

LOCATION MAP  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=2000'

## REZONING PETITION NO. 2015-059

### SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.53 ACRES
- TAX PARCEL #S: 183-131-08 AND 10
- EXISTING ZONING: R-3
- PROPOSED ZONING: MUDD-O
- EXISTING USES: VACANT
- PROPOSED USES: RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT DWELLING UNITS/BEDS (NURSING HOME, REST HOME, HOMES FOR THE AGED); AND MEDICAL AND GENERAL OFFICE USES; EACH AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 240 RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT LIVING UNITS/BEDS, AND UP TO 8,500 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL AND GENERAL OFFICE USES; EACH AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

A. ALEXANDER PORTER,  
SARAH PORTER BOEHLER & OTHERS  
DB. 10613, PG. 761  
LOT 2, MB. 29, PG. 703  
PIN: 183-131-06  
ZONED: MUDD-O

BISSELL PORTER TWO, LLC  
DB. 9306, PG. 161  
LOT 1, MB. 27, PG. 826  
PIN: 183-177-03  
ZONED: MUDD-O

**BOHLER ENGINEERING**

SITE PLANNING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES

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PALESTINE, NC

MEMBER OF THE BOHLER GROUP OF COMPANIES

REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	

RULE JOY TRAMMELL | RUBIO  
Architecture | Interior Design

PROJECT No.: NOC152045  
DRAWN BY: SRF  
CHECKED BY: JG  
DATE: 8/17/15  
SCALE: AS NOTED  
CAD I.D.: EXO

PROJECT:

FOR

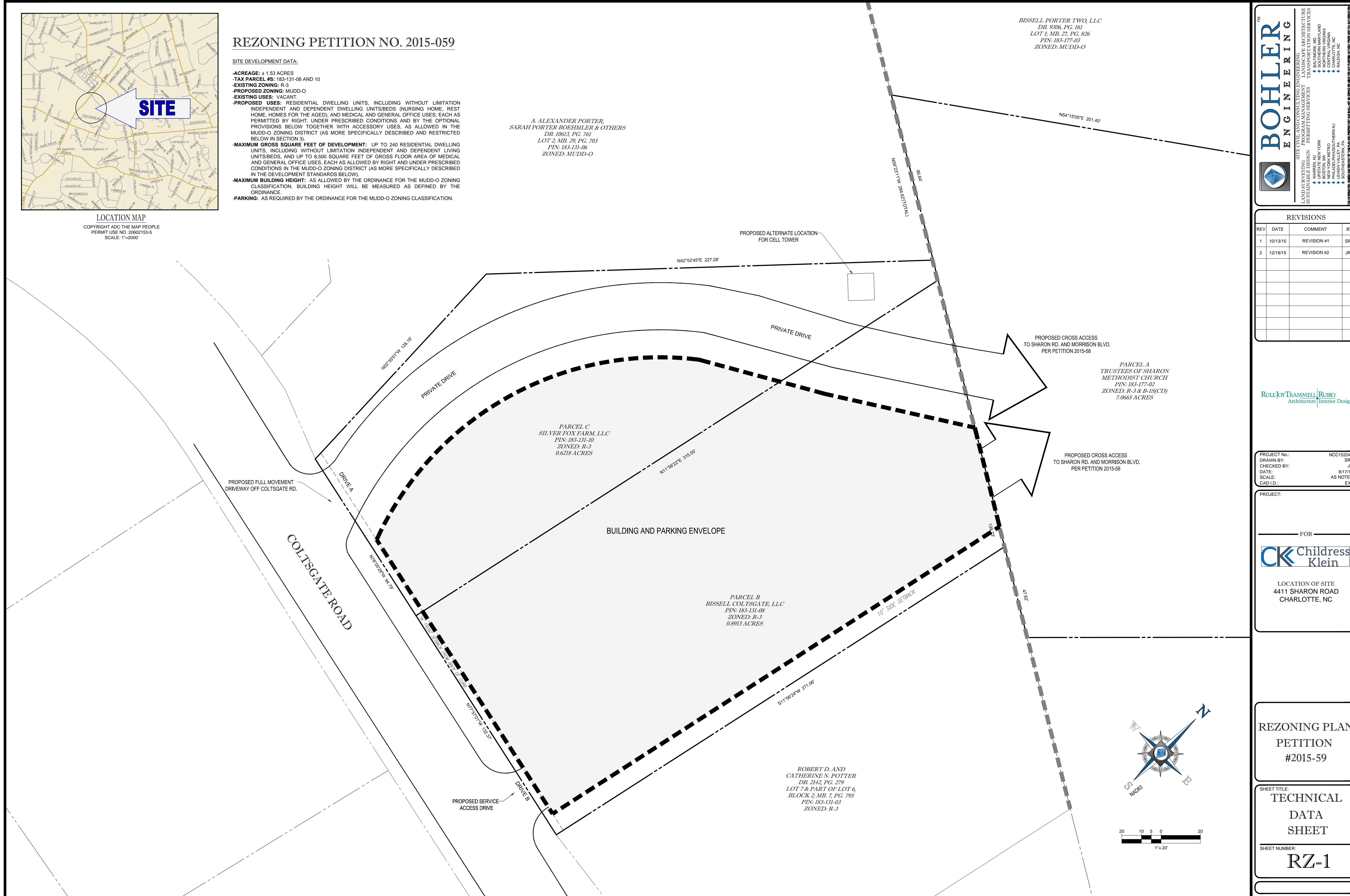
**CK Childress Klein**

LOCATION OF SITE  
4411 SHARON ROAD  
CHARLOTTE, NC

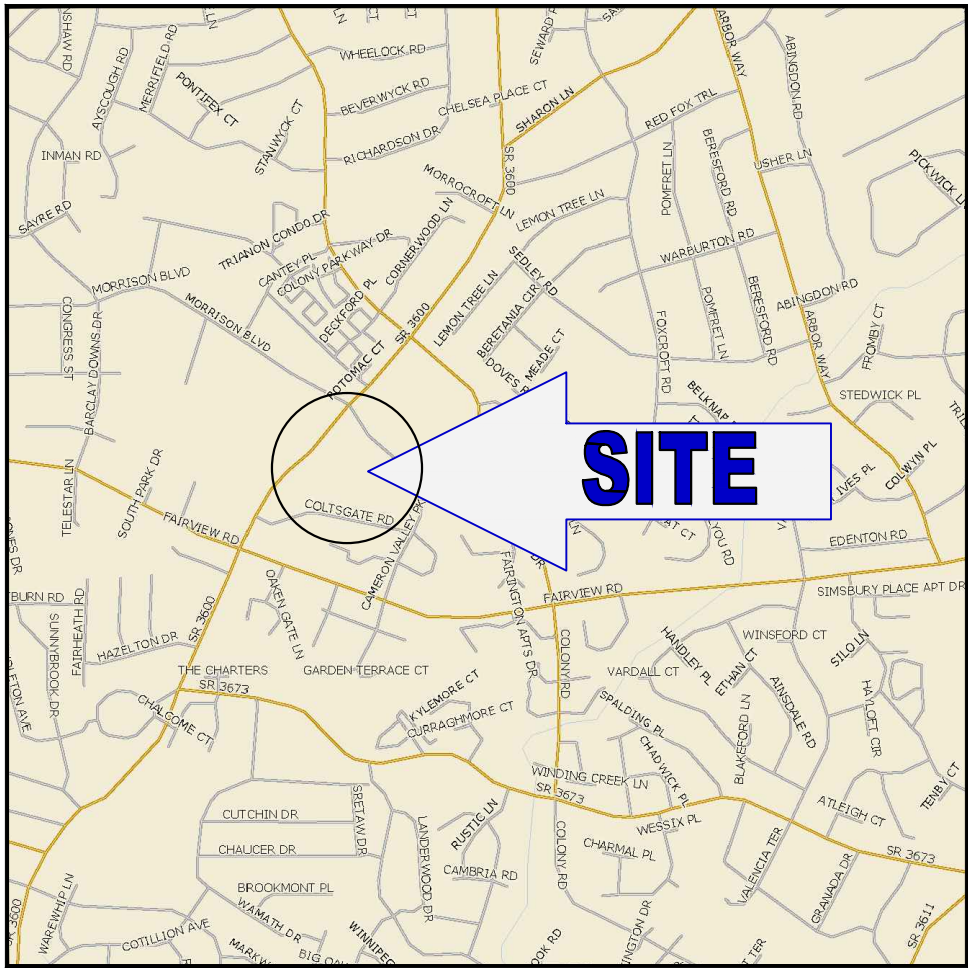
REZONING PLAN  
PETITION  
#2015-59

SHEET TITLE:  
**TECHNICAL  
DATA  
SHEET**

SHEET NUMBER:  
**RZ-1**







LOCATION MAP  
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SCALE: 1"=2000'

## REZONING PETITION NO. 2015-059

### SITE DEVELOPMENT DATA:

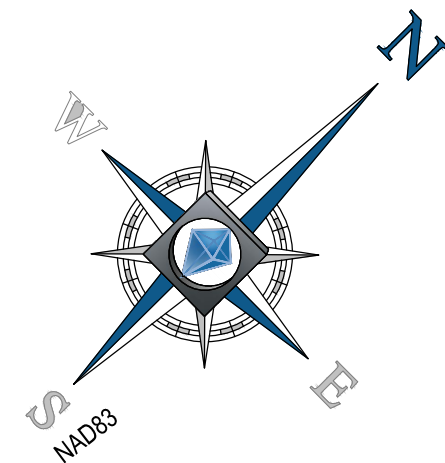
- ACREAGE: ± 1.53 ACRES
- TAX PARCEL #S: 183-131-08 AND 10
- EXISTING ZONING: R-3
- PROPOSED ZONING: MUDD-O
- EXISTING USES: VACANT
- PROPOSED USES: RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT DWELLING UNITS/BEDS (NURSING HOME, REST HOME, HOMES FOR THE AGED); AND MEDICAL AND GENERAL OFFICE USES; EACH AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 240 RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT LIVING UNITS/BEDS, AND UP TO 8,500 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL AND GENERAL OFFICE USES; EACH AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION. FOR THE PURPOSES OF ABOVE HEIGHT LIMITS, ROOF TOP MECHANICAL EQUIPMENT SCREENS, DEVICES AND ARCHITECTURAL FEATURES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT 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 CLASSIFICATION.

A. ALEXANDER PORTER,  
SARAH PORTER BOEHMLER & OTHERS  
DB. 10613, PG. 761  
LOT 2, MB. 29, PG. 703  
PIN: 183-131-06  
ZONED: MUDD-O

BISSELL PORTER TWO, LLC  
DB. 9306, PG. 161  
LOT 1, MB. 27, PG. 826  
PIN: 183-177-03  
ZONED: MUDD-O

PARCEL A  
TRUSTEES OF SHARON  
METHODIST CHURCH  
PIN: 183-177-02  
ZONED: R-3 & B-1S(CD)  
7.0665 ACRES

ROBERT D. AND  
CATHERINE N. POTTER  
DB. 2142, PG. 279  
LOT 7 & PART OF LOT 6,  
BLOCK 2, MB. 7, PG. 795  
PIN: 183-131-03  
ZONED: R-3



40 20 10 0 40  
1"= 40'

**BOHLER ENGINEERING**

SITE PLANNING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN, PERMITTING SERVICES

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NEW YORK, NY  
BOSTON, MA  
NEW YORK, NY  
LEHIGH VALLEY, PA  
SOUTHEASTERN, VA

MEMBER OF THE INTERNATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (IALA) AND THE NATIONAL SOCIETY OF LANDSCAPE ARCHITECTS (NSLA)

REVISIONS				
REV	DATE	COMMENT	REVISION #1	BY
1	10/13/15			SRF
2	12/18/15			JRP

RULE JOY TRAMMELL RUBIO  
Architecture | Interior Design

PROJECT No.: NOC152045  
DRAWN BY: SRF  
CHECKED BY: JG  
DATE: 8/17/15  
SCALE: AS NOTED  
CAD I.D.: EXO

PROJECT:

FOR

**CK Childress Klein**

LOCATION OF SITE  
4411 SHARON ROAD  
CHARLOTTE, NC

REZONING PLAN  
PETITION  
#2015-59

SHEET TITLE:  
SCHEMATIC  
SITE  
PLAN

SHEET NUMBER:  
RZ-2



Childress Klein, LLC.

Coltsgate Parcel  
Development Standards  
12/18/15  
Rezoning Petition No. 2015-059

Site Development Data:

- Acreage: ± 1.53 acres
- Tax Parcel #: 183-111-08 and 10
- Existing Zoning: R-3
- Proposed Zoning: MUDD-O
- Existing Uses: Vacant
- Proposed Uses: Residential dwelling units, including without limitation independent and dependent dwelling units/beds (nursing home, rest home, homes for the aged); and medical and general office uses; each as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the MUDD-O zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development: Up to 240 residential dwelling units, including without limitation independent and dependent living units/beds, and up to 8,500 square feet of gross floor area of medical and general office uses, each as allowed by right and under prescribed conditions in the MUDD-O zoning district (as more specifically described in the Development Standards below).
- Maximum Building Height: As allowed by the Ordinance for the MUDD-O zoning classification. Building height will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance for the MUDD-O zoning classification.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Childress Klein ("Petitioner") to accommodate the development of a high quality residential community (including without limitation independent and dependent dwelling units/beds) with medical and general office uses on an approximately 1.53 acre site located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway (the "Site").

- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and not materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
- modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alterations do not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance, in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited four (4). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

- e. **Planned/Unified Development.** The Site together with that certain site located adjacent to the Site and designated as Tax Parcel Nos. 183-177-02 (the "Adjacent Sharon Methodist Mixed Use Development Site") shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Adjacent Sharon Methodist Mixed Use Development Site. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Sharon Methodist Mixed Use Development Site. The Petitioner and/or owner(s) of the Site and the Adjacent Sharon Methodist Mixed Use Development Site reserve the right to subdivide the portions or all of the Site and the Adjacent Sharon Methodist Mixed Use Development Site and create lots within the interior of the Site and the Adjacent Sharon Methodist Mixed Use Development Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Sharon Methodist Mixed Use Development Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site and in the applicable conditional rezoning plan as to the Adjacent Sharon Methodist Mixed Use Development Site, taken as a whole and not individual portions or lots located therein.

- f. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities, enclosed loading dock/service areas, and outdoor dining and gathering areas whether on the roof of the building or at street level (see also Section 2.p. below).

2. Optional Provisions

The following optional provisions shall apply to the Site:

- a. **Interim Surface Parking.** To allow during the staging and phasing of development on the Site, surface parking in lieu of parking decks on portions of the Site on an interim basis may be allowed provided that such surface parking areas will meet all required minimum setbacks, streetscape and screening requirements.

- b. **Detached Signs on Coltsgate Road.** In addition to other signs permitted in this Section 2 or otherwise on the Rezoning Plan, to allow up to two (2) detached signs ground mounted signs along Coltsgate Road, one sign with up to 50 square feet of sign area and a maximum height of seven (7) feet, and a second sign with up to 36 square feet of sign area and a maximum height of five (5) feet.

- c. **Wall Signs on Coltsgate Road.** In addition to other signs permitted in this Section 2 or otherwise on the Rezoning Plan, to allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area, to which they are attached, whichever is less. The sign area of the allowed wall signs may be increased by 10% if individual letters are used.

- d. **Signs on Interior Streets Generally.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow detached, ground mounted signs, and wall signs along the interior street on the Site in excess of the signage regulations for the MUDD zoning classification.

- e. **Digital Signs.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow the permitted signs on the Site to be digital signs on each portion of the signs to include digital components; provided, however, the digital signs or portions of signs along Coltsgate Road that are detached, ground-mounted signs shall be limited to up to a maximum of 100 square feet of digital sign area in the aggregate. The digital wall signs along the building walls of Coltsgate Road will be limited to a maximum cumulative sign face area of 100 square feet if sign area.

- f. **Projecting Signs.** In addition to other signs permitted in this Section 2, and otherwise in the Rezoning Plan, to allow the permitted wall signs to be projecting and blade signs (i) to encroach up to eight (8) feet into the setbacks for Coltsgate Road, and the interior street on the Site, (ii) to project up to ten (10) feet from a building wall.

- g. **Special Event Signs and Banners.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow special event signs and banners along Coltsgate Road as well as the interior street on the Site. Such banners will be attractive, well-designed professionally fabricated banners made of fabric or plastic of any type; paper banners will not be allowed; and no more than four (4) banners will be allowed at a time on the Site.

**Note:** The Optional Provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these Optional Provisions.

- h. **Recessed Doors.** Not to require doorways to be recessed into the face of buildings when the abutting sidewalk width is greater than 12 feet or when street trees are located in trees grates in an amenity zone.

- i. **Bike Parking.** To allow required long term bike parking spaces for the uses located on the Site to be located within the parking decks constructed on the Site.

- j. **Parking on One Side of Street.** To allow parking to be located only on one side of the private street located on the Site as generally depicted on the Rezoning Plan.

- k. **Private Street Cross-Section.** To allow the private street constructed on the Site to be constructed as per the cross-section shown on the Rezoning Plan.

- l. **Gross Floor Area.** To allow the definition of "Gross Floor Area" or "GSA" set forth above to be used and applied in the manner described below.

3. Permitted Uses, Development Area Limitations:

- For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively, the "Development Areas").
- Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with up to 240 residential dwelling units, including without limitation, independent and dependent living units, and 8,500 square feet of gross floor area of medical and general office uses; each as permitted by right, under prescribed conditions and per the Optional provisions below together with accessory uses, as allowed in the MUDD-O zoning district (including, without limitation, call towers).
- The Petitioner through the Administrative Amendment process may transfer up to 75 dwelling units from this Site to the Adjacent Sharon Methodist Mixed Use Development Site.

4. Transportation Improvements and Access:

I. Proposed Improvements:

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:

The following Transportation Improvements are also illustrated on Figure 17 in the Sharon Methodist Traffic Impact Study dated June 19th, 2015. This Figure is also illustrated on Sheet RZ-14 of the Rezoning Plan. Figure 17 is to be used in conjunction with the following notes to determine the extent of the proposed improvements:

- At the intersection of Cameron Valley Parkway and Coltsgate Road (Intersection #3): Stripe the eastbound Coltsgate Road approach to provide one left turn lane with 175 feet of storage and one shared through/right lane.

II. Standards, Phasing and Other Provisions.

- CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the SouthPark area, by way of a private/public partnership effort or other public sector project support.

- Phasing.** The improvement listed above will be completed in conjunction with the development of the Site.

- Substantial Completion.** Referred to "substantial completion" for certain improvements as set forth in the provisions of Section 4.1, and in Section 4.1.b, above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.1.b. above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering & Property Management Department, 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, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate adjustment to phasing that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner consent to exercise good faith efforts to complete the applicable roadway improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

- Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternative transportation improvements (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access & Streets.

- Access to the Site will be from Coltsgate Road and from the Adjacent Sharon Methodist Mixed Use Development Site as part of the extension of a private street as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

- Subject to the Optional Provisions set forth above, the private street generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan.

- The Petitioner as part of the development of the Site will construct a private street through the Site as generally depicted on the Rezoning Plan. A public access easement will be provided on this private street. The public access easement will prohibit the private street from being closed or gated and will require that the private street be kept open to allow the public to use the street for ingress and egress. The Public Access Easement will be documented on applicable approved building permit plans which will include a provision stating that the easement can be modified as permitted herein. This provision and provisions to be included on the building plans are not intended to create private easements rights that may be enforced by individual land owners, but rather are intended to comply with desire of the City to have a private street open to the public between Coltsgate Road and the Adjacent Sharon Methodist Mixed Use Development Site.

- Access Drive B as indicated on the Rezoning Plan will be used to access parking areas located under the proposed building.

- Driveway and pedestrian connections to the private street depicted on the Rezoning Plan from the adjoining properties may be allowed in the location(s) shown on the Rezoning Plan if the Petitioner and the parties seeking the connection(s) are in agreement on the location(s) and terms of the connection(s).

- The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections for the private streets on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 4.III. is met.

- Detached pedestrian scale lighting along internal streets shall not exceed 20 feet in height.

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- Orient buildings in a way to 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.

c. Facades shall incorporate windows and doors as follows:

- Windows and doors shall be provided for at least 30% 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 25 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.

d. Facade articulation:

- Street fronting facades over 75 feet in length shall incorporate wall projections or recesses a minimum of 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.

e. 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 two stories and the upper level stories, with 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 two stories 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 used as a decorative feature or accent.

- Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed preboard 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.

- 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.

f. 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 suitable device.

- 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.

9. Environmental Features:

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

10. Open Space:

- The Petitioner will provide a private open space area on the Site in the manner generally depicted on the Rezoning Plan but subject to minor adjustments needed to accommodate building and parking improvements. The private open space area will be improved with landscaping, seating areas, recreational amenities, and hardscape elements.

11. Signage:

- Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided in addition to the signage otherwise allowed in this Section.

- Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, shopping center signs may be located throughout the portion of the Site designated MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed shopping center/development signs (by way of example, the multi-family developments and the other uses may be identified on the signs allowed along Coltsgate Road). The allowed signs may contain identification signage for any of the uses located on the Site.

- Master signage and graphic systems may be adopted.

12. Lighting:

- 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.
- Detached lighting on the Site, except street lights located along public and private streets, will be limited to 25 feet in height.

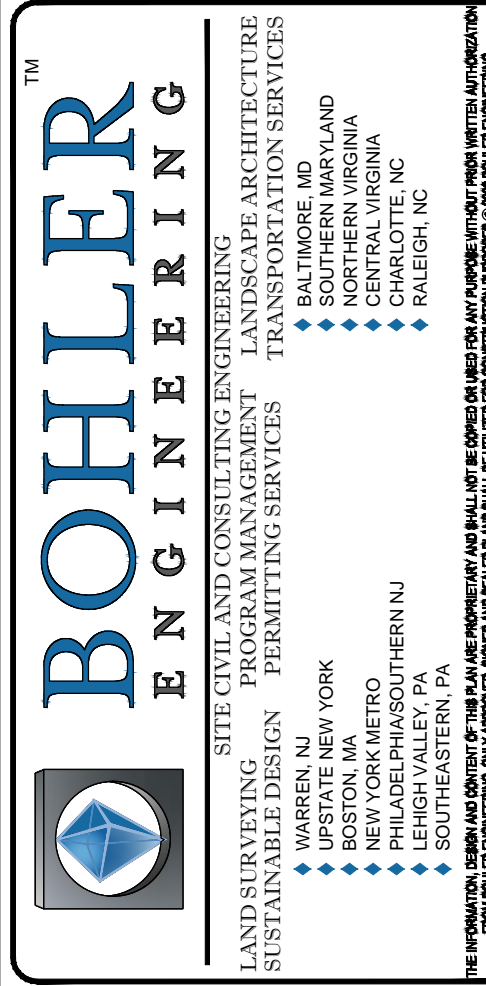
- Detached pedestrian scale lighting along internal streets shall not exceed 20 feet in height.

13. Amendments to the Rezoning Plan:

- 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.

14. Binding Effect of the Rezoning Application:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



REVISIONS			
REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP

RULE JOY TRAMMELL RUBIO  
Architecture | Interior Design

PROJECT NO.:	NC0152045
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	8/17/15
SCALE:	AS NOTED
CAD 1.D:	EX0

PROJECT:



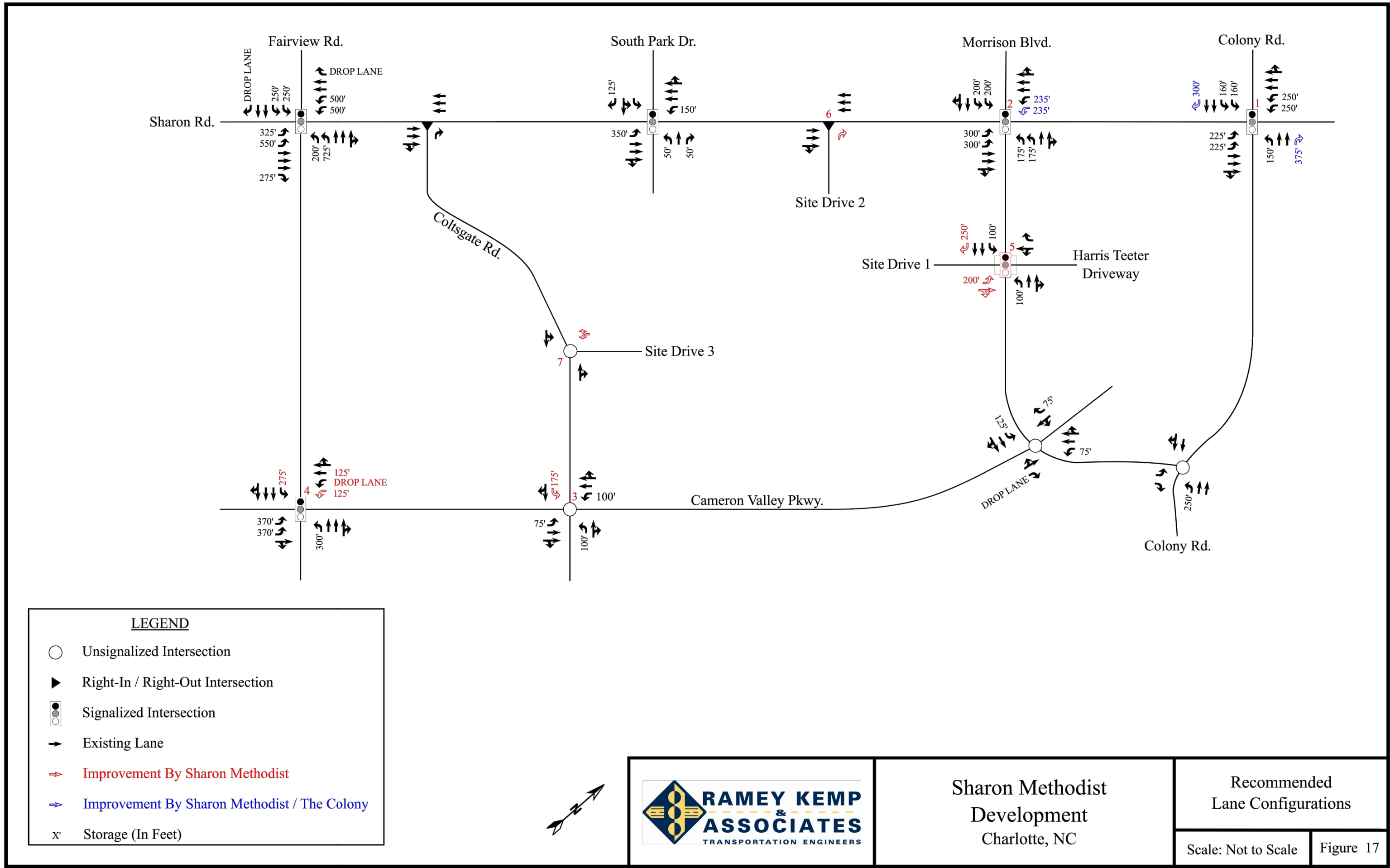
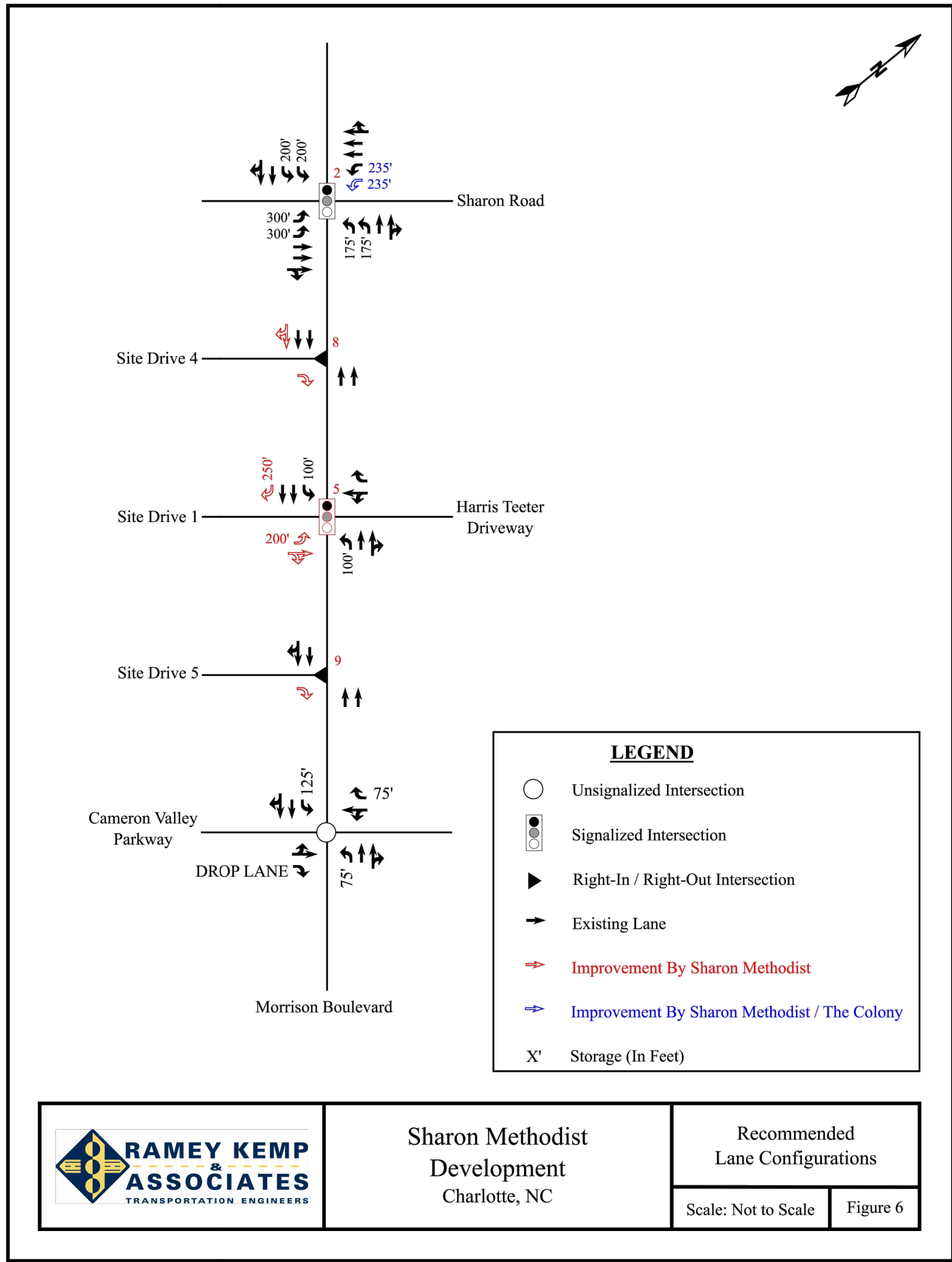
LOCATION OF SITE  
4411 SHARON ROAD  
CHARLOTTE, NC


REZONING PLAN  
PETITION  
#2015-59

SHEET TITLE:  
DEVELOPMENT  
STANDARDS

SHEET NUMBER:  
RZ-3







**BOHLER**  
ENGINEERING

LAND SURVEYING

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

TRANSPORTATION SERVICES

PROGRAM MANAGEMENT

PERMITTING SERVICES

WARREN, NJ

NEW YORK

BOSTON, MA

NEW YORK METRO

SOUTHEASTERN, PA

LEHIGH VALLEY, PA

PALEIGH, NC

ANNAPOLIS, MD

GREENSBORO, NC

CHARLOTTE, NC

CHARLOTTE, NC

CHARLOTTE, NC

CHARLOTTE, NC

CHARLOTTE, NC

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REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	

RULEJOYTRAMMELL|RUBIO  
Architecture Interior Design

PROJECT No.:	NOC152045
DRAWN BY:	DRAFTER
CHECKED BY:	ENGINEER
DATE:	DATE
SCALE:	AS NOTED
CAD I.D.:	CAD-ID

PROJECT:

FOR



Childress  
Klein

LOCATION OF SITE  
4411 SHARON ROAD  
CHARLOTTE, NC

REZONING PLAN  
PETITION  
#2015-59

SHEET TITLE:

TRANSPORTATION  
IMPROVEMENTS

SHEET NUMBER:

RZ-4