Development Standards
02/24/2017
Rezoning Petition No. 2017-
Site Development Data:
--Acreage: ±11.98
--Tax Parcel #: 20107504
--Existing Zoning: R-3
--Proposed Zoning: R-22MF(CD)
--Existing Uses: Vacant.
--Proposed Uses: Up to 240 residential dwelling units (multi-family, duplex, triplex and quadraplex) together with accessory uses, as allowed in the R-22MF zoning district.
--Maximum Building Height: Not to exceed four (4) stories and building height as defined by the Ordinance.

1. General Provisions:
a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by NCL Investments, LLC. ("Petitioner") to accommodate the development of a 240 unit multi-family community on approximately 11.98 acre site located on the north side of future Rigsby Road between east of Steele Creek Road and adjacent of I-485 (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 R-22MF zoning classification shall govern.
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 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:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards (e.g. the reduction or elimination of the Class C Buffer if the adjoining land use or zoning changes); or
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.0; or
iv. modifications to allow minor increases 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 alteration does 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.** The total number of principal residential buildings to be developed on the Site shall not exceed 8. 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 buildings located on the Site.

2. Permitted Uses & Development Area Limitation:
a. The Site may be developed with up to 240 residential dwellings units (multi-family, duplex, triplex and quadraplex) together with accessory uses allowed in the R-22MF zoning district as generally depicted on the Rezoning Plan.
3. Access and Transportation:
a. Access to the Site will be from Rigsby Road in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will as part of the development of the Site construct internal public street(s) as required by the Subdivision Regulations (these streets will be constructed to meet the standards for a "Local Residential Wide Street"). The final alignment and configuration of the internal Public Street(s) may change to accommodate changes to the building placement and to accommodate other modifications required due to final site grading, and utility installations.
c. The Petitioner will improve Rigsby Road as generally depicted on the Rezoning Petition.
d. The placement and configuration of the vehicular access points is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
4. Architectural Standards, Court Yards/Amenity Area:
a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, doors, soffits and on handrails/railings.
b. The principal buildings constructed on the Site will be constructed so the percentage of brick, stone, precast stone, precast concrete, synthetic stone per building façade may vary but in no case be less than 30%, exclusive of doors and windows.
c. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.
5. Streetscape, Buffers, Yards, Open Space and Landscaping:
a. A 30 foot setback as measured from the future right-of-way of Rigsby Road will be provided as generally depicted on the Rezoning Plan. A setback as required by the Ordinance will be provided along the internal streets.
b. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Rigsby Road and the internal streets. The minimum width for this internal sidewalk will be five (5) feet.
c. A 50 foot Class C Buffer will be provided where the Site abuts existing single-family zoning as generally depicted on the Rezoning Plan. The Petitioner reserves the right to reduce the width of this buffer by 25% as allowed by the Ordinance (the installation of a fence or berm). If the use or zoning on the adjoining parcel changes so a buffer is no longer required by the Ordinance then buffer may be eliminated. Utilities may cross the proposed buffer at angles no greater than 75 degrees. Storm water drainage swales with and without rip rap may also cross the buffer at angles no greater than 75 degrees.
d. The screening requirements of the Ordinance will be met.
e. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
f. The Petitioner shall provide decorative brick wall entry features at the primary public street entrances to the Site from Rigsby Road.
6. General Design Guidelines:
b. 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 minimum of 10 feet wide and shall extend or recess a minimum of 4 feet, extending through all floors, exclusive of porch and balcony structure.
c. 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.
d. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a water table of brick, stone, precast stone, stucco or decorative block of a minimum of three (3) feet in height.
e. The balconies constructed on the proposed buildings will be constructed will utilize metal, or vinyl railings.
f. Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
g. 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.
h. 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 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
i. Utility structures need to be screened architecturally or with evergreen plant material.
7. Environmental Features:
a. 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 submittal 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.
8. 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, parking areas and courtyards.
b. Detached lighting on the Site will be limited to 20 feet in height. No wall pak type lighting will be allowed, but architectural lighting on building facades will be permitted.
9. 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 of Chapter 6 of the Ordinance.
10. 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 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.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VICINITY MAP
NTS
N
SITE
Rigsby Rd
Steele Creek Rd
I-485

I-485
ELIZABETH B BOYKIN
PARAGON DR
PID: 20107505
ELIZABETH BIGGER BOYKIN
9101 PARAGON DR
PID: 20107502
JOAN H HOOVER
9111 PARAGON DR
PID: 20107503
PARAGON DRIVE
RIGSBY ROAD
RICHARD DALE HOOVER & JOAN HELMS
PID: 20109101
DEED: 04906-710
ZONING: R-3
USE: RURAL HOMESITE
EXISTING PROPERTY BOUNDARY
10' REAR YARD
PROPOSED R/W & SETBACK
EXISTING PROPERTY BOUNDARY
"DEVELOPMENT AREA"
PROPOSED MUTLI-FAMILY DEVELOPMENT
BLDG LINE
30' SETBACK
10' SIDE YARD
315' CLASS 'C' BUFFER
50' CLASS 'C' BUFFER
MUTUAL ESMT FOR ROAD PURPOSES DB 2646 PG 841
PROPOSED PUBLIC STREET
LOCAL RESIDENTIAL WIDE
PARTNERSHIP STEELE CREEK (1997)LIMITED
PID: 20109108
50' REAR YARD
NORTH

THIS IS NOT A SURVEY. NO FIELD WORK HAS BEEN PERFORMED BY CPT ENGINEERING AND SURVEYING, INC.

REVISIONS

ENGINEERING AND SURVEYING, INC.
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CORPORATE LICENSE NUMBER C-1915
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HIGH POINT, NORTH CAROLINA 27265
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PRELIMINARY FOR REVIEW PURPOSES ONLY

TECHNICAL DATA SHEET
RIGSBY ROAD APARTMENTS
CHARLOTTE, NORTH CAROLINA

SCALE: 1" = 50'
DATE: 02/27/2017
PROJECT: 1463-16
DRAWN BY: TGL
SHEET RZ1

Feb 27, 2017 F:\Projects\1463-16\DWG\1463-16 ZONING PLAN.dwg Tab Name: RZ-1 TECH DATA SHEET
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