

## Rezoning Petition No. 2015-109

- Acresage:** ± 5.05 acres.
- Tax Parcel #:** 047-211-32
- Existing Zoning:** O-2(CD)
- Proposed Zoning:** MUDD-O
- Existing Uses:** Vacant.
- Proposed Uses:** Up to 150 corporate housing units made up of a combination of hotel and residential dwelling units together with accessory uses, as allowed in the MUDD-O zoning district and further defined below in Section 3.
- Maximum Building Height:** Not to exceed four (4) stories and 60 feet height will be measured as defined by the Ordinance.
- Parking:** [No more than 1.6 vehicle parking spaces per hotel room or residential unit will be provided.] }

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by WaterWalk RE Development Services LLC (“Petitioner”) to accommodate the development of a 150 unit (hotel rooms and residential dwellings) corporate living community on approximately 3.05 acre site located at 8515 University Executive Park Drive (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 MUD/D-O zoning classification shall govern, subject to the Optional Provisions provided below.

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. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or

ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or

iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or

iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 buildings to be developed on the Site shall not exceed one (1). 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 building located on the Site.

The following optional provisions shall to the Site:

- a. To allow parking between the building and Collins Aikman Drive and University Executive Park Drive as generally depicted on Rezoning Plan.
- b. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less. The sign area of the wall signs may be increased by 10% if individual letters are used.

*Note: The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

**3. Permitted Uses & Development Area Limitation :**

- a. The Site may be developed with a combination of corporate living hotel rooms and corporate living residential dwelling units. The total number of corporate living hotel rooms and corporate living residential dwelling units shall not exceed 150 rooms/units.

**4. Access and Transportation:**

- a. The Petitioner will dedicate and convey to the City of Charlotte a 25 foot wide area along the Site's northern property boundary to allow for the construction, by the City, of a public street between Collins Aikman Drive and University Executive Park Drive as generally depicted on Rezoning Plan. Once the 25 foot wide area is dedicated and conveyed to the City of Charlotte the City will be the responsible for the maintenance and up keep of this area.
- b. Access to the Site will be from University Executive Park Drive in the manner generally depicted on the Rezoning Plan. The Site may also be allowed to have/provide a connection to Collins Aikman Drive or a future public street if constructed along the Site's northern property line.
- c. The Petitioner will improve its frontage on Executive Park Drive with eight (8) foot sidewalk and an eight (8) planting strip as generally depicted on the Rezoning Petition. The existing sidewalk and planting strip on Executive Park Drive will remain.
- d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- e. 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.

**5. 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 building constructed on the Site will be constructed with at least 40% of the exterior of the building, exclusive of windows, doors, and roof and roof-mounted materials such as: solar panels, stone, precast stone, and precast concrete.
- c. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- d. The portion of the building facing University Executive Park Drive will not have expanses of blank walls that exceed 20 continuous feet in length. A blank wall is a facade that does not add to the character of the streetscape and does not contain clear glass windows or doors or sufficient ornamentation, decoration or articulation.
- e. Meter banks will be screened from adjoining properties and from Abbey Place.
- f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- g. **Streetscape, Buffers, Yards, and Landscaping:**
- a. A 16 foot setback measured from the existing/future back of the curb will be provided along University Executive Park Drive and Collins Aikman Drive.
- b. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along University Executive Park Drive and Collins Aikman Drive in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- c. Screening requirements of the Ordinance will be met.
- d. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

## 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.

**8. Signage:**

- a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

**9. Lighting:**

- a. Detached lighting on the Site will be limited to [25] feet in height.

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

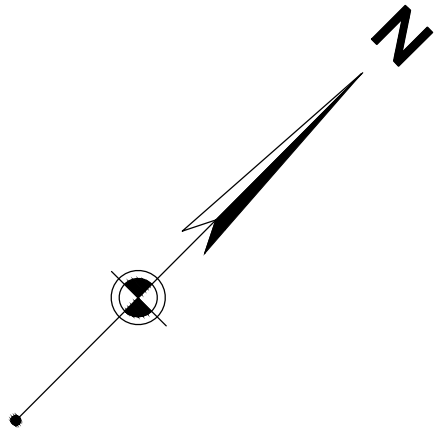
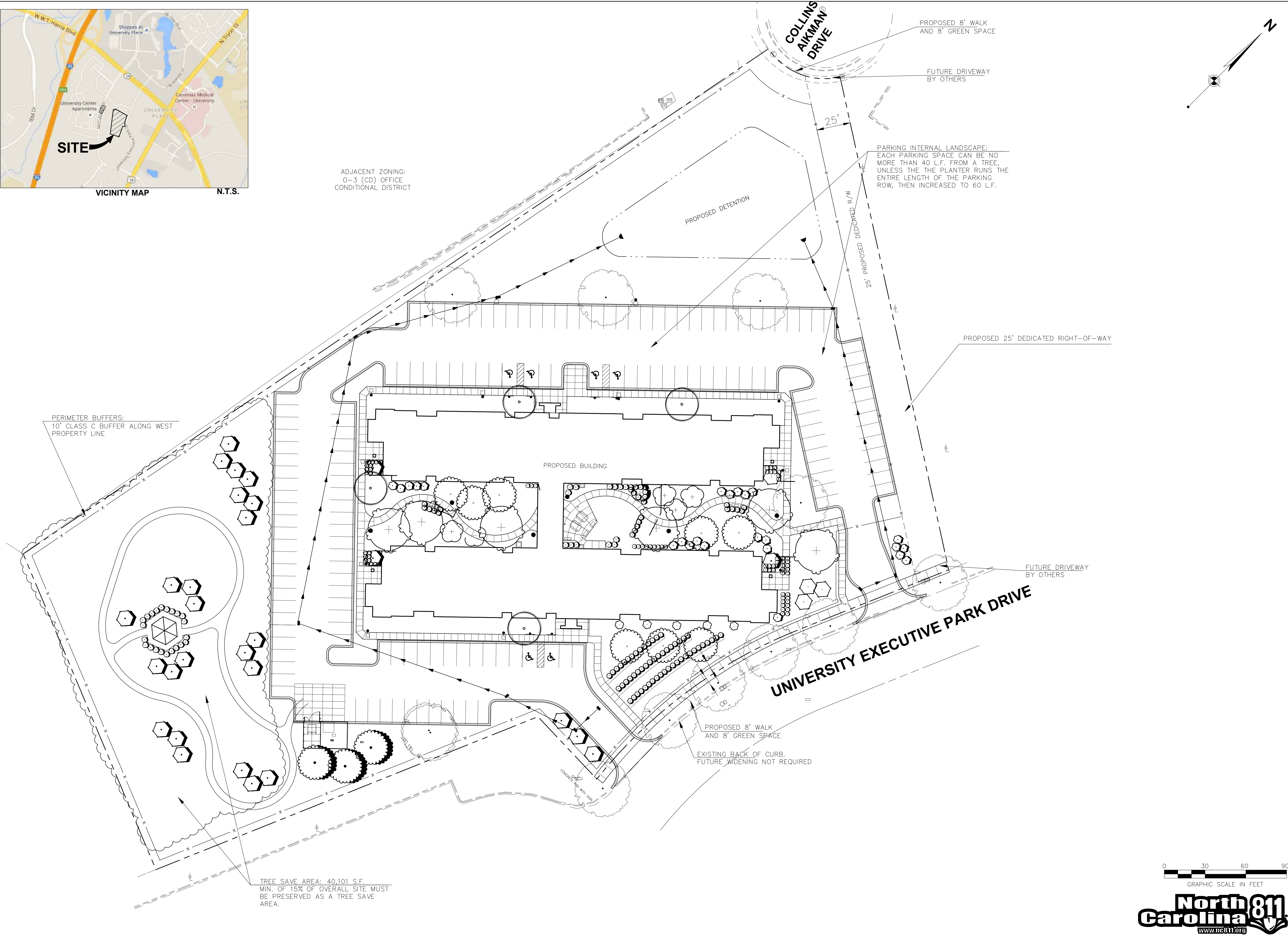
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

#### **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.

## WATERWALK

Layout Tab Name: L700 Landscape Plan, Images: charlotte waterwalk.jpg: Vicinity Map.jpg: UEP Survey\_01.jpg: waterwalk logo.jpg: Capture.JPG: , Xrefs: 075357-P.dwg: 075357-X.dwg: 075357-TBLK.dwg  
Last Saved By:Rebert, 9/17/2015 4:44:22 PM  
G:\DE\clients\WaterWalk\075357 Charlotte, NC\4.0 Disciplines\Civil\Cadd\Cad\75357 L700 Landscape.dwg Plotted By:Rebert, Tim Plotted:September 17, 2015, 11:35:53 PM



<div><div>SITE IMPROVEMENT PLANS</div><div>WATERWALK</div><div>8515 UNIVERSITY EXECUTIVE PARK DRIVE</div><div>CHARLOTTE, NORTH CAROLINA</div></div>		<div><div>8731 Red Oak Blvd</div><div>Suite 101</div><div>Charlotte, NC 28217</div><div>704.525.6284</div><div>FAX: 704.525.8529</div></div> <div><div>W</div><div>WOOLPERT</div></div>		PROJECT No:		075357	
				DATE		06/18/15	
				DES.		WER	
				DR.		WDB	
				CKD.		WER	
<div><div>SITE PLAN</div></div>		<div><div>SHEET NO.</div><div>2 OF 2</div></div>		No.		DATE	
				REVISION		SEAL	

