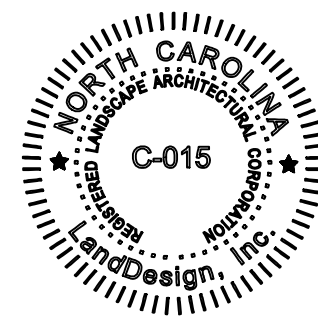




SITE AREA:	+/- 1.752 ACRES
TAX PARCEL:	12312512, 12312513, 12312525, 12312524, 12312523, 12312522, 12312521
EXISTING ZONING:	R-22MF AND R-8
PROPOSED ZONING:	MUDD (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USES:	UP TO 12 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS AND 70 MULTI-FAMILY RESIDENTIAL UNITS
MAX. BUILDING HEIGHT:	70 FEET (5 STORIES) IN DEVELOPMENT AREA A AND 45 FEET (3 STORIES) IN DEVELOPMENT AREA B
PARKING:	SHALL SATISFY OR EXCEED ORDINANCE REQUIREMENTS

SFAI



PROJECT

REZONING PETITION NUMBER
2018-XXX

LANDDESIGN PROJ.#

[illegible]

DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE

VERT: N/A
HORIZ: 1"=3'

SHEET TITLE

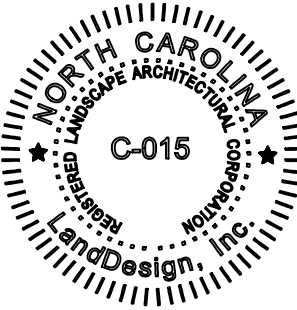
TECHNICAL DATA

SHEET NUMBER

RZ-1

REZONING
PETITION NUMBER:
2018-XXX

SEAL



PROJECT

KENILWORTH
MULTI-FAMILY

SUNCAP PROPERTY GROUP

CHARLOTTE, NC

REZONING PETITION NUMBER:
2018-XXX

LANDDESIGN PROJ.#
1018359

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	12.14.2018

DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE NORTH

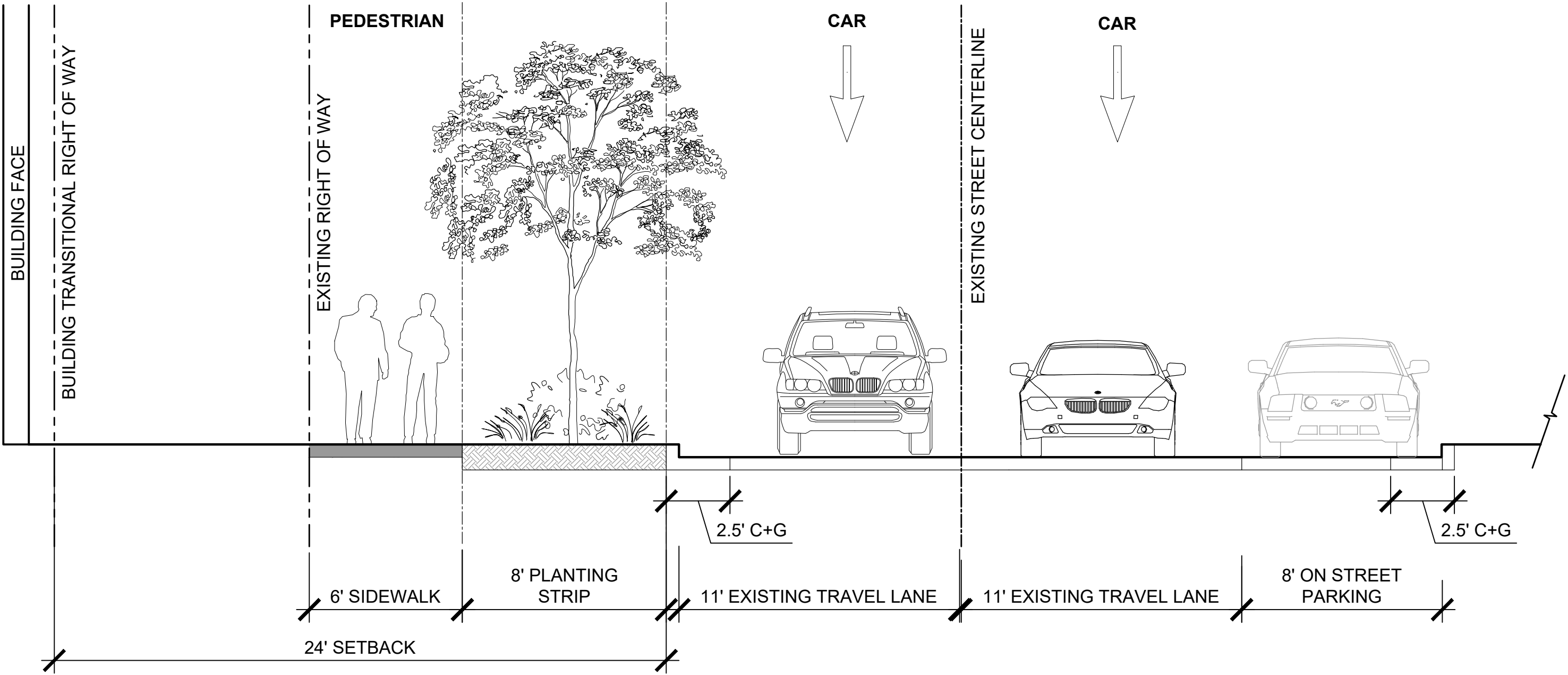
VERT: N/A
HORZ: N/A

SHEET TITLE

STREET SECTIONS

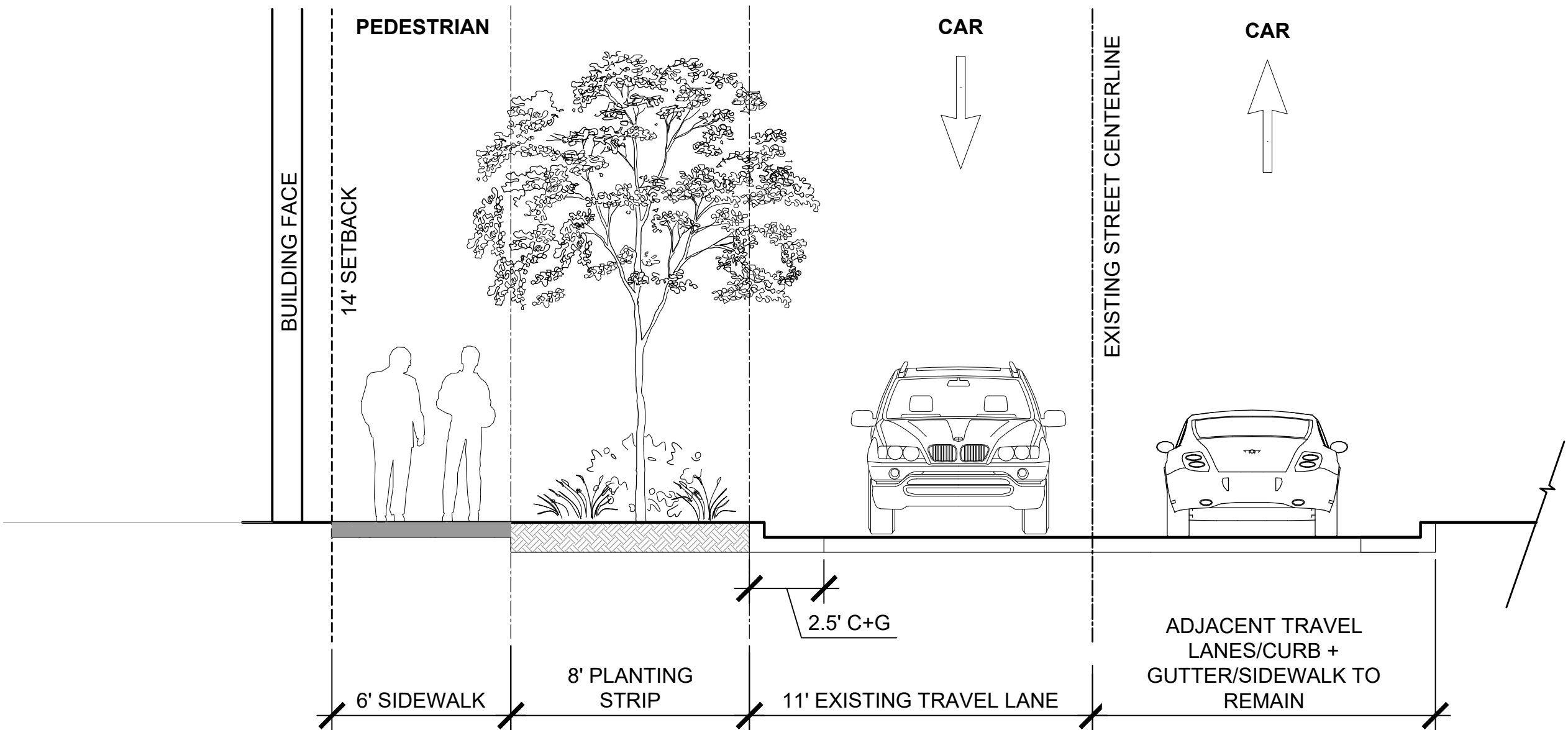
SHEET NUMBER

RZ-2



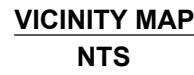
SECTION A - KENILWORTH AVE

SCALE: 1/4" = 1'-0"



SECTION B - WAVERLY AVE

SCALE: 1/4" = 1'-0"



SEAL



SUNCAP PROPERTY GROUP

CHARLOTTE, NC

REZONING PETITION NUMBER
2018-XXX

LANDDESIGN PROJ# 1018359

REVISION / ISSUANCE

[illegible]

DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

VERT: N/A
HORZ: 1"=30'

SHEET TITLE

EXISTING SURVEY

SHEET NUMBER

RZ-3

Suncap PROPERTY GROUP, LLC
REZONING PETITION NO. 2018-xxx
DEVELOPMENT STANDARDS
12/14/2018

Development Data Table:

Site Area: +/- 1,752 acres
Tax Parcel(s): 12312521, 12312522, 12312523, 12312524, 12312525, 12312512, 12312513
Existing Zoning: R-22MF and R-8
Proposed Zoning: MUDD(CD)
Existing Use: Residential
Proposed Uses: Up to 12 single-family attached (townhome) units and 70 multi-family residential units
Maximum Building Height: 70 feet (5 stories) in Development Area A and 45 feet (3 stories) in Development Area B
Parking: Shall satisfy or exceed Ordinance requirements

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncap Property Group, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 1,752-acre site located on the north-west side of Kenilworth Avenue, north of the intersection with Pierce Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 12312521, 12312522, 12312523, 12312524, 12312525, 12312512, and 12312513.
- 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").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
- The development and layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of seventy (70) multi-family residential units in Development Area A, twelve (12) single-family attached (townhome) units in Development Area B, and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

- Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings fronting a public street shall be comprised of a minimum of 50% of the following materials on that building's entire façade facing such public street (excluding window and door areas): brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl Siding (but not vinyl hand rails, windows, soffits, garages, or door trim); and
 - Concrete masonry units not architecturally finished.
- Driveways intended to serve single units shall be prohibited on Kenilworth Avenue.
- Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
- 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% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- Within Development Area A** (multi-family residential), the following additional standards shall apply:
 - Multi-family buildings shall contain a minimum transparency of 25% for all floors.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 120 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 one (1) foot extending through at least a full floor.
 - Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with 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; and
 - Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, modulations or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 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.
 - Within Development Area B** (single-family attached residential/townhomes), the following additional standards shall apply:
 - Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of flat roof accents or parapets, which may be provided in strategic locations.
 - Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building, where feasible based on Site grading. Stoops and entry-level porches may be covered but shall not be enclosed.
 - For all corner/end units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop where feasible. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
 - Side elevations shall not contain blank wall expanses greater than ten (10) feet on all building levels.
 - Enhancements to side elevations may include, but shall not be limited to, usable doors, decorative lighting/sconces, architectural details or protrusions, transom windows, awnings, and/or stairs.
 - Attached dwelling units shall be limited to a maximum of eight (8) townhome units per building.

V. Environmental Features & Landscaping

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater 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.
- The Petitioner shall comply with tree save requirements in the area as generally depicted on the Rezoning Plan.

VI. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

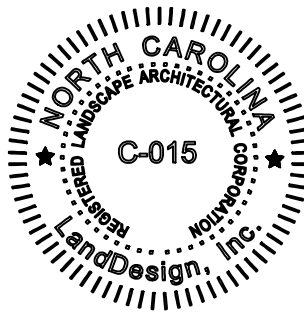
VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

REZONING
PETITION NUMBER:
2018-XXX

SEAL



PROJECT

KENILWORTH
MULTI-FAMILY

SUNCAP PROPERTY GROUP
CHARLOTTE, NC

REZONING PETITION NUMBER:
2018-XXX

LANDDESIGN PROJ.# 1018359

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	12.14.2018

DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES AND
STANDARDS

SHEET NUMBER

RZ-4