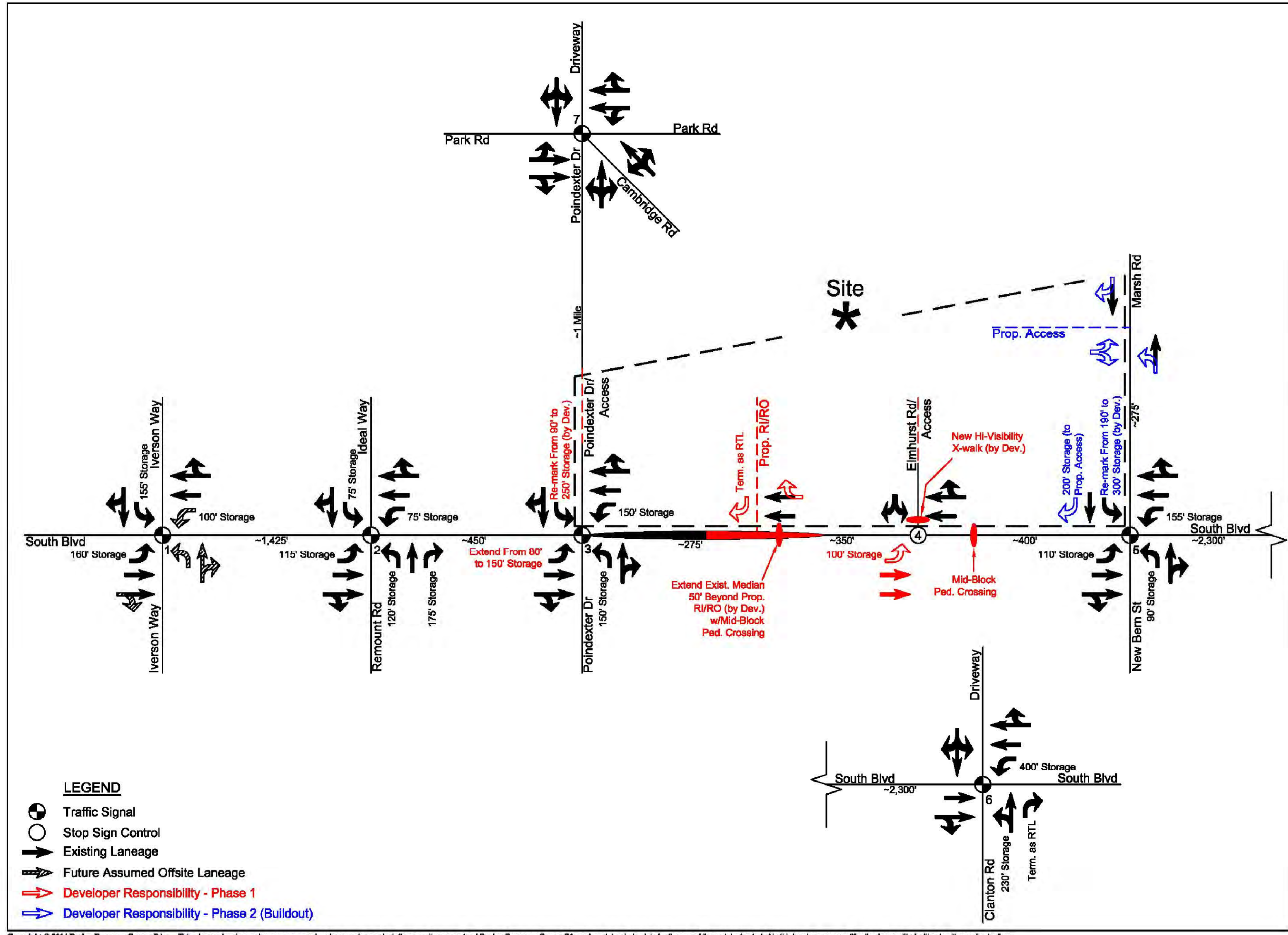
*PETITIONER WILL IMPLEMENT HALF OF THE CROSS-SECTION AS PART OF THE DEVELOPMENT OF EACH AREA



PROPOSED POINDEXTER DRIVE SECTION @ SOUTH BOULEVARD
SCALE: 1/4" = 1'-0"



NEW PUBLIC STREET 'A' - HAVERFORD PLACE EXTENSION
SCALE: 1/4" = 1'-0"



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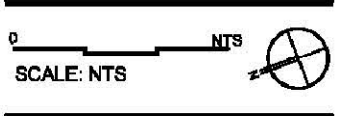


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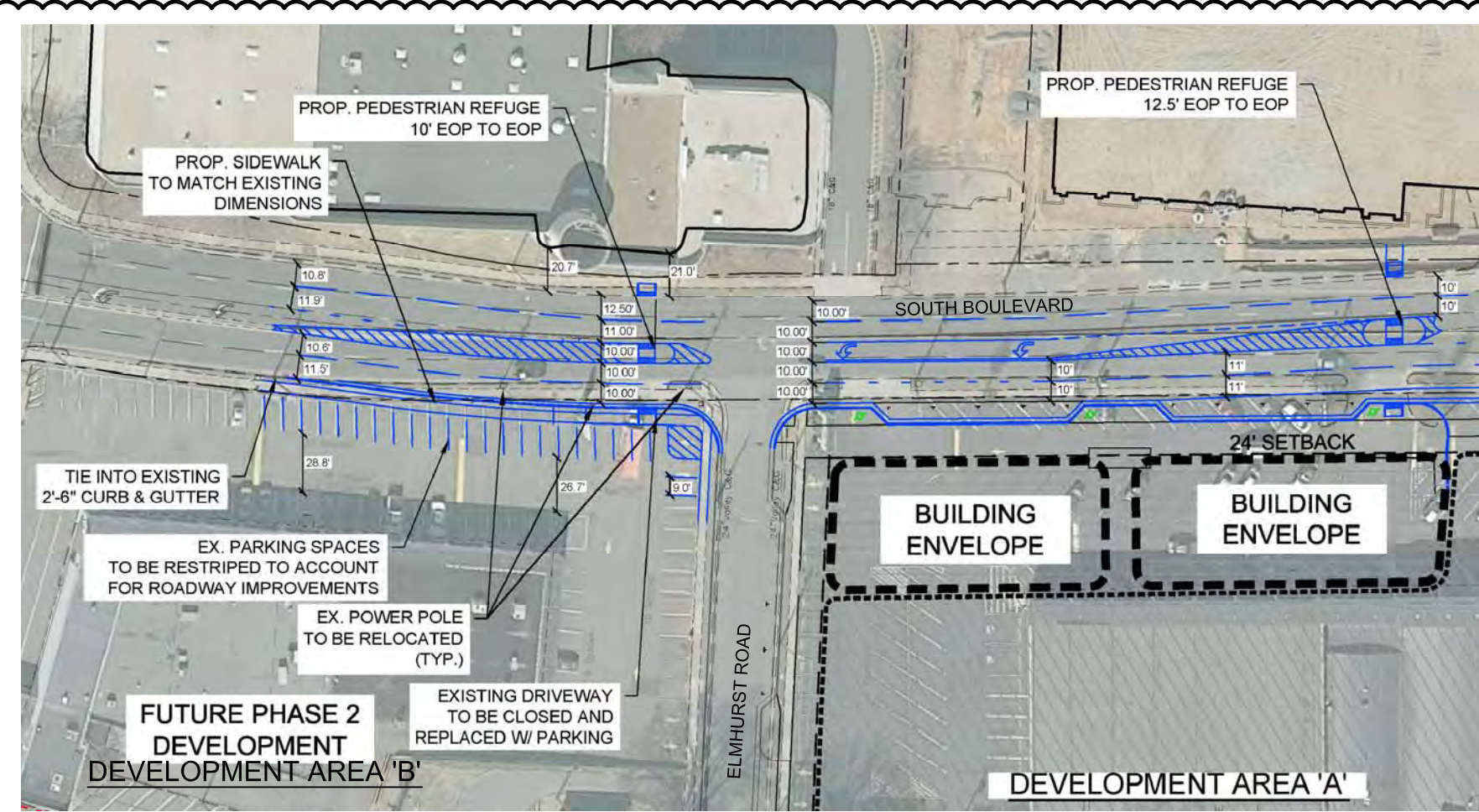


PROJECT #: 007-008
DRAWN BY: J22
CHECKED BY: REG

UPDATED
FULL BUILD
RECOMMENDED
LANEAGE/
ENHANCEMENTS
SEPTEMBER 2014

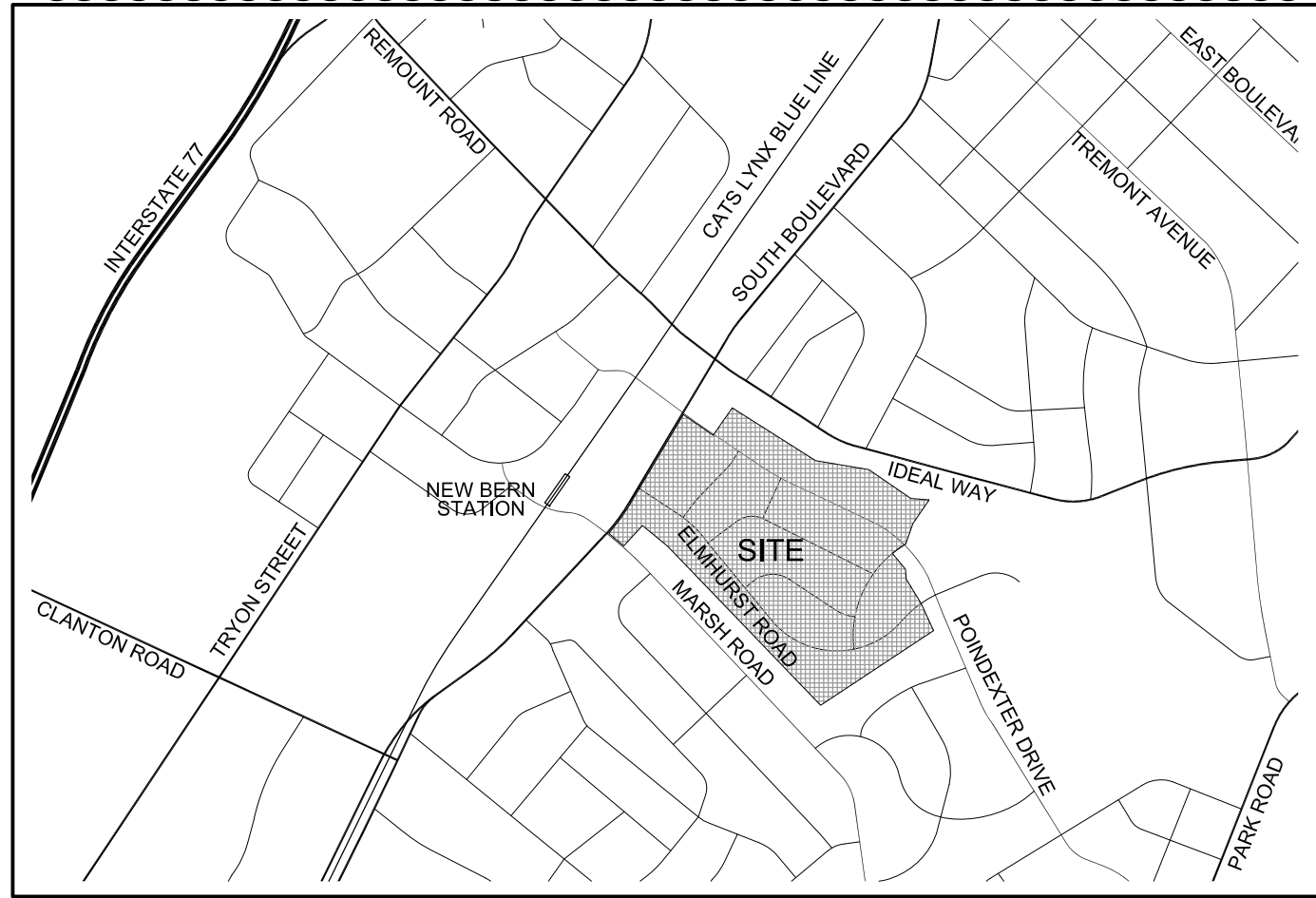
REVISIONS:
1. 06/14
2. 10/14 Rev. per client comment

Figure 14



SOUTH BOULEVARD AT ELMHURST ROAD IMPROVEMENTS

- NOTES:
1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
 2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
 3. THE AMOUNT OF RIGHT-OF-WAY TO BE PROVIDED WITH EACH PUBLIC STREET WILL MEET THE RIGHT-OF-WAY MINIMUMS INDICATED BY THE SUBDIVISION REGULATIONS (DESIGN STANDARDS FOR STREET).
 4. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ-0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
 5. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIP-LINE.
 6. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
STREET SECTIONS AND TRAFFIC IMPROVEMENTS

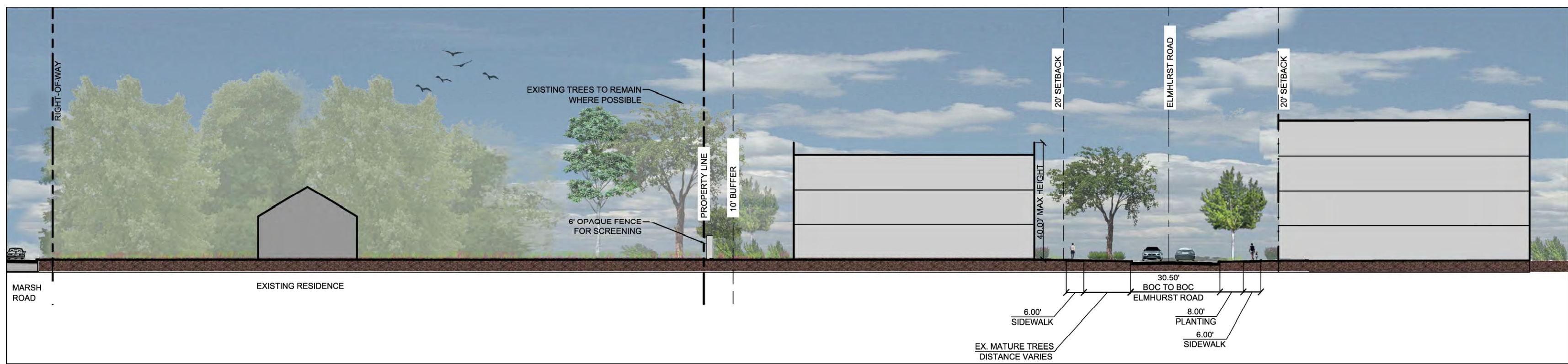
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DESIGNED BY: DAW
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PROJECT #: 101267
SHEET #:

RZ-3.1

PLAN

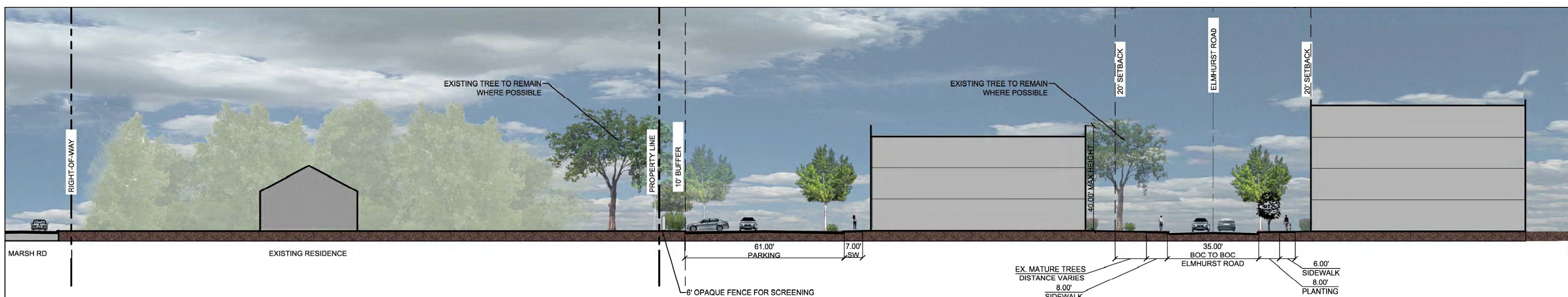
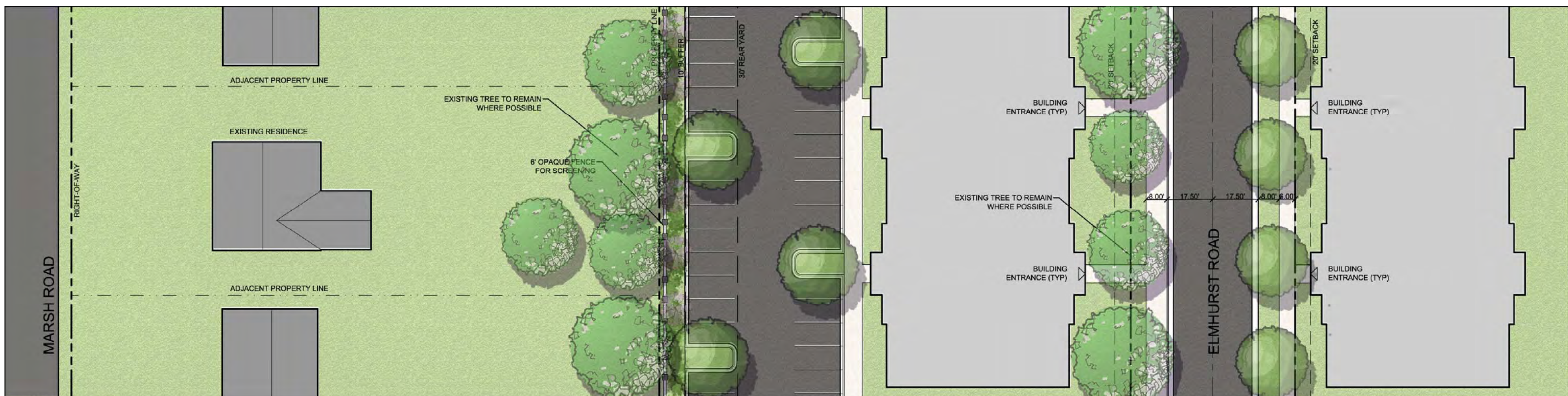
SECTION



A DEVELOPMENT AREA T' OR 'K' - RESIDENTIAL BUILDING OPTION 1
PLAN / SECTION

PLAN

SECTION



B DEVELOPMENT AREA T' OR 'K' - RESIDENTIAL BUILDING OPTION 2
PLAN / SECTION

SEDGEFIELD MULTI-FAMILY DESIGN GUIDELINES

MULTI-FAMILY DESIGN GUIDELINES.

- a. **GENERAL SITE CONSIDERATIONS**
- ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
 - BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
 - ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
 - GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
 - ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

b. **FACADE COMPOSITION**

- THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
- WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE USED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

- WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 25.40% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 20 FEET IN LENGTH.
- THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
- THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

FACADE ARTICULATION:

- FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 12 INCHES THREE FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH FOR FACADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.

ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:

- STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
- ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
- FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.
- FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
- VINYL OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, PREFABRICATED METAL, EXPOSED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED, EXCEPT WHEN USED AS A DECORATIVE FEATURE OR ACCENT.
- EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.
- ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- (a) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS.

c. **ROOFS**

- PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
- ACCESSORY FEATURES ON A ROOF SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC AND PRIVATE STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE.
- PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

d. **ADDITIONAL DESIGN STANDARDS**

- NO PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ADJUTING PUBLIC STREETS. PARKING AREAS MAY BE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS OR BEHIND THE ALLOWED RESIDENTIAL BUILDINGS. WHEN PARKING AREAS ARE LOCATED ADJACENT AND/OR BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS THE WIDTH OF THE PARKING AREA ALONG THE PUBLIC STREET MAY NOT EXCEED 70 LINEAR FEET.
- IF GARAGES ARE CONSTRUCTED ON THE SITE THEY MAY NOT BE ORIENTED TOWARD THE EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS, EXCEPT WHEN THE GARAGE IS LOCATED BEHIND THE PRINCIPAL STRUCTURE IN WHICH CASE THEY MAY FACE THE PUBLIC OR PRIVATE STREET.
- ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING TREES ALONG EACH BLOCK FACE LOCATED ON PRIVATE PROPERTY AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS, THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY URBAN FORESTRY STAFF OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.
- ANY EXISTING TREES LOCATED WHOLLY OR PARTLY WITHIN THE EXISTING RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS ("STREET TREES") MAY NOT BE REMOVED WITHOUT A PERMIT FROM THE CITY URBAN FORESTRY STAFF. THE CITY URBAN FORESTRY STAFF WILL DETERMINE HEALTH AND CONDITION OF THE EXISTING STREET TREES AND SUBJECT TO THE STANDARDS OF THE TREE ORDINANCE WILL ALSO DETERMINE WHICH OF THE EXISTING STREET TREES MAY BE REMOVED.

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PETITION NO. 2014-064

SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE SECTIONS

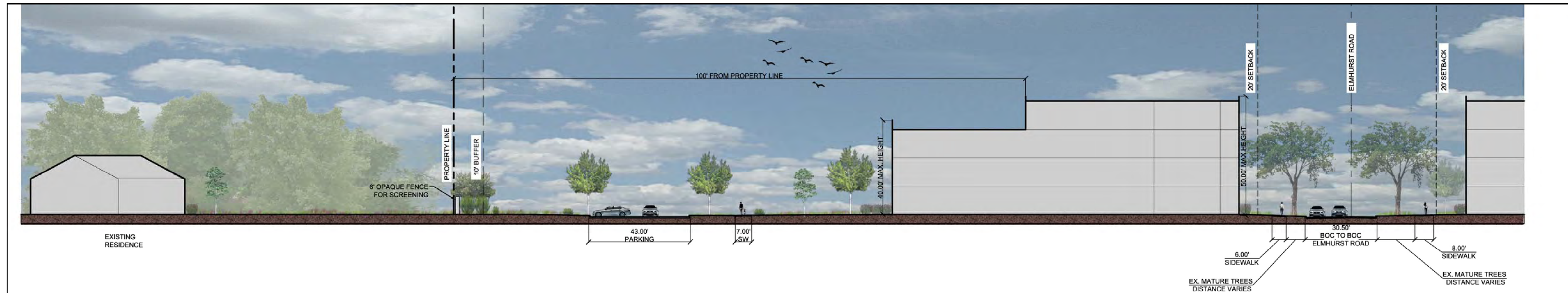
REVISIONS:
1. 08/15/2014 REVISED PER STAFF COMMENTS
2. 10/24/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 30'-0"
PROJECT #: 101267
SHEET #:

RZ-3.2

PLAN

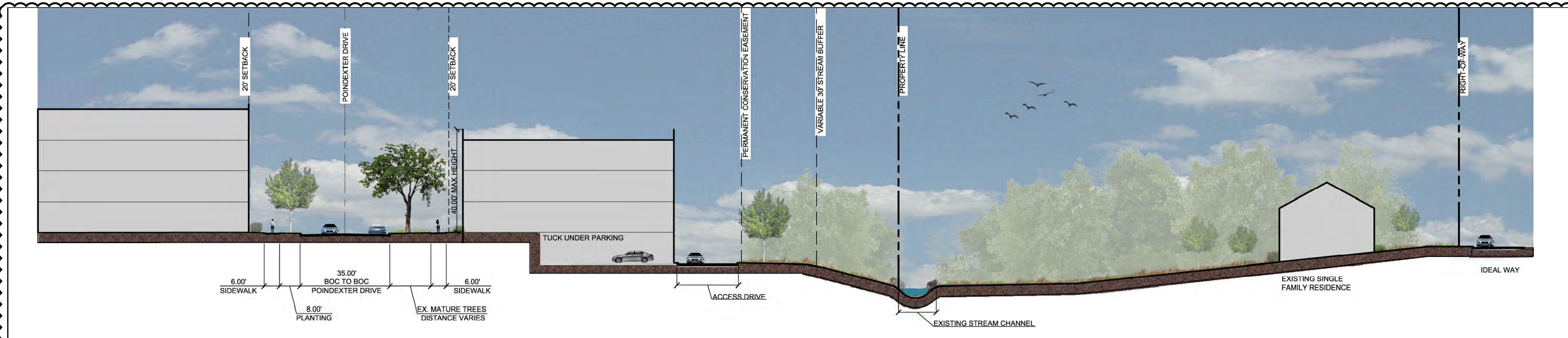
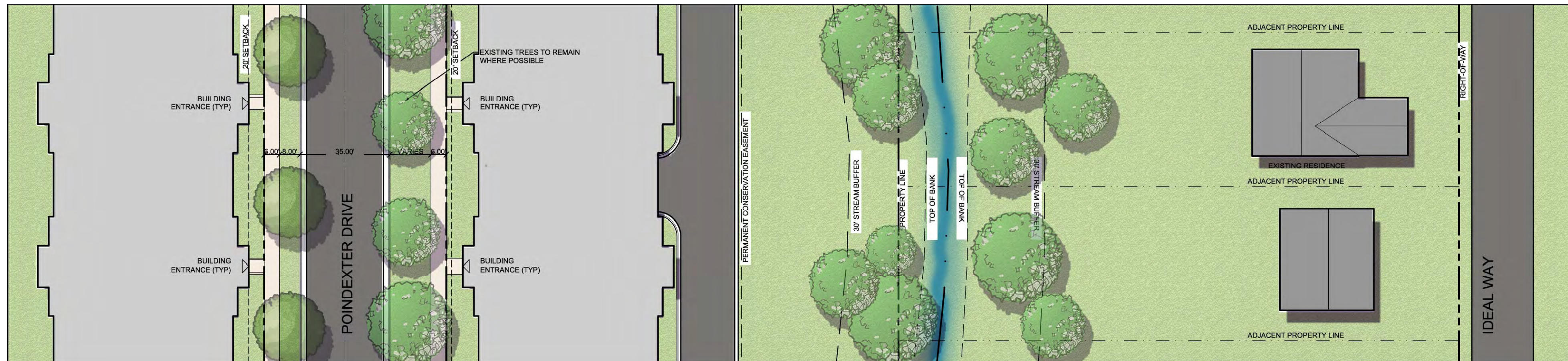
SECTION



C DEVELOPMENT AREA 'J' - RESIDENTIAL BUILDING OPTION 3
PLAN / SECTION

PLAN

SECTION



D DEVELOPMENT AREA 'L' - RESIDENTIAL BUILDING OPTION 4
PLAN / SECTION

SEdgefield Multi-Family Design Guidelines

MULTI-FAMILY DESIGN GUIDELINES.

a. GENERAL SITE CONSIDERATIONS

- ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
- BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
- ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
- ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

b. FACADE COMPOSITION

- THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
- WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE PROVIDED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

- WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 25.40% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 20 FEET IN LENGTH.
- THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
- THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

FACADE ARTICULATION:

- FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 24 INCHES THREE FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH FOR FACADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.

ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:

- STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
- ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
- FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.
- FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
- VINYL, OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, PREFABRICATED METAL, EXPOSED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED, EXCEPT WHEN USED AS A DECORATIVE FEATURE OR ACCENT.
- EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.
- ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- (a) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS.

c. ROOFS

- PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
- ACCESSORY FEATURES ON A ROOF SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC AND PRIVATE STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE.
- PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

d. ADDITIONAL DESIGN STANDARDS

- NO PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ABUTTING PUBLIC STREETS. PARKING AREAS MAY BE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS OR BEHIND THE ALLOWED RESIDENTIAL BUILDINGS. WHEN PARKING AREAS ARE LOCATED ADJACENT AND/OR BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS THE WIDTH OF THE PARKING AREA ALONG THE PUBLIC STREET MAY NOT EXCEED 70 LINEAR FEET.
- IF GARAGES ARE CONSTRUCTED ON THE SITE THEY MAY NOT BE ORIENTED TOWARD THE EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS, EXCEPT WHEN THE GARAGE IS LOCATED BEHIND THE PRINCIPAL STRUCTURE IN WHICH CASE THEY MAY FACE THE PUBLIC OR PRIVATE STREET.
- ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING TREES ALONG EACH BLOCK FACE LOCATED ON PRIVATE PROPERTY AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS, THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY URBAN FORESTRY STAFF OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.
- ANY EXISTING TREES LOCATED WHOLLY OR PARTLY WITHIN THE EXISTING RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS ("STREET TREES") MAY NOT BE REMOVED WITHOUT A PERMIT FROM THE CITY URBAN FORESTRY STAFF. THE CITY URBAN FORESTRY STAFF WILL DETERMINE HEALTH AND CONDITION OF THE EXISTING STREET TREES AND SUBJECT TO THE STANDARDS OF THE TREE ORDINANCE WILL ALSO DETERMINE WHICH OF THE EXISTING STREET TREES MAY BE REMOVED.

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PETITION NO. 2014-064

SEdgefield NEIGHBORHOOD

MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

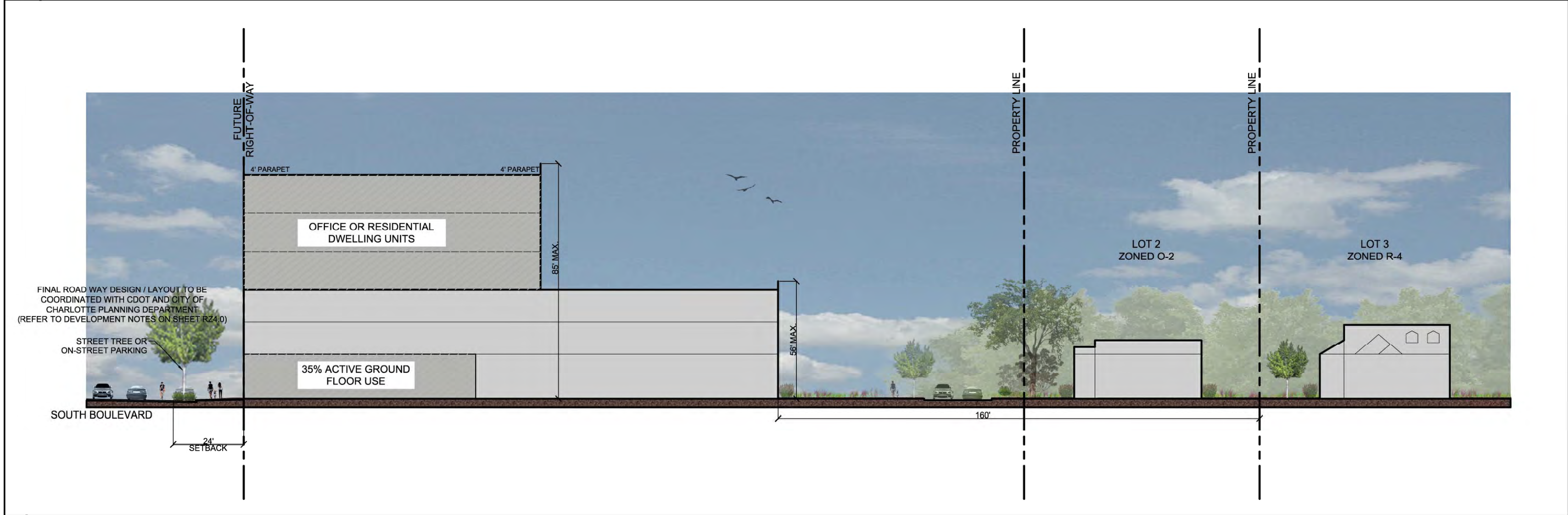
SCHEMATIC SITE SECTIONS

REVISIONS:
1. 08/15/2014 REVISED PER STAFF COMMENTS
2. 10/24/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 30'-0"
PROJECT #: 101267

SHEET #:

RZ-3.3



E DEVELOPMENT AREA "B" - BUILDING OPTION 5
PLAN / SECTION

SEdgefield Multi-Family Design Guidelines

MULTI-FAMILY DESIGN GUIDELINES.

- a. **GENERAL SITE CONSIDERATIONS**
- i. ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
 - iii. BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
 - iv. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
 - v. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
 - vi. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

- b. **FACADE COMPOSITION**
- i. THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
 - ii. WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE USED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

- i. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 25-40% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 20 FEET IN LENGTH.
- ii. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
- iii. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

FACADE ARTICULATION:

- i. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 12 INCHES THREE FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH FOR FACADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.

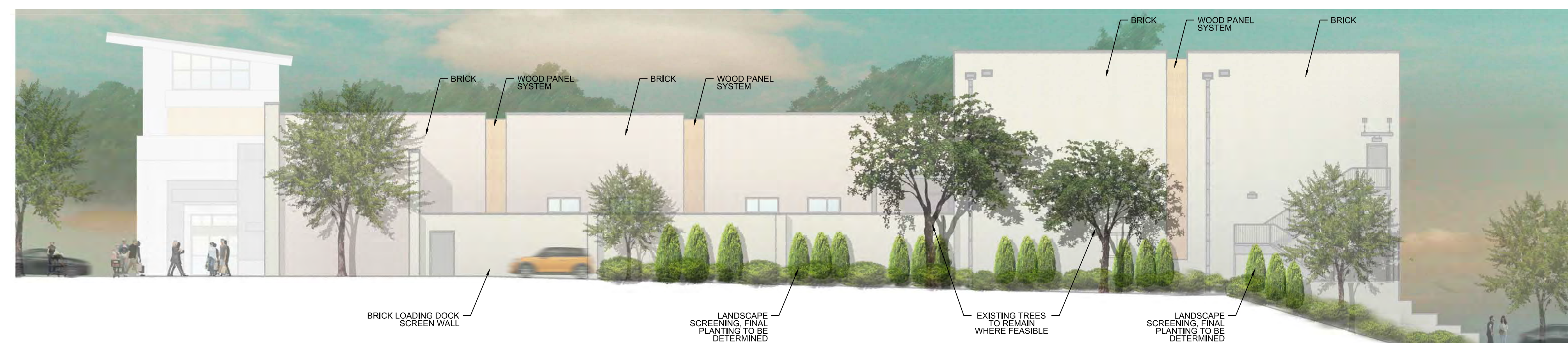
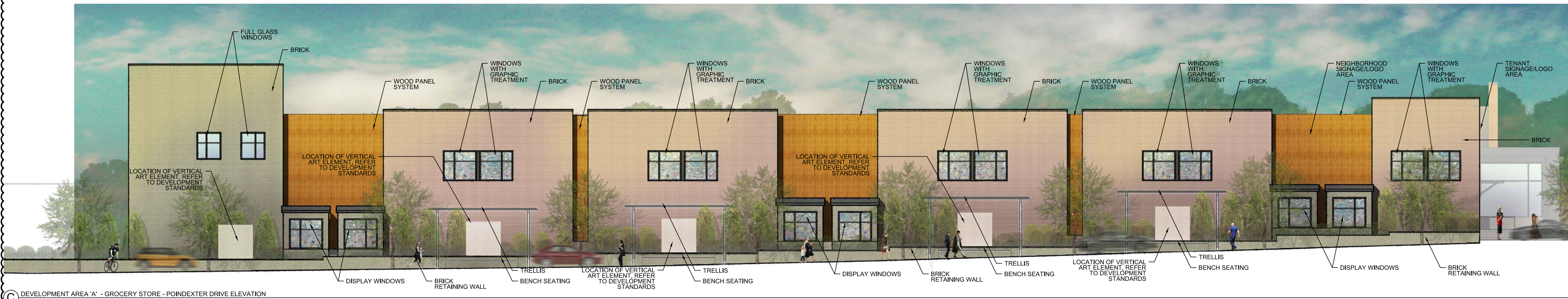
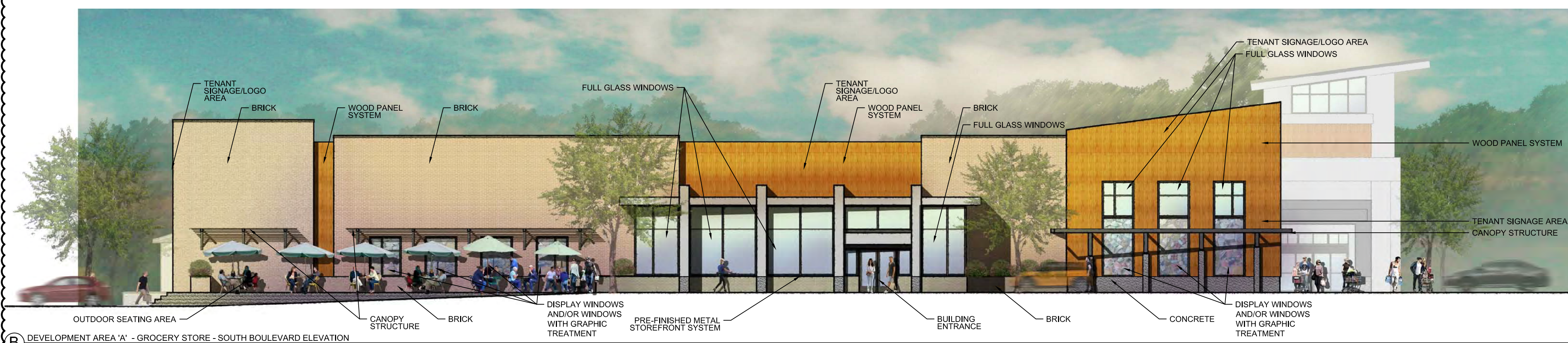
ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:

- i. STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
- ii. ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
- iii. FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- iv. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.
- v. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- vi. NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- vii. MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
- viii. VINYL OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, PREFABRICATED METAL, EXPOSED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED, EXCEPT WHEN USED AS A DECORATIVE FEATURE OR ACCENT.
- ix. EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.
- x. ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- (a) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS.

- c. **ROOFS**
- i. PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
 - ii. ACCESSORY FEATURES ON A ROOF SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC AND PRIVATE STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE.
 - iii. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
 - iv. VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

- d. **ADDITIONAL DESIGN STANDARDS**
- i. NO PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ABUTTING PUBLIC STREETS. PARKING AREAS MAY BE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS OR BEHIND THE ALLOWED RESIDENTIAL BUILDINGS. WHEN PARKING AREAS ARE LOCATED ADJACENT AND/OR BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS THE WIDTH OF THE PARKING AREA ALONG THE PUBLIC STREET MAY NOT EXCEED 70 LINEAR FEET.
 - ii. IF GARAGES ARE CONSTRUCTED ON THE SITE THEY MAY NOT BE ORIENTED TOWARD THE EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS, EXCEPT WHEN THE GARAGE IS LOCATED BEHIND THE PRINCIPAL STRUCTURE IN WHICH CASE THEY MAY FACE THE PUBLIC OR PRIVATE STREET.
 - iii. ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING TREES ALONG EACH BLOCK FACE LOCATED ON PRIVATE PROPERTY AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS, THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY URBAN FORESTRY STAFF OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.
 - iv. ANY EXISTING TREES LOCATED WHOLLY OR PARTLY WITHIN THE EXISTING RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS ("STREET TREES") MAY NOT BE REMOVED WITHOUT A PERMIT FROM THE CITY URBAN FORESTRY STAFF. THE CITY URBAN FORESTRY STAFF WILL DETERMINE HEALTH AND CONDITION OF THE EXISTING STREET TREES AND SUBJECT TO THE STANDARDS OF THE TREE ORDINANCE WILL ALSO DETERMINE WHICH OF THE EXISTING STREET TREES MAY BE REMOVED.





F DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD ELEVATION



G DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD SCHEMATIC PERSPECTIVE



H DEVELOPMENT AREA 'B' - MIXED-USE GROUND FLOOR RETAIL WITH OFFICE/RESIDENTIAL ABOVE - SOUTH BOULEVARD ELEVATION

SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
SCHEMATIC BUILDING ELEVATIONS

REVISIONS:
1. 08/15/2014 REVISED PER STAFF COMMENTS

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DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A
SCALE: N/A
PROJECT #: 101267
SHEET #:

RZ-4.1

GARDEN APARTMENT DESIGN CONCEPTS



LANDSCAPING PLANTERS WITH MULTIPLE ENTRIES



BUILDING UNDULATION WITH ARTICULATED PEDESTRIAN SIDEWALK



PORCHES & DEFINED ENTRY



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



MATERIAL DETAILING & OVERHANGS TO ADD INTEREST



ARTICULATION OF ENTRY



MULTIPLE ENTRY POINTS ALONG STREETSCAPE



MULTIPLE ENTRY POINTS ALONG STREETSCAPE

(A) DEVELOPMENT AREAS 'E', 'F', 'G', 'H', 'I', 'J', 'K', & 'L'

TOWNHOME DESIGN CONCEPTS



LANDSCAPED AREAS AT PEDESTRIAN ENTRIES



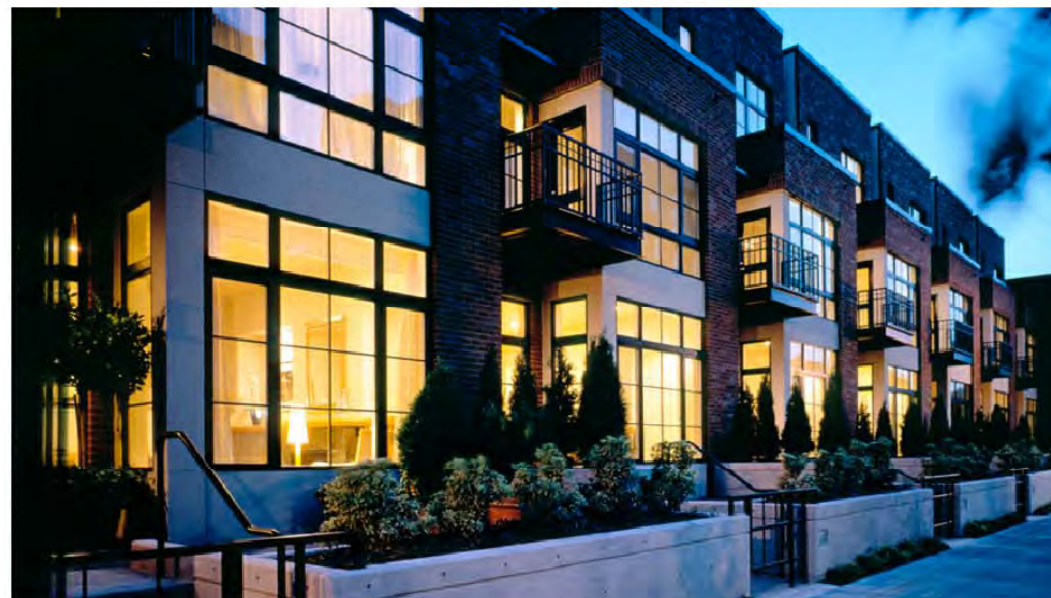
REAR PARKING PODS



MULTIPLE CLEARLY EXPRESSED ENTRIES



TUCK UNDER PARKING IN REAR (NOT VISIBLE FROM STREET)



INDIVIDUAL ENTRANCES & BALCONIES FACING THE STREET

LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



VARIATION IN FACADE TO IDENTIFY EACH UNIT & BREAK UP LARGE BLDG



VARIATION IN FACADE TO IDENTIFY EACH UNIT & BREAK UP LARGE BLDG



TRADITIONAL ROWHOUSE STREET FRONT

(C) DEVELOPMENT AREAS 'I', 'K', & 'L'

LARGER APARTMENT/PARKING DECK DESIGN CONCEPTS



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



ACTIVATION OF CORNERS & STREET EDGE WITH AMENITY/PUBLIC AREAS



UNDULATION/VARIATION IN FACADE & MATERIAL TO HELP BREAK UP LARGE SCALE OF BLDG

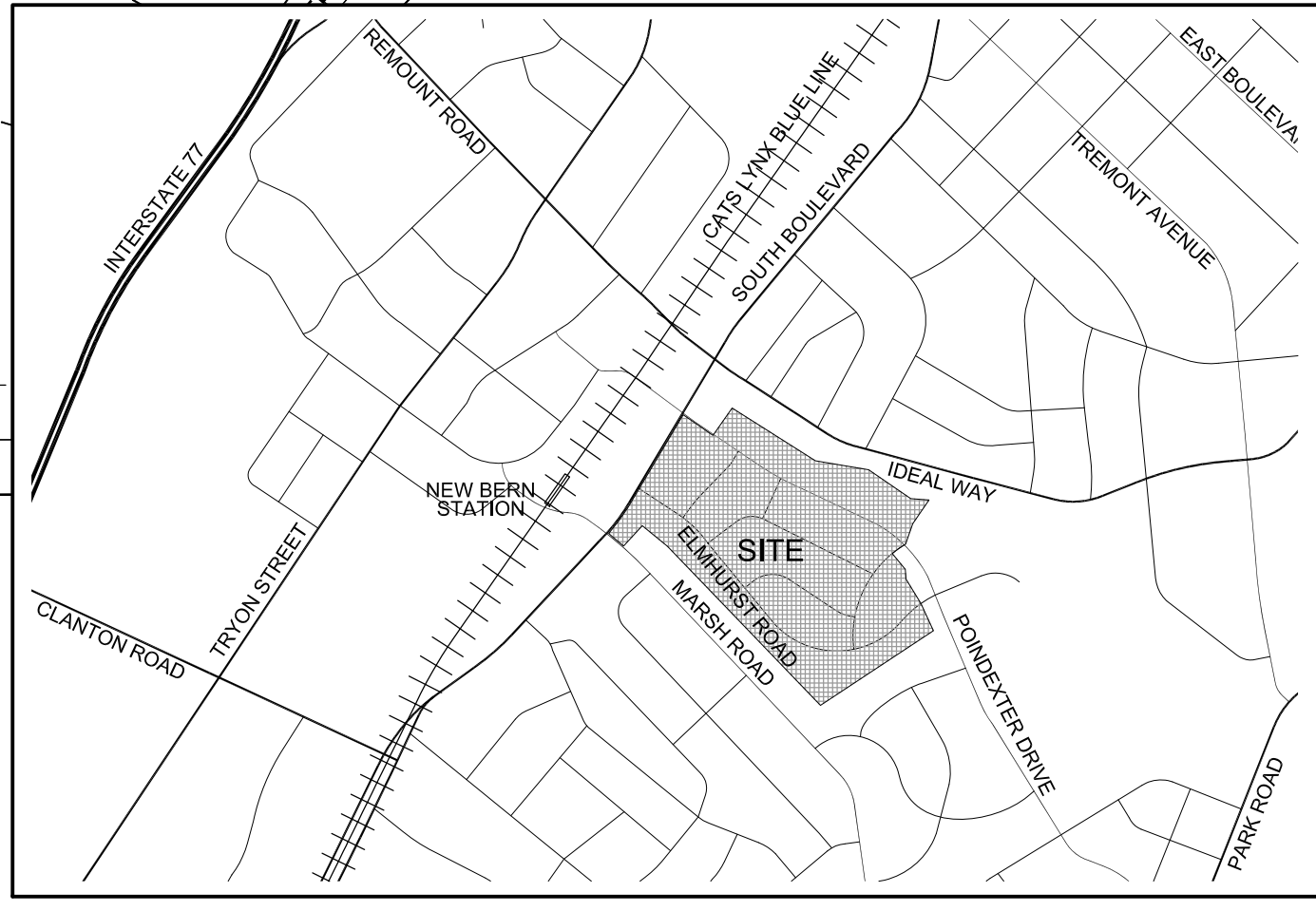


PARKING SCREENED FROM MAIN STREETS (PODIUM & WRAPPED GARAGES)

(B) DEVELOPMENT AREAS 'B', 'C', & 'D'



(D) DEVELOPMENT AREAS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L' - RESIDENTIAL STREET SCHEMATIC PERSPECTIVE



SITE INFORMATION	
ADJACENT PROPERTIES: LAY SHACK, LLC PARCEL ID: 14-07-203 CURRENT ZONING: R-4 EXISTING USE: OFFICE	CHURCH ST. PAUL UNITED METHODIST PARCEL ID: 14-07-94-129 CURRENT ZONING: R-4 EXISTING USE: VACANT
PAUL AND TOSHINO M. TRAN PARCEL ID: 14-07-204 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	PALAMARA SHIRAK AND CORINA MARQUEZ PARCEL ID: 14-07-134 CURRENT ZONING: R-4
CHARLES E. HOUDAY PARCEL ID: 14-07-205 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	DEBORAH MOSCOW AND DAN STAROVICK PARCEL ID: 14-07-134 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
MELINDA S. MCNEHANY PARCEL ID: 14-07-206 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	WILLIAM HICE PARCEL ID: 14-07-101 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
ADAM WOOD PARCEL ID: 14-07-207 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	MARIAN MACLEAY PARCEL ID: 14-07-208 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
YOSEN VENTURES, LLC PARCEL ID: 14-07-208 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	Laura M. COBB PARCEL ID: 14-07-209 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
DIMITRIOS Y. AND KONSTANTIN I. BRAS PARCEL ID: 14-07-209 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	DOLLY W. SWEENEY PARCEL ID: 14-07-210 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
ASHLEY AND DAVID ROGERS PARCEL ID: 14-07-210 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	MELISSA AND SCOTT HALL PARCEL ID: 14-07-201 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
PAUL AND TASHIRO TRIM PARCEL ID: 14-07-211 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	THOMAS B. GORDON PARCEL ID: 14-07-144 CURRENT ZONING: R-4 EXISTING USE: COMMERCIAL
JOHN H. GARBERG PARCEL ID: 14-07-212 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	JAMES EUGINE HOLMES AND JENNIFER L. HOLMES PARCEL ID: 14-07-145 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
BINH HIET TRAN PARCEL ID: 14-07-213 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	JOSEPH DONATO PARCEL ID: 14-07-128 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
DIMITRIOS AND ELENI ZARAVELS PARCEL ID: 14-07-214 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	JOHN AND JAMIE FENWICK PARCEL ID: 14-07-127 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
VASILIOS ZARAVELS KOUTSOURLIS PARCEL ID: 14-07-215 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	ROSE HAMILTON ALFORD PARCEL ID: 14-07-128 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
JOTVE K. BRASSVELL PARCEL ID: 14-07-216 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	WADE AND KENDRA LAUCHLEY PARCEL ID: 14-07-129 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
AMY AND JOHN CHINE PARCEL ID: 14-07-115 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	YONI AND RANDY WERTZ PARCEL ID: 14-07-130 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
MOLLY SUE WADE PARCEL ID: 14-07-116 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	JEFFREY AND CONNIE GRUBBS PARCEL ID: 14-07-131 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
DIMITRIOS AND KONSTANTINA PARAGEORGIOU PARCEL ID: 14-07-117 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	FRANKLIN HEDGECOCKE AND JEREE LEE PARCEL ID: 14-07-132 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
CAROLINA COTTAGE HOMES, LLC PARCEL ID: 14-07-118 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	DAN HERGENROTTER PARCEL ID: 14-07-133 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
CAROLINA COTTAGE HOMES, LLC PARCEL ID: 14-07-119 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	SCOTT XMBALA AND ELISSA BOLLING PARCEL ID: 14-07-134 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
DONNA RAGAN AND MICHAEL DAVID PARCEL ID: 14-07-120 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	FRANK IVATT PARCEL ID: 14-07-135 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
FEDERAL HOME LOAN MORTGAGE CORP PARCEL ID: 14-07-121 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	ROBERT NEELY PARCEL ID: 14-07-136 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
FANNIE THOMASON - OHSOLA PARCEL ID: 14-07-122 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	CECILIA PUTNAM PARCEL ID: 14-07-114 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
JUSTIN AND MEGHAN LAY PARCEL ID: 14-07-123 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	KRYLA L. HUMPHREY PARCEL ID: 14-07-115 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
DORIS M. FARRELL PARCEL ID: 14-07-124 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	LLC DESIGNER MAGIC PARCEL ID: 14-07-116 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
STANLEY F. PATTERSON AND JANE COPPER PARCEL ID: 14-07-125 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	MICHAEL AND BETTI CUPP PARCEL ID: 14-07-117 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
MICHAEL DAVID FLAIM PARCEL ID: 14-07-126 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	HARRY G. LANIS PARCEL ID: 14-07-119 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
CHURCH ST. PAUL UNITED METHODIST PARCEL ID: 14-07-127 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY	ERIC H. JOHNSON PARCEL ID: 14-07-122 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
ST. PAUL METHODIST CHURCH PARCEL ID: 14-07-128 CURRENT ZONING: R-4 EXISTING USE: INSTITUTIONAL (CHURCH)	CHRISTOPHER J. WERTE PARCEL ID: 14-07-123 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
	THOMAS AND DEBORAH OBSON PARCEL ID: 14-07-124 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
	THOMAS AND DEBORAH OBSON PARCEL ID: 14-07-125 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
	MARSH REALTY CO., INC. PARCEL ID: 14-07-102 CURRENT ZONING: B-2-B-6 EXISTING USE: SINGLE FAMILY
	BHM PROPERTIES, LLC PARCEL ID: 14-07-101 CURRENT ZONING: B-2-B-5 EXISTING USE: SINGLE FAMILY
	CHARLOTTE BOTTLING COMPANY, LLC PARCEL ID: 14-07-111 CURRENT ZONING: R-4 EXISTING USE: MULTIFAMILY
	COLONIAL HEALTHCARE LP ON AT SOUTH END PARCEL ID: 14-07-110 CURRENT ZONING: R-4 EXISTING USE: NON-DESICPT (STORAGE)
	CHARLOTTE BOTTLING COMPANY, LLC PARCEL ID: 14-07-110 CURRENT ZONING: R-4 EXISTING USE: NON-DESICPT (INDUSTRIAL)
	GOLDEN B. ENTERPRISES, LTD. PARCEL ID: 14-07-041 CURRENT ZONING: R-5 EXISTING USE: COMMERCIAL
	XOXO DATA BANK AND TRUST ON TAX DEFT, BK #1138 PARCEL ID: 14-07-108 CURRENT ZONING: R-5 EXISTING USE: OFFICE

DATE: 04/28/2014
DESIGNED BY: RB PHARR
DRAWN BY: RB PHARR
CHECKED BY: RB PHARR
Q.C. BY: RB PHARR
SCALE: 1" = 100'-0"
PROJECT #: 1012267

**SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
EXISTING CONDITIONS PLAN**

PETITION NO. 2014-064

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