



Vicinity Map
Not to Scale

Mayfield Memorial Baptist Church - Charlotte-Mecklenburg Housing Partnership, Inc.
Development Standards

02/11/19
Rezoning Petition No. 2018-154

Site Development Data:
--Acreage: ± 4.481 acres
--Tax Parcel #(s): 08904202, 08904208, 08904201, 08904205, 08904206, and 08904207

--Existing Zoning: R-4
--Proposed Zoning: UR-2(CD) and MUDD(O).
--Existing Uses: Residential (Single Family)

--**Proposed Uses:** Multi-Family residential dwelling units as allowed in the UR-2 and MUDD Zoning District for Development Areas A, and B as well as parking for a religious institution on Development Area B, and within Development Area C (one (1) detached dwelling unit (the existing single-family home), a neighborhood park/open space, and civic facility with up to 2,500 square feet of gross floor area (either re-use of the existing dwelling unit or a new structure) as more specifically described below in Section 3 and allowed by the Optional Provisions.

--**Maximum Development Levels:** In accordance with the other provisions of Section 3 below and the Optional Provisions: (i) up to 50 multi-family residential dwelling units; (ii) parking for religious institution; and (iii) (one (1) detached dwelling unit (the existing single-family home), a neighborhood park/open space, and civic facility with up to 2,500 square feet of gross floor area (either re-use of the existing dwelling unit or a new structure) as more particularly described below in Section 3; all together with accessory uses as permitted in the UR-2 and MUDD zoning districts, as applicable.

--**Maximum Building Height:**
- A maximum building height (as measured per Ordinance) of up to two (2) stories and 40-feet for the buildings constructed on Development Area A, B and C.

--**Parking:** As required by the Ordinance for the UR-2 and MUDD zoning classifications

Tree Save Calculations
4.481 Acres / 15% = 0.67 AC
PROPOSED TREE SAVE AREAS

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NOT FOR CONSTRUCTION

2018-154

Mark	Date	Description
1	02/11/2019	REZONING REVISION #1

Prepared for:
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Mayfield Memorial Baptist Church
The Housing Partnership
724 & 726 W. Sugar Creek Road, 4326 Munsee St.
711, 719, 727 & 735 Yuma St., Charlotte, NC 28213
:Date :12/17/2018 :REZONING SUBMITTAL
Project ID: 18050.001

Rezoning
Technical Site Plan
Mayfield BC Site Plan.vwx
RZ1



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The Housing Partnership**

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711, 719, 727 & 735 Yuma St., Charlotte, NC 28213
:Date :12/17/2018 :REZONING SUBMITTAL
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**Rezoning
Concept Site Plan**

Mayfield BC Site Plan.vwx
RZ2

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--Maximum Building Height:
- A maximum building height (as measured per Ordinance) of up to two (2) stories and 40-feet for the buildings constructed on Development Area A, B and C.

--Parking: As required by the Ordinance for the UR-2 and MUDD zoning classifications.

1. General Provisions:

a. Site Location; Development Areas. These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Mayfield Memorial Baptist Church Rezoning Petition filed by the Charlotte-Mecklenburg Housing Partnership, Inc. ("Petitioner") to accommodate development of an affordable residential community and an accessory parking area on an approximately 4.481 acre site located along W. Sugar Creek Road, Munsee St. and Yuma St., as generally depicted on the Rezoning Plan (the "Site"). For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on Sheets RZ1 as Development Areas A, B & C (each a "Development Area" and collectively the "Development Areas").

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, (i) the regulations established under the Ordinance for: (i) the UR-2 and MUDD zoning districts shall govern development taking place within Development Areas A, B & C.

c. Graphics and Alterations/Modifications. The conceptual depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, Development Areas (as defined below) 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 nor deemed by Planning Staff as so minor as not to require an administrative amendment, 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 documentation 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, as indicated above, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan such as minor modifications to the Development Areas (as defined below) or the Development/Site Elements, may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance; in other instances modifications shall be reviewed and approved as allowed by Section 6.207.

d. 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 shall not exceed (3) 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(s) located within the same Development Area as the accessory structure/building.

e. Planned/Unified Development. The Site, as generally depicted on Sheet RZ1, shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable rezoning plan, taken as a whole and not individual portions or lots located therein.

f. Gross Floor Area Clarification. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface parking facilities, service areas, balconies and exterior ground/street level outdoor gathering areas intended for recreational or special events.

g. Project Phasing. Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape and related improvements may take place in connection with the phase of development to which such improvements relate as described

2. Optional Provisions.

The following Optional Provisions shall apply to Development Area B:

a. An Optional provision to allow parking to be located between a proposed building and Yuma Street as generally depicted on the Rezoning Plan.

3. Permitted Uses and Development Area Limitations:

a. In addition to other development permitted on the Site as described in this Section 3 and in accordance with and subject to the restrictions, limitations listed below and other provisions of the Rezoning Plan, the principal buildings constructed on the Site may be developed with:

- (i) Up to a total of 50 multi-family residential dwelling units in Development Areas A & B;
- (ii) To accommodation a parking area for a religious institutional use within Development Area B; and
- (iii) One (1) detached dwelling unit (the existing single-family home), a neighborhood park/open space, and a civic facility not to exceed 2,500 square feet (either re-use of the existing dwelling unit or a new structure) within Development Area C.

b. Workforce Housing: The Petitioner shall provide a workforce housing program to ensure that at least 90% of the new residential units constructed within Development Area A & B are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed within Development Area A & B, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.

4. Access:

a. Access to the Site will be from Munsee Street, Yuma Street and from the adjoining Mayfield Memorial Baptist Church via an internal driveway as generally depicted on the Rezoning Plan.

b. Driveways/Pedestrian Connections. The driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as private driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan subject to development issues and other constraints reasonably determined by Petitioner.

c. Alignment/Locations of Driveways. The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

d. Additional Right-of-Way Along W. Sugar Creek Rd.: The Petitioner will dedicate and convey 50.0 feet of right-of-way from the existing center line of W. Sugar Creek to CDOT/NCDDOT as generally depicted on the Rezoning Plan.

e. Right-of-Way Dedication & Sidewalk Easement: 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.

f. The required transportation improvements shall be approved and constructed prior to the release of a certificate of occupancy for the final building on the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the last certificate of occupancy.

5. Setbacks and Streetscape Improvements.

a. W. Sugar Creek Rd. A minimum 28 foot setback will be provided along W. Sugar Creek Rd. as measured from the existing back of curb (a 20 foot setback as measured from the future back of will be maintained). Within the setback area of W. Sugar Creek Rd., a 16 foot planting strip (as measured from the existing back of curb) and an eight (8) foot sidewalk will be provided along W. Sugar Creek Rd. prior to issuance of the first certificate of occupancy for the building(s) within Development Area A. Porches and stoops may encroach up to four (4) feet into the setback.

b. Munsee St. A minimum 24 foot setback will be provided along Munsee St. as measured from the existing back of curb. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Munsee St. as measured from the existing back of curb. The planting strip and sidewalk within the setback area of Munsee St. will be provided prior to issuance of the first certificate of occupancy for the building(s) within Development Area A. Porches and stoops may encroach up to seven (7) feet into the setback.

c. Yuma St. – Development Areas A, B & C. A minimum 24 foot setback will be provided along Yuma St. as measured from the existing back of curb for buildings located within Development Areas A, and a 27 foot setback will be provided at Yuma St. as measured from the existing right-of-way for buildings and the parking area located within Development Areas B & C. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Yuma St. within Development Areas A, B & C, measured from the existing back of curb of Yuma Street. The planting strip and sidewalk within the setback area of Yuma St. will be provided prior to issuance of the first certificate of occupancy for the building(s) within Development Ares A & B, or a change of use for the structure located within Development Area C.

6. Pedestrian Access and Circulation Design Guidelines.

a. Within Development Areas A, B & C, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, and parking areas located within the respective Development Areas. The proposed building will within each Development Area will be connected to the sidewalks along the abutting public streets as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.

7. Open Space.

a. The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan for Development Area A and Development Area C, subject to minor adjustments needed to accommodate construction phasing, building, parking and service improvements. The open space areas will contain landscaping, seating areas and/or hardscape elements.

8. General Design Guidelines.

a. General Considerations

- (i) Buildings will be oriented towards Munsee St. and Yuma St. to reinforce the streetscape.
- (ii) Architectural treatment for multi-family buildings shall continue on all sides of a building to create '4-sided architecture'.
- (iii) Accessory structures shall be consistent with the principal building in material, texture, and color.
- (iv) New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- (v) All roof mounted mechanical equipment on the new buildings to be constructed on the Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- (vi) HVAC condensers shall be screened from view from adjoining public rights-of-way and abutting properties and shall not be located along the W. Sugar Creek Rd, Munsee St. or Yuma St. right-of-way edge.

9. Architectural Standards for the Garden Style Residential Buildings and Townhome Style Buildings:

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, cementitious 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. Prohibited Exterior Building Materials:

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

c. 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 the existing public streets as generally depicted on the Rezoning Plan.
- ii. Buildings shall front a minimum of 60% of the total Yuma, Munsee, and W. Sugar Creek 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).
- d. 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.

e. 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 facades facing the existing public streets. Such base may be executed through use of the allowed building materials or articulated architectural façade features and color changes.
- iii. Building elevations facing the existing public streets 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.
- f. 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 be screened from public streets per the requirements. If rooftop HVAC units are used they will be screened from the public streets per the requirements.

g. 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. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

II. Architectural Standards for Townhome Style Buildings:

- a.** The entrances (front door entrances) for the proposed townhome style units located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.
- b.** Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- c.** Porches shall form a predominate motif of the townhome building design. Each unit will be constructed with a front porch with a minimum depth of six (6) feet as generally indicated on the Rezoning Plan.
- d.** The proposed townhome units located at existing public street corners of the Site that have end elevations that will be constructed with corner porches. Corner porches will extend a minimum of six (6) feet from the front elevation and will have a minimum depth of six (6) feet.
- e.** On the exterior of the Site end units that abut the existing public streets will have multiple windows on the end facades to avoid a blank street wall.

10. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Controls Ordinance. It is understood that the rezoning area is within the Distressed Business District and some portions of the storm water quality facilities on the Site may be mitigated or modified as may be required by applicable Ordinances. Placement of storm detention may be modified as required by the final site engineering.

11. Signage On Site:

a. Signage as allowed by the Ordinance may be provided. The exact location of the site signage will be determined as part of the detailed engineering, construction and landscape plans for the Site and final locations may vary.

b. Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, signs may be located throughout the portion of the Site as allowed by the Ordinance In addition, uses located on the interior of the Site may be identified on the allowed signs (by way of example, the Clubhouse, Leasing Office use and the other recreational uses may be identified on the signs allowed along W. Sugar Creek Rd. Munsee St. and Yuma St.). The allowed signs may contain identification signage for any of the permitted uses located on the Site.

c. Master signage and graphic systems may be adopted.

12. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures and downwardly directed, excluding lower decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Flashing lighting shall not be permitted.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height except as may be required for public safety purposes.

c. Any lighting associated with fire lane/emergency access shall be limited to at grade low level lighting except as may be required for public safety purposes.

13. CATS Concrete Waiting Pad at the intersection of W. Sugar Creek Rd. and Munsee St.:

a. The Petitioner will install a concrete waiting pad (Charlotte Land Dev. Std. #60.01B) for CATS passengers at the intersection of W. Sugar Creek Road and Munsee St. as generally depicted on the Rezoning Plan.

14. 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. Any reference to the Ordinance or Ordinances shall be deemed to refer to the requirements of the Ordinance or Ordinances in effect as of the date this Rezoning is approved.

15. 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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RZ3