

VICINITY MAP  
NTS

**SITE LEGEND**

SITE ACCESS

**SITE DEVELOPMENT DATA**

**ACREAGE:** ± 41 ACRES

**TAX PARCEL #:** 219-06-117

**EXISTING ZONING:** R-3 (CD), R-17(CD)

**PROPOSED ZONING:** UR-2 (CD)

**EXISTING USES:** VACANT

**PROPOSED USES:** MULTI-FAMILY RESIDENTIAL

**MAX. DWELLING UNITS:** 410

**MAXIMUM BUILDING HEIGHT:** AS PERMITTED BY UR-2 ZONING REQUIREMENTS

**MIN. SIDEBACK:** 14' FROM FUTURE BACK OF CURB

**MIN. SIDE YARD WIDTH:** 5'

**MIN. REAR YARD WITH:** 10'

**PARKING:**  
REQUIRED - 1 PARKING SPACE/UNIT MIN.  
2 PARKING SPACES/UNIT MAX

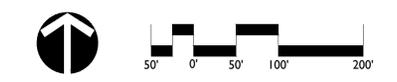
**TREE SAVE AREA:**  
AS REQUIRED BY THE ORDINANCE

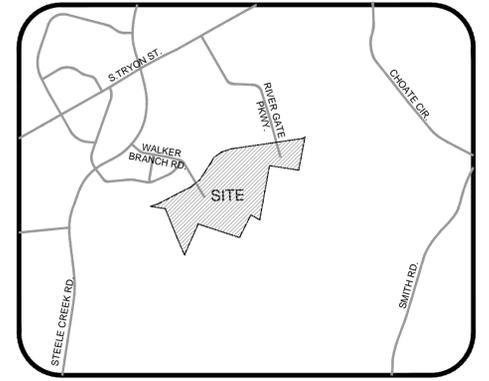
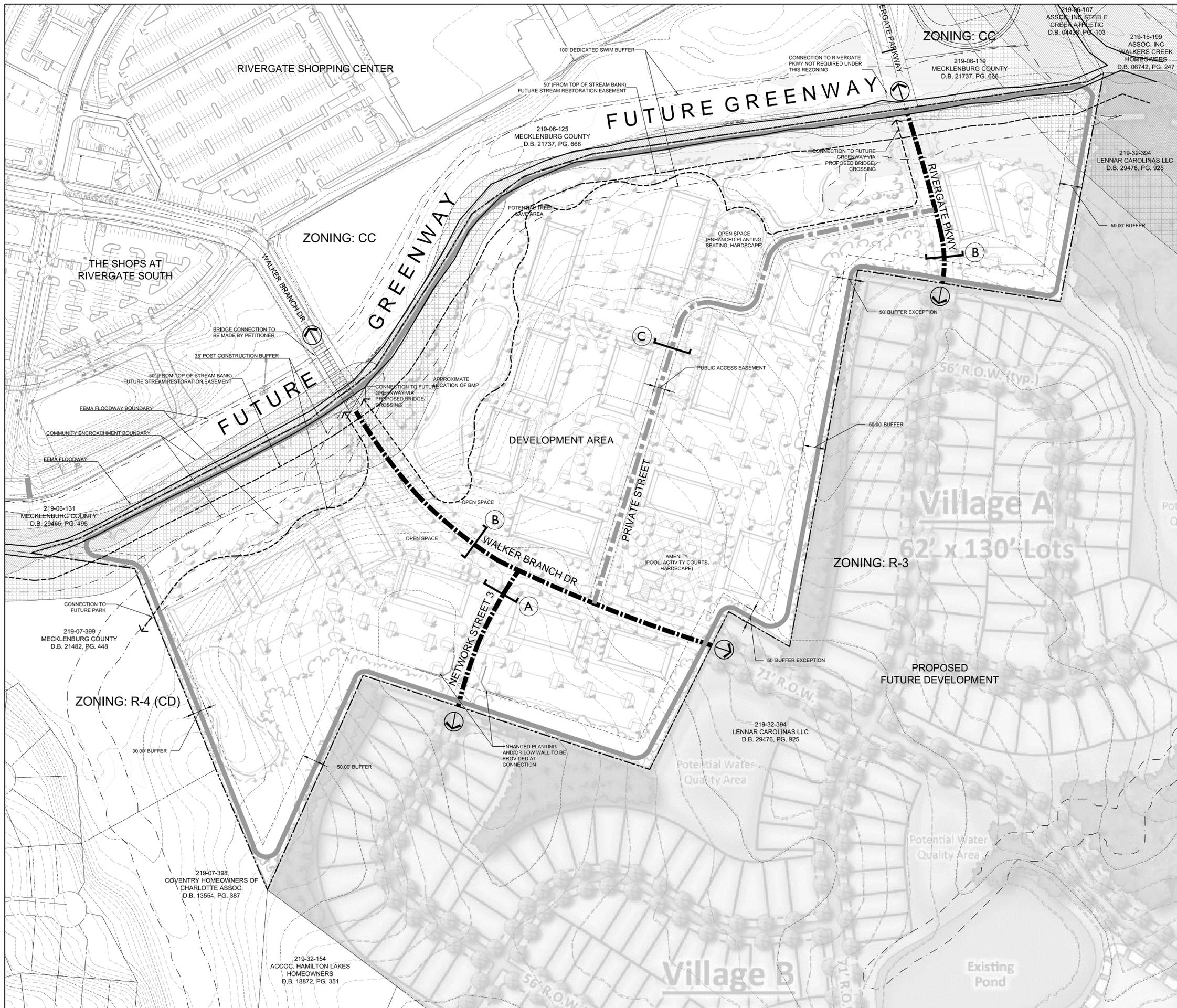
**NOTE:**  
ALL SETBACKS WILL BE FROM THE FUTURE BACK OF CURB

**LEGEND**

NETWORK STREET

PRIVATE STREET





VICINITY MAP  
NTS

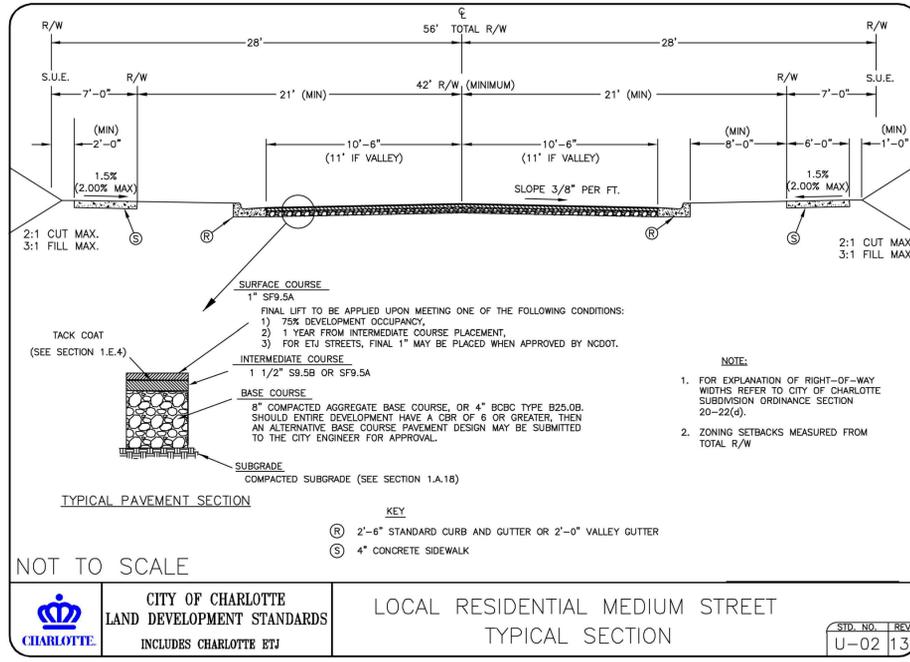
**SITE LEGEND**

SITE ACCESS

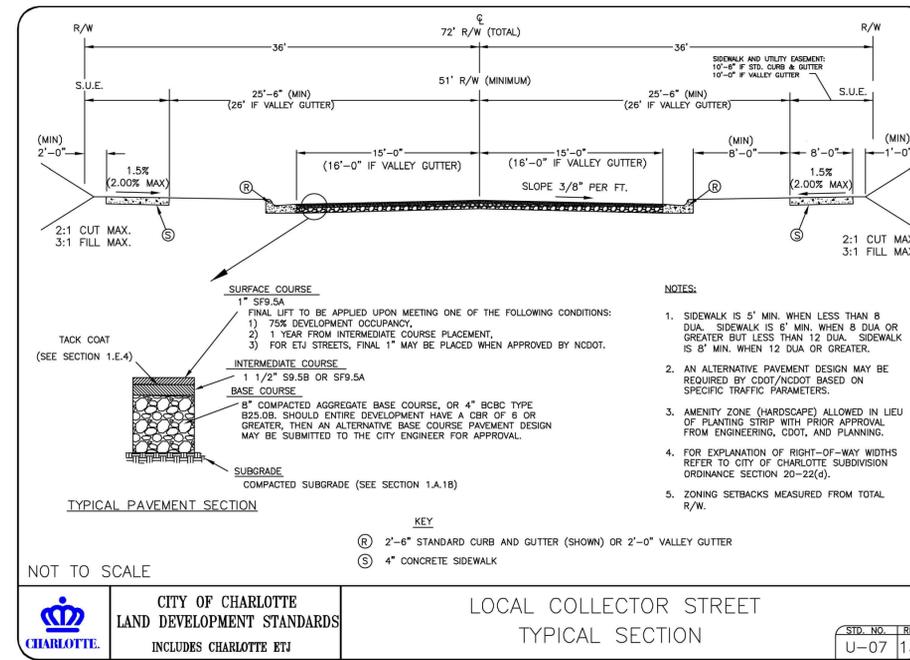
**LEGEND**

NETWORK STREET  
 PRIVATE STREET

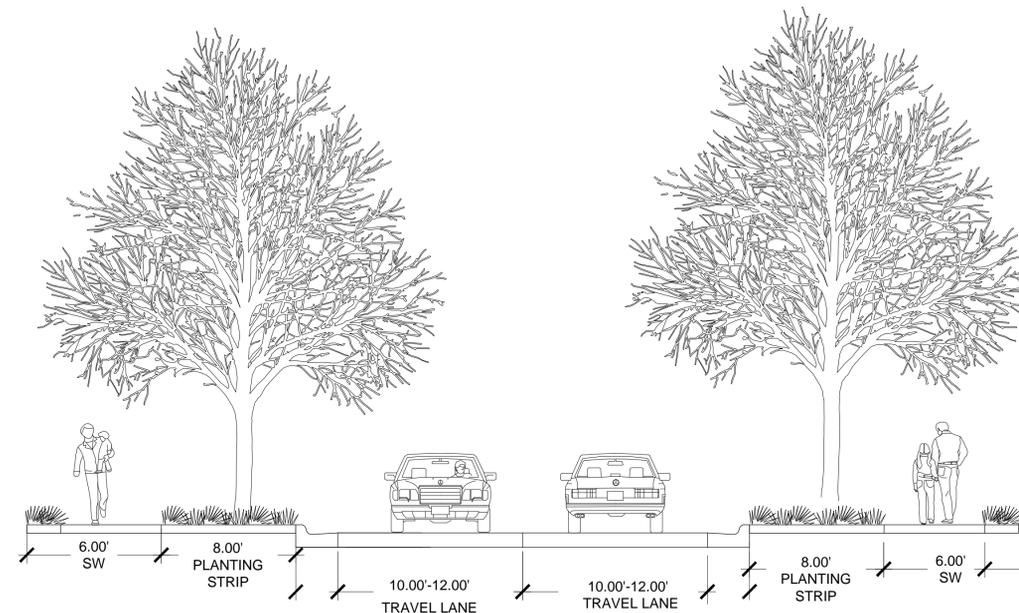




PROPOSED STREET SECTION (A)



PROPOSED STREET SECTION (B)



PROPOSED DRIVE SECTION (C)

MPV PROPERTIES, LLC

PETITION NO. 2016-100

DEVELOPMENT STANDARDS

9/20/2016

Site Development Data:

Acreage: ± 41 acres  
Tax Parcels: 219-061-17  
Existing Zoning: R-3(CD); R-17MF(CD)  
Proposed Zoning: UR-2 (CD)  
Existing Uses: Vacant  
Proposed Uses: Multi-family Residential  
Maximum Dwelling Units: 410  
Maximum Building Height: 50 feet

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by MPV Properties, LLC, to rezone an approximately 41 acre site located along the Walker Branch Greenway Corridor (the "Site").

The purpose of this Petition is to request a rezoning of the Site to the UR-2 (CD) Zoning District in order to accommodate the development of up to 410 Multi-family Dwelling units. UR-2 will enable the Petitioner to develop the Site in a manner that will preserve and emphasize the Site's unique environmental features, create a harmonious transition between the project and the adjoining properties, and provide important pedestrian and vehicular connections that will benefit the surrounding community.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placements and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

The Site may be developed with up to 410 Multi-family Dwelling Units together with accessory structures and uses allowed in the UR-2 Zoning District.

3. Transportation

All transportation improvements described in this section shall be implemented prior to the issuance of the first certificate of occupancy for a building on the Site:

- (a) Petitioner shall cause the design and construction of a creek crossing over Hoover Branch in order to accommodate the extension of Walker Branch Drive from its current terminus through the Site to the adjacent property lying south of the site, as generally depicted on the Technical Data Sheet.
- (b) Petitioner shall work with CDOT to explore options for extending Rivergate Parkway from its current terminus through the Site to the adjacent property lying south of the site, as generally depicted on the Technical Data Sheet. While the construction of a creek crossing to accommodate a connection to Rivergate Parkway is desirable, it is not a condition of this rezoning. If Petitioner and CDOT cannot reach an agreement regarding the construction of the Rivergate Parkway creek crossing, Petitioner shall construct a public street in the area generally depicted on the Technical Data Sheet extending from Tax Parcel 219-323-94 north through the site to the edge of the 100-foot SWIM buffer along the Site's northern edge and shall dedicate a right-of-way extending to the Site's north boundary.
- (c) Petitioner shall provide a Private Drive Connection between Walker Branch Drive and Rivergate Parkway to ensure publically accessible pedestrian and vehicular connectivity between those two streets. This connection shall include sidewalks and planting strips and shall conform to the cross-section shown on RZ-2. Although this connection shall be open to the public, it will not be a public street. Petitioner shall provide a public access easement to ensure that this connection is available for public use. Additionally, parking and maneuvering areas shall be permitted between buildings and the Private Drive Connection.

4. Architectural Standards

- (a) Preferred Exterior Building Materials - All principal and accessory buildings abutting a subdivision required public or private street shall comprise a minimum of 30% of a

building's total façade (exclusive of windows, doors and balconies).

- i. Brick
- ii. Natural stone (or synthetic equivalent)
- iii. Other equivalent or better material approved by the Planning Director or his/her designee.

- (a) Prohibited Exterior Building Materials - The following exterior building materials are specifically prohibited:

- i. Vinyl Siding (except for soffits and trim including window and door trim)
- ii. Concrete Masonry Units (CMU) not architecturally finished

- (a) Building Placement and Site Design - Building placement and site design shall focus on and enhance the pedestrian environment through the following standards:

- i. Building Street Frontage - Buildings shall be arranged and oriented to front along Walker Branch Drive and Rivergate Parkway.
- ii. Buildings shall front a minimum of 50% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
- iii. Parking lots shall not be located between any building and any public or private street.

- (a) Building Massing & Height - Building massing shall be designed to break up long, monolithic building forms through the following standards:

- i. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (recess, projection, architectural treatment, etc.). Modulations shall be a range of 10-14 feet wide and shall extend or recess a minimum of 3 feet, extending through all floors. Modulations will occur every 10-14 feet. Patios and Balconies are acceptable modulations/projections.
- ii. Building Height shall not exceed 50 feet.

- iii. Building Heights shall not exceed three stories above street level. However, due to the Site's unique topography, some buildings may contain four stories where slopes allow a "step down" lower level.

- (a) Architectural Elevation Design - Architectural elevations shall be designed to create visual interest through the following standards:

- i. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural façade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
- ii. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a wainscot of Preferred Exterior Building Materials listed above of a minimum of three (3) feet in height.

- iii. Blank Walls - Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
- iv. Architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- (a) Roof Form and Articulation - Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

- i. Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
- ii. For pitched roofs, the allowed minimum pitch shall be 4:12 (five feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
- iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street and from the nearest single-family structure.

- (a) Service Area Screening - Site service areas (dumpsters, refuse areas, recycling, storage) shall be screened from view through the following standards:

- i. Service areas will be screened by a minimum 30% using Preferred Exterior Building Materials.
- ii. Utility structures need to be screened architecturally or with evergreen plant material.
- iii. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

5. Streetscape and Landscape

- (a) Petitioner shall provide eight (8) foot planting strips and six (6) foot sidewalks along all public streets.

- (b) Petitioner shall provide a five (5) foot wide sidewalk and cross-walk network that links the buildings on the Site with one another and links each building to a sidewalk along an adjoining street.

- (c) Amenity and open space areas shall be provided in the locations generally shown on the Schematic Site Plan. Site amenities shall include a swimming pool, seating areas, trail

network and enhanced landscaping.

- (d) Meter boxes and back flow preventors will be screened from view. All other screening and landscaping shall conform to the standards of the Ordinance.

- (e) Petitioner shall provide a landscaped buffer along the perimeter of the Site. This buffer area shall be at least 50 feet in width except in areas generally depicted on the Schematic Site Plan where a lesser width shall be permissible but in no case shall the perimeter buffer area be less than 30 feet wide.

- (f) Petitioner shall provide enhanced landscaping or low walls on each side of the public street stub extending from Walker Branch Drive in the areas generally depicted on the Schematic Site Plan in order to provide a visual transition between the Site and the future development to the south of the Site.

6. Environmental Features

The Site shall comply with the requirements of the Post Construction Controls Ordinance. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

The Site shall comply with the Charlotte Tree Ordinance. Any areas conveyed to Mecklenburg County may be counted towards satisfying the Site's tree save requirements. Mecklenburg County has requested an easement adjacent to Walker Branch Greenway Corridor for a possible stream restoration project. Additionally, Mecklenburg County has requested dedication of the 100-foot SWIM buffer for future greenway use. It is understood that Petitioner would not consent to such requests if those areas could not continue to qualify as part of the Site's tree save area.

7. Parks, Greenways and Open Space

- (a) Tree save areas equaling at least 15% of the area of the Site shall be provided. Portions of the tree save areas may be conveyed to Mecklenburg County as requested.

- (b) Petitioner shall provide an improved, hard-surface (asphalt, concrete or similar material) trail network, at least four feet in width, within the Site that will connect to adjacent Park and Recreation properties owned by Mecklenburg County, connection points are generally depicted on the Conceptual Site Plan.

- (c) Open space areas shall be provided in the locations generally shown on the Schematic Site Plan.

- (d) Petitioner shall dedicate and convey the 100-foot SWIM (Surface Waters Improvement Management) buffer to Mecklenburg County for future greenway use prior to the issuance of the first certificate of occupancy for an apartment building on the Site. This area may be counted towards the Site's tree save requirement. Dedication of the 100-foot SWIM buffer to the County will give Mecklenburg County Storm Water Services the ability to do stream restoration work in that area should Mecklenburg County proceed with such a project.

8. Lighting

- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty-two (22) feet in height.

- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed. However, low-level decorative lighting may be installed along driveways, sidewalks and parking areas.

9. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Document and Definitions

- (a) 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

- (b) Throughout these Development Standards, the terms "Petitioner" and "Owner or Owners" shall be deemed to include heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

- (c) Any reference to any City of Charlotte Ordinances or Policies herein shall be deemed to refer to the requirements of the Ordinance or Policy in effect as of the date this Rezoning Petition is approved.