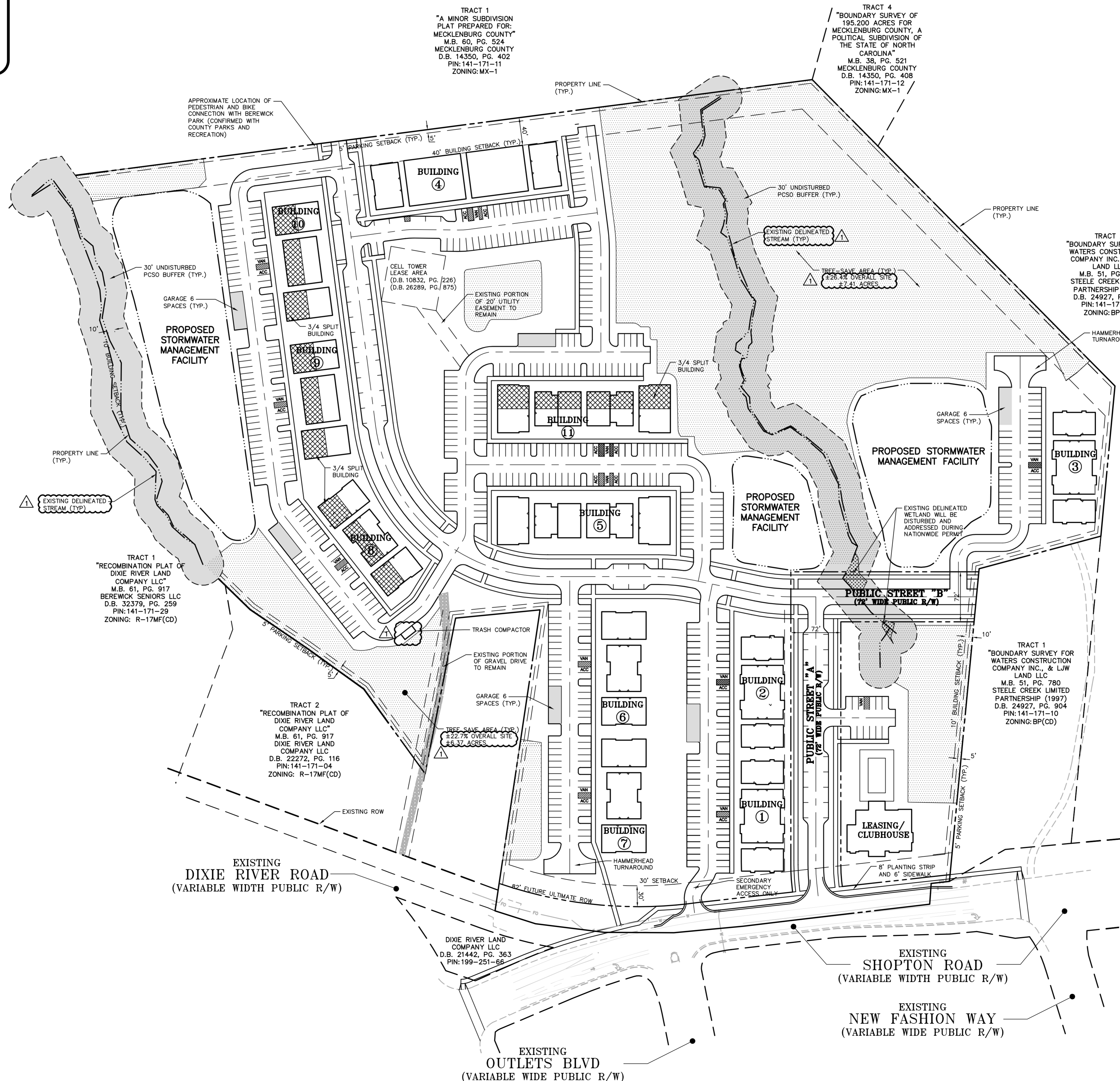


VICINITY MAP
NTS

02/23/18 04/16/18
REZONING PETITION NO. 2018-000-028

SITE DEVELOPMENT DATA:

ACREAGE: ±28.05 GROSS, 27.62 NET
 TAX PARCEL NUMBERS: 141-171-02, 141-171-05, 141-171-06, 141-171-07, 141-171-08, AND 141-171-09
 EXISTING ZONING: MX-1, R-3, AND CC
 PROPOSED ZONING: R-17MF(CD)(LJMPA)
 EXISTING USES: VACANT/RESIDENTIAL/CELL TOWER
 PROPOSED USES: UP TO 330 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT (PROPOSED DENSITY 11.95 UNITS PER ACRE BASED ON A NET ACREAGE OF 27.62)
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FOUR (4) STORIES OR 60 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.



SITE LEGEND

- TRAFFIC DIRECTIONAL ARROW
- ACC VAN ACCESSIBLE PARKING STALL
- VAN VAN ACCESSIBLE PARKING STALL
- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- CENTERLINE
- ▨ TREE-SAVE AREA

TRACT 2
 "BOUNDARY SURVEY FOR WATERS CONSTRUCTION COMPANY INC. & LJV LAND LLC"
 M.B. 51, PG. 780
 STEELE CREEK LIMITED PARTNERSHIP (1997)
 D.B. 24927, PG. 910
 PIN: 141-171-22
 ZONING: BP(CD)

TRACT 1
 "RECOMBINATION PLAT OF DIXIE RIVER LAND COMPANY LLC"
 M.B. 61, PG. 917
 BEREWICK SENIORS LLC
 D.B. 32379, PG. 259
 PIN: 141-171-29
 ZONING: R-17MF(CD)

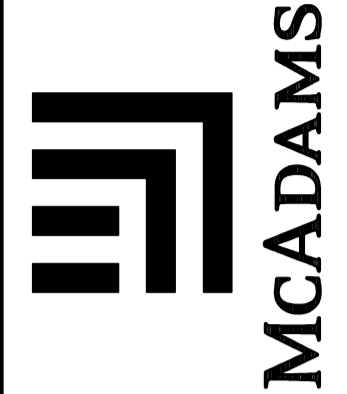
TRACT 2
 "RECOMBINATION PLAT OF DIXIE RIVER LAND COMPANY LLC"
 M.B. 61, PG. 917
 DIXIE RIVER LAND COMPANY LLC
 D.B. 22272, PG. 116
 PIN: 141-171-04
 ZONING: R-17MF(CD)

TRACT 1
 "BOUNDARY SURVEY FOR WATERS CONSTRUCTION COMPANY INC. & LJV LAND LLC"
 M.B. 51, PG. 780
 STEELE CREEK LIMITED PARTNERSHIP (1997)
 D.B. 24927, PG. 904
 PIN: 141-171-10
 ZONING: BP(CD)

TRACT 1
 "A MINOR SUBDIVISION PLAT PREPARED FOR MECKLENBURG COUNTY"
 M.B. 60, PG. 524
 MECKLENBURG COUNTY
 D.B. 14350, PG. 402
 PIN: 141-171-11
 ZONING: MX-1

TRACT 4
 "BOUNDARY SURVEY OF 195.200 ACRES FOR MECKLENBURG COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NORTH CAROLINA"
 M.B. 38, PG. 521
 MECKLENBURG COUNTY
 D.B. 14350, PG. 408
 PIN: 141-171-12
 ZONING: MX-1

THE JOHN R. MCADAMS COMPANY, INC.
 3436 Torrington Way
 Suite 110
 Charlotte, North Carolina 28277
 License No.: C-0283
 704.527.0800 • McAdamsCo.com

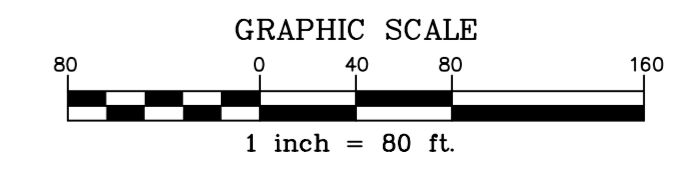


REVISIONS:
 04-16-2018 REVISIONS PER 1ST REVIEW

OWNER:
 POLLACK SHORES
 MATRIX RESIDENTIAL
 5605 GELNRIDGE DR. NE, STE 775
 ATLANTA, GA 30342

SHOPTON ROAD APARTMENTS
 SHOPTON ROAD
 CHARLOTTE, NORTH CAROLINA
 REZONING CONCEPT PLAN

PROJECT NO: PSR-18000
 FILENAME: PSR18000-RZ1
 CHECKED BY: RMR
 DRAWN BY: AJB
 SCALE: 1"=80'
 DATE: 02-23-2018
 SHEET NO: RZ-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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1. **General Provisions:**

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pollack Shores. ("Petitioner") to accommodate the development of a residential community on approximately 27.62 acre site generally located at the northeast intersection of Shopton Road and Dixie River Road (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-17MF 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 16. 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, 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 330 multi-family residential dwellings units together with accessory uses allowed in the R-17MF zoning district as generally depicted on the Rezoning Plan.

b. Surface parking areas will not be allowed between Shopton Road and the proposed multi-family residential buildings as generally depicted on the Rezoning Plan. A small parking lot may be located between the proposed amenity building (club house) and Shopton Road as generally depicted on the Rezoning Plan.

3. **Access, Transportation and Improvements:**

a. Access to the Site will be from Shopton Road as generally depicted on the Rezoning Plan. ~~One of the access points to Shopton Road will be an emergency access point and this access point may be gated.~~

b. The Petitioner will improve Shopton Road with an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. ~~The Petitioner will improve Shopton Road from the Site's western boundary to the intersection of Dixie River Road with 2'6" curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk. The Petitioner will provide these improvements if existing right-of-way along Shopton Road is of sufficient width to implement these improvements, and the Petitioner is not required to purchase additional right-of-way. If additional right-of-way is required to implement these improvements then the Petitioner will not be required to extend improvements on Shopton Road beyond the Site's frontage.~~

c. The Petitioner will construct a public street from Shopton Road into the Site and extending in a easterly directions as generally depicted on the Rezoning Plan. This new public street will be designed as a local residential wide street as generally depicted on the Rezoning Plan.

d. ~~Any~~ Any required roadway improvement will be approved and constructed prior to the issuance of the ~~first~~ certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

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.

g. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the ~~first~~ certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

4. **Streetscape, Buffers, Yards, Open Space and Landscaping:**

a. A 30 foot setback as measured from the future right-of-way will be provided along Shopton Road as generally depicted on the Ordinance Plan

b. Side and rear yards will be provided as required by the Ordinance.

c. 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.

5. **Architectural Standards, General Design Guidelines:**

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some 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. Preferred Exterior Building Materials: All principal and accessory buildings abutting Shopton Road, and the internal public street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

c. Prohibited Exterior Building Materials:

- i. Vinyl siding (but not vinyl hand rails, windows or door trim).
- ii. Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- i. Buildings shall be placed so as to present a front or side facade to Shopton Road, and the internal public street.
- ii. Parking lots shall not be located between any residential building and Shopton Road (parking between the club house/amenity building and Shopton Road will be allowed). Parallel or angled parking will be allowed between the proposed buildings and the proposed public street.
- iii. Driveways intended to serve single units shall be prohibited on all network required streets.

e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.

f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- ii. Buildings shall be designed with a recognizable architectural base on all facades facing Shopton Road and the internal public street. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

iii. Building elevations facing Shopton Road and the internal public street shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to 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 Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
- ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standards will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
- iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

i. Meter banks will be screened from adjoining properties and from the abutting public streets.

j. Sidewalk extensions should be provided between all street trees on all public and private streets when parking is adjacent.

6. **Open Space:**

a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

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.

b. The Petitioner in coordination with City Engineering will provide enhanced on-site erosion control measures. The following is a list of measures that will be undertaken on the Site to manage erosion from the Site while the Site is under "Development" (this list of measures may be modified, (measures added and deleted), by City Engineering as part of the approval of the specific **Erosion Control Plan for the Site**):

- (i) enlarged sediment basin capacity (such as sizing basins to hold the 2-yr storm for five (5) days, and the 25-yr storm for 3 days while safely routing the 50-yr storm through the spillway);
- (ii) sediment basin skimmer (top down) dewatering;
- (iii) increased resonance time for basin dewatering;
- (iv) sediment basins with silt bag outlets;
- (v) PAM (Polyacrylamide) - enhanced settling. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount and frequency of application;
- (vi) stream berms;
- (vii) diversion ditches; and
- (viii) double row, high hazard silt fence.

c. The Site will comply with the Tree Ordinance.

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 ~~22~~ 20 feet in height.

9. **Mecklenburg County Park and Recreation Connection to Berewick Regional Park:**

a. The Petitioner will work with Mecklenburg County Park and Recreation on a location for a pedestrian/bike access path to Berewick Regional Park.

10. **Amendments to the Rezoning Plan:**

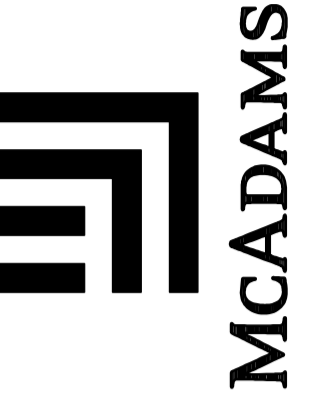
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

11. **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.

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THE JOHN R. McADAMS COMPANY, INC.
3436 Torrington Way
Charlotte, North Carolina 28277
License No.: C-0283
704. 527. 0800 • McAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION
1	04-12-2018	REVISED FOR 1ST REVIEW

OWNER:
POLLACK SHORES
MATRIX RESIDENTIAL
5605 GELNRIDGE DR. NE, STE 775
ATLANTA, GA 30342

SHOPTON ROAD APARTMENTS
SHOPTON ROAD
CHARLOTTE, NORTH CAROLINA
REZONING NOTES

PROJECT NO.	PSR-18000
FILENAME	PSR18000-RZ1
CHECKED BY:	RMR
DRAWN BY:	AJB
SCALE:	N/A
DATE:	02-23-2018
SHEET NO.	RZ-2

