



REZONING PETITION  
FOR PUBLIC HEARING:  
2017-XXX

MASTER PLANNING

**BAINBRIDGE RESEARCH PARK**

CHARLOTTE, NORTH CAROLINA  
**BAINBRIDGE COMPANIES**  
401 HARRISON OAKS BLVD., SUITE 250  
CARY, NC 27513  
919.462.1275

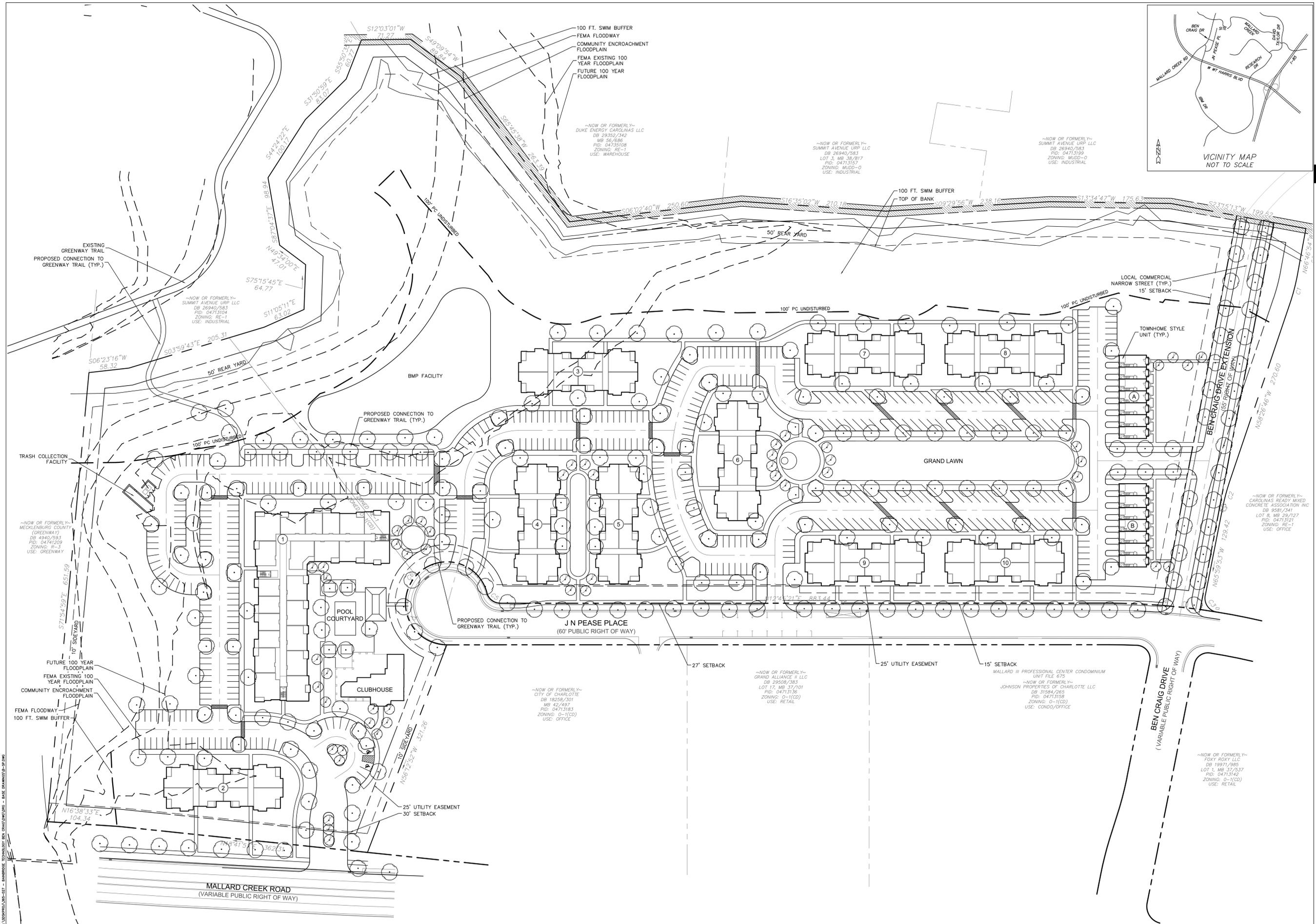
**SCHEMATIC  
SITE PLAN**

50 0 50 100  
SCALE: 1" = 60'

PROJECT #: 365-027  
DRAWN BY: SVK  
CHECKED BY: THH

JUNE 23, 2017

REVISIONS:



SITE DEVELOPMENT DATA:

- ACREAGE: ±26.26
- TAX PARCEL #: 047-131-07
- EXISTING ZONING: O-1(CD) AND RE-1
- PROPOSED ZONING: R-12MF(CD)
- EXISTING USES: VACANT.
- PROPOSED USES: UP TO 315 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-12MF ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FOUR (4) STORIES OR 60 FEET BUILDING HEIGHT WILL BE MEASURED 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 BAINBRIDGE COMPANIES. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 26.26 ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF JN PEASE PLACE (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-12MF 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. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON 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 15. 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 315 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-12MF ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. SURFACE PARKING AREAS (NOT INCLUDING ON-STREET PARALLEL PARKING) WILL NOT BE ALLOWED BETWEEN MALLARD CREEK ROAD, J.N. PEASE PLACE, AND BEN CRAIG DRIVE (EXTENSION), AND THE PROPOSED BUILDINGS, EXCEPT THAT PARKING AREAS AND MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN PROPOSED BLDG. # 6 AND J. N. PEASE DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION:

- a. ACCESS TO THE SITE WILL BE FROM MALLARD CREEK ROAD, J.N. PEASE PLACE AND BEN CRAIG DRIVE EXTENSION IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL AS PART OF THE DEVELOPMENT OF THE SITE CONSTRUCT THE EXTENSION OF BEN CRAIG DRIVE AS A NEW PUBLIC STREET AS REQUIRED BY THE SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED ON REZONING PLAN (THIS STREET WILL BE CONSTRUCTED TO MEET THE STANDARDS FOR A "LOCAL COMMERCIAL NARROW STREET"). THE FINAL ALIGNMENT AND CONFIGURATION OF THE EXTENSION OF BEN CRAIG DRIVE MAY CHANGE TO ACCOMMODATE CHANGES TO ACCOMMODATE MODIFICATIONS REQUIRED DUE TO FINAL SITE GRADING, AND UTILITY INSTALLATIONS. THE PETITIONER WILL CONSULT WITH THE ADJOINING PROPERTY OWNER ON THE PROPOSED ALIGNMENT AND DESIGN OF BEN CRAIG DRIVE.
- c. THE PROPOSED BUILDING AND PARKING SETBACK ALONG BEN CRAIG DRIVE EXTENSION MAY BE MEASURED FROM THE MINIMUM RIGHT-OF-WAY LINE ESTABLISHED FOR LOCAL COMMERCIAL NARROW STREET ON THE REZONING PLAN.
- d. THE PETITIONER WILL IMPROVE MALLARD CREEK ROAD AND J. N. PEASE PLACE WITH AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PETITION.
- e. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT 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.
- f. 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 AREAS:

- 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, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. THE FOLLOWING ARCHITECTURAL COMMITMENTS SHALL APPLY TO THE PERMANENT BUILDINGS LOCATED ON THE SITE; AT LEAST 40% OF THE EXTERIOR BUILDING FACADES, EXCLUSIVE OF WINDOWS, DOORS, BALCONIES AND ROOFS, OF THE BUILDINGS ORIENTED TOWARD MALLARD CREEK ROAD, J.N. PEASE PLACE AND BEN CRAIG DRIVE EXTENSION AS GENERALLY DEPICTED ON REZONING PLAN SHALL BE CONSTRUCTED OF BRICK, STONE, PRE-CAST STONE OR PRE-CAST CONCRETE.
- c. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM THE ABUTTING PUBLIC STREETS.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- e. 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. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.

5. STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

- a. A 27 FOOT SETBACK AS MEASURED FROM THE RIGHT-OF-WAY OF J.N. PEASE PLACE AND BEN CRAIG DRIVE EXTENSION WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. A 30 FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING RIGHT-OF-WAY OF MALLARD CREEK ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SETBACK ALONG J.N. PEASE PLACE AND BEN CRAIG DRIVE MAY BE REDUCED TO 15 FEET

AS ALLOWED BY THE ORDINANCE (SECTION 19.F).

- 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 THE ABUTTING PUBLIC STREETS IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- c. THE SCREENING REQUIREMENTS OF THE ORDINANCE WILL ALSO BE MET. PARKING LOTS WILL BE SCREENED FROM INTERNAL PRIVATE STREETS IF APPLICABLE.
- d. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

6. GENERAL DESIGN GUIDELINES:

- a. BUILDINGS SHALL FRONT (THE SIDE OF A BUILDING THAT HAS WINDOWS WILL ALSO BE CONSIDERED A FRONT) A MINIMUM OF 65% 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).
- b. BUILDING MASSING - BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS.
- c. VERTICAL MODULATION AND RHYTHM - BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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 PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE OF A MINIMUM OF THREE (3) FEET IN HEIGHT. (PREFERRED BUILDING MATERIALS WILL BE DEFINED AS BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, STUCCO, AND DECORATIVE BLOCK).
- e. BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.
- f. 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.
- g. 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.

- h. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
- i. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

7. OPEN SPACE:

- a. IMPROVED OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

8. 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.

9. 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 26 FEET IN HEIGHT.

10. MECKLENBURG COUNTY PARK AND RECREATION GREENWAY:

- a. THE PETITIONER WILL WORK WITH MECKLENBURG COUNTY PARK AND RECREATION ON A PROPOSED LOCATION FOR A PEDESTRIAN LOCATION TO THE MALLARD CREEK GREENWAY. THIS MAY INCLUDE RELOCATING THE EXISTING GREENWAY ACCESS EASEMENT LOCATED ON THE SITE. THE PETITIONER WILL ALSO WORK MECKLENBURG COUNTY PART AND RECREATION ON THE POSSIBLE DEDICATION OF THE 100 FOOT SWIM BUFFER ASSOCIATED WITH MALLARD CREEK LOCATED ON THE SITE, THIS AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.

11. 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.

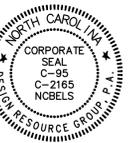
12. BINDING EFFECT OF THE REZONING APPLICATION:

- 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.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0808  
www.drgp.com



REZONING PETITION  
FOR PUBLIC HEARING:  
2017-XXX

MASTER PLANNING

BAINBRIDGE RESEARCH PARK

CHARLOTTE, NORTH CAROLINA  
BAINBRIDGE COMPANIES  
401 HARRISON OAKS BLVD., SUITE 250  
CARY, NC 27513  
919.462.1275

CONDITIONAL NOTES

PROJECT #: 365-027  
DRAWN BY: SVK  
CHECKED BY: THH

JUNE 23, 2017

REVISIONS: