

DEVELOPMENT STANDARDS

- A. General Provisions
- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of an elderly multi-family community on the approximately 4.65 acre site located on the east side of Eastway Drive north of the North Carolina Railroad Company Right of Way, which is more particularly depicted on the Rezoning Plan as (the "Site"). The Site is comprised of Tax Parcel No. 097-131-15.
- 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-R(O) zoning district shall govern the development and use of the Site.
- 4. Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 and 9.1210 of the Ordinance.
- 5. The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions outlined in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submissions, the stricter condition or existing requirements shall apply.
- B. Permitted Uses
- 1. The Site may be devoted only to a residential community containing a maximum of 150 senior multi-family units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R(O) zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.
- C. Transportation
- 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- 2. The maximum number of parking spaces allowed on the Site shall be limited to the maximum allowed in the TOD-R(O) zoning district.
- 3. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- 4. Eastway Drive will be improved to the proposed street section outlined in the Old Concord Station Area Plan.

D. Architectural & Site Design Standards

- 1. a. City Preferred Exterior Building Materials All principal and accessory buildings abutting a public street or the North Carolina Railroad Right of Way shall comprise a minimum of 30% of a building's total facade (exclusive of windows, doors, and balconies).
 - i. Brickii. Natural Stone (or synthetic equivalent)
 - iii. Other equivalent approved by the Planning Director or his/her designee.

b. The building materials used on the principal buildings constructed on the site is a combination of the following building materials: masonry, precast concrete, cementitious siding. Vinyl or aluminum material may only be used on windows, soffits and railings.

c. The proposed roofing materials will be architectural asphalt shingles; metal type roofing materials may be used on portions of the roofs that cover porches or bay windows.

2. a. Prohibited Exterior Building Materials - The following exterior 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

3. a. Building Placement and Site Design - Building placement and site design shall focus on enhancing the pedestrian environment through the following standards:

- Building Street Frontage Buildings shall be arranged and oriented to front along all network streets (public or private streets).
 Buildings shall front a minimum of 50% of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space)
- and/or natural areas).
- iii. Parking lots shall not be located between any building and any public or private street.iv. Building entrances shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least three (3) of the
- following features: (a) decorative pedestrian lighting sconces; (b) architectural details carried above the ground floor; (c) covered porches, canopies, awnings or sunshades; (d) archways; (e) transom windows; (f) terraced or raised planters that can be utilized as seat walls; (g) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (h) double doors; (i) stoops or stairs; and/or (j) contrasting pavement from primary sidewalk.
- b. Buildings shall have a minimum 16-foot separation from each other.
- 4. 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/facade plane (recesses,
 - projection, architectural treatment, etc.)Building Height As allowed in section 9.1208(3) of the Ordinance.
- 5. 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 bays and features may include, but will not be limited to a combination of exterior wall offsets, projection, and/or recesses, pilasters, and change in materials.
 - Blank Walls Building elevations facing public or private streets shall not have expanses of blank walls greater than 20 feet.
 Architectural features such as, but not limited to, banding, medallions, building articulation, a change in materials will be provided to avoid unarticulated blank walls.

6. 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

- 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 5:12 (five feet in vertical height for every twelve 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.

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

- i. Service areas will be screened by a minimum 30 percent masonry material.
- 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.

b. All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapter 9 and 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.

- E. Streetscape/Landscaping
- 1. An 8-foot wide planting strip and a 6-foot wide sidewalk shall be installed along the east side of Eastway as generally depicted on the Rezoning Plan and as required in the Concord Station Area Plan
- F. Environmental

standards:

- 1. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance. Tree Save Ares is not required because of the requested TOD-R(O) zoning district and location within the Concord Station Area Plan.
- 2. The Petitioner shall comply with City of Charlotte adopted Post Construction Controls Ordinance.
- 3. The location, size and type of stormwater management system depicted on the rezoning plan is subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.))
- G. Lighting
- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- 2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- 3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.
- H. Binding Effect of the Rezoning Documents and Definitions
- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



REZONING PETITION #2017-???