

LOCATION MAP

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED TREE SAVE AREA

APPLICANT INFORMATION

APPLICANT: HHHUNT, INC.
 1401 SUNDAY DRIVE, SUITE 109
 RALEIGH, NC 27607
 CONTACT: ELAM HALL
 PHONE: 704-518-1177

OWNER: LIBERTY CROSSING I, LLC
 13334 BALLY BUNNION WAY
 DAVIDSON, NC 28036
 MECKLENBURG COUNTY

SITE DEVELOPMENT DATA:

ACREAGE: ± [19.61] ACRES
 TAX PARCEL #S: A PORTION OF 019-331-05
 EXISTING ZONING: R-4
 PROPOSED ZONING: UR-2(CD)
 EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS, SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.

MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO FOUR (4) STORIES, AND WILL NOT TO EXCEED 66 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

SWD INVESTMENTS, LLC
 DB: 27931, PG. 636
 PIN: 027-182-04



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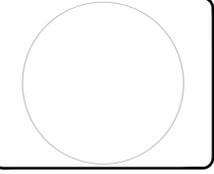
PROJECT No.:	NCC192145
DRAWN BY:	DJR
CHECKED BY:	RDH
DATE:	10/19/2018
SCALE:	1" = 100'
CAD I.D.:	R21

PROJECT: **PROP. REZONING DOCUMENTS** FOR **HHHUNT, INC**

LOCATION OF SITE
 OLD STATESVILLE ROAD &
 INDEPENDENCE HILL ROAD
 MECKLENBURG COUNTY

BOHLER
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1927 S. TRYON STREET, SUITE 310
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SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:

- ACREAGE: ± [19.61] ACRES
-TAX PARCEL #S: A PORTION OF 019-331-05
-EXISTING ZONING: R-4
-PROPOSED ZONING: UR-2(CD)
-EXISTING USES: VACANT
-PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

1. GENERAL PROVISIONS:

- a. SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HHHUNT ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY [19.77] ACRE SITE GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF OLD STATESVILLE ROAD AND INDEPENDENCE HILL 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 UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

- c. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF SIDEWALKS, 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.
d. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

- e. 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.
f. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO 14. 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).

2. PERMITTED USES:

- a. UP TO 335 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.

3. ACCESS, BUFFERS, SCREENING, OPEN SPACE AND PEDESTRIAN CIRCULATION.

- a. ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PETITIONER WILL CONSTRUCT A NETWORK OF PUBLIC AND PRIVATE STREETS ON THE SITE AS REQUIRED BY THE SUBDIVISION REGULATIONS AND AS GENERALLY DEPICTED. MODIFICATIONS TO THE INTERNAL PUBLIC AND PRIVATE STREET NETWORK WILL BE ALLOWED TO ACCOMMODATE SITE CONSTRAINTS AND THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
c. THE PETITIONER WILL PROVIDE A SOUTHBOUND LEFT-TURN LANE FROM OLD STATESVILLE ROAD ONTO PROPOSED PUBLIC STREET A AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LEFT-TURN LANE WILL HAVE A MINIMUM OF 150 FEET OF STORAGE WITH AN APPROPRIATE TAPER.
d. A 24 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
e. ALONG THE INTERNAL PUBLIC STREETS A 16 FOOT SETBACK AS MEASURED FROM THE BACK OF CURB WILL BE PROVIDED.
f. THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD, WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
g. SCREENING OF THE PROPOSED PARKING AREAS AND MANEUVERING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
h. THE PROPOSED BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS AND TO THE SIDEWALK ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS VIA A NETWORK OF INTERNAL SIDEWALKS AND CROSSWALKS. THE MINIMUM WIDTH OF THE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE BUILDINGS ON THE SITE WILL ALSO BE CONNECTED TO THE INTERNAL SIDEWALK SYSTEM VIA SIDEWALKS WITH A MINIMUM WIDTH OF FIVE (5) FEET.
i. 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 LAST 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.
j. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDINGS ON THE SITE 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.

4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

- a. THE PRINCIPAL BUILDINGS USED FOR MULTI-FAMILY RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE 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 FAÇADE TO INDEPENDENCE HILL ROAD AND THE INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL INDEPENDENCE HILL ROAD FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).
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/FAÇADE 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 FAÇADE 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 FAÇADES FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS A, B AND C. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
iii. BUILDING ELEVATIONS FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS (A, B, AND C) SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND 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 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 STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF.
iii. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PER THE REQUIREMENTS. IF ROOFTOP HVAC UNITS ARE USED THEY WILL BE SCREENED FROM THE PUBLIC STREETS PER THE REQUIREMENTS.
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. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
i. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.

5. ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS IF 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. TREES LOCATED IN THE CITY OF CHARLOTTE PUBLIC STREET RIGHT-OF-WAY ARE PROTECTED BY THE TREE ORDINANCE; LANDSCAPE MANAGEMENT MUST BE CONTACTED BEFORE ANY DISTURBANCE OR REMOVAL OF TREES IN THE PUBLIC STREET RIGHT-OF-WAY OCCURS.
c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
d. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMITTED AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS.

6. OPEN SPACE/AMENITY AREAS AND IMPROVEMENTS:

- a. THE PETITIONER WILL PROVIDE AT A MINIMUM THE FOLLOWING TYPE OF AMENITIES FOR THE RESIDENTS OF THE COMMUNITY; A DOG PARK, OUTDOOR SEATING AREAS WITH HARDSCAPE AND LANDSCAPING ELEMENTS, A POOL AREA, A CLUB FACILITY, AND OUTDOOR COOKING AREAS.

7. LIGHTING:

- a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.
b. THE PETITIONER WILL INSTALL PEDESTRIAN SCALE LIGHTING, AND STREET LIGHTING ALONG THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD. PEDESTRIAN SCALE LIGHTING WILL ALSO BE INSTALLED ALONG THE SITE'S INTERNAL PUBLIC STREETS (A, B, AND C). PEDESTRIAN SCALE LIGHTING WILL NOT BE INSTALLED ALONG OLD STATESVILLE ROAD.

8. 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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

9. 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 HEREIN AND 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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Table with 4 columns: REV, DATE, COMMENT, BY. Title: REVISIONS

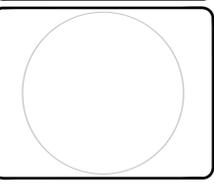
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PROP. REZONING DOCUMENTS FOR HHHUNT, INC
LOCATION OF SITE
OLD STATESVILLE ROAD & INDEPENDENCE HILL ROAD
MECKLENBURG COUNTY

BOHLER ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
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SHEET TITLE: DEVELOPMENT STANDARDS
SHEET NUMBER: RZ-3