

**Vicinity Map**  
Not to Scale

**Mayfield Memorial Baptist Church - Charlotte-Mecklenburg Housing Partnership, Inc.**  
**Development Standards**  
**12/17/18**

**Rezoning Petition No. 2018**

**Site Development Data:**  
--**Acres:** ± 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 a detached dwelling, a neighborhood park, and civic facility 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) a detached dwelling, a neighborhood park, and civic facility (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.



SIDEWALK ACCESS TO W. SUGAR CREEK RD.

28' SETBACK FROM EXISTING BACK-OF-CURB AT W. SUGAR CREEK RD. (16' LANDSCAPE STRIP, 8' SIDEWALK & 4' FRONT YARD WITH ALLOWANCE FOR FRONT PORCH OR STOOP WITHIN FRONT YARD.)

INTERIOR SITE TREES PER CHARLOTTE ORDINANCE

INTERNAL SIDEWALK ACCESS TO W. SUGAR CREEK RD.

PROPOSED RESIDENT PEDESTRIAN CONNECTION

PROPOSED MUNSEE ST. SITE ACCESS WITH INTERNAL SIDEWALK ACCESS TO MUNSEE ST.

FRONT SIDEWALK ACCESS TO MUNSEE ST.

24' SETBACK FROM EXISTING BACK-OF-CURB, TYPICAL @ MUNSEE ST. & YUMA ST. (8' LANDSCAPE STRIP, 6' SIDEWALK & 10' FRONT YARD WITH ALLOWANCE FOR FRONT PORCH OR STOOP WITHIN FRONT YARD.)

EXISTING LARGE CANOPY TREES TO REMAIN (AS PRACTICAL)

NEW STREET TREES (PER CHARLOTTE TREE ORDINANCE)

FRONT SIDEWALK ACCESS TO YUMA ST.

PROPOSED YUMA ST. SITE ACCESS

DEVELOPMENT AREA 'A'  
R-4 (EXISTING ZONING)  
UR-2(CD) PROPOSED

DEVELOPMENT AREA 'C'  
R-4 (EXISTING ZONING)  
UR-2(CD) PROPOSED

DEVELOPMENT AREA 'B'  
R-4 (EXISTING ZONING)  
MUDD(O) PROPOSED

PROPOSED YUMA ST. SITE ENTRANCE TO RESIDENTIAL & EXISTING CHURCH PARKING

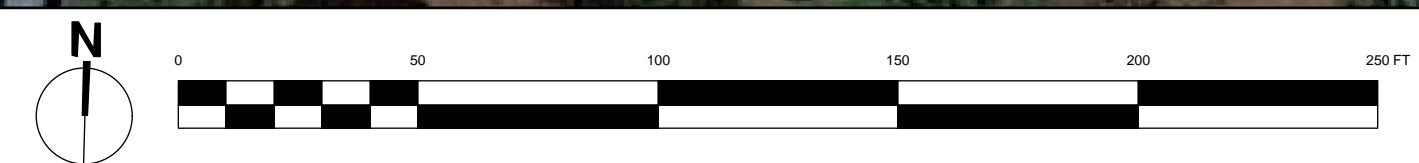
PROPOSED ACCESS TO EXIST. CHURCH PARKING AREA

REQUIRED CLASS B BUFFER @ 22' , REDUCED BY 25% TO 16.5' WITH 6' FENCE PER ORDINANCE SECTION 12.303.

N.I.C.

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2018-

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Mark	Date	Description
:No	:Note	

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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  
Concept Site Plan**  
Mayfield BC Site Plan.vwx  
**R22**

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

**12/17/18**

**Rezoning Petition No. 2018**

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**–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) a detached dwelling, a neighborhood park, and civic facility (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.

**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 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 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 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) A detached dwelling unit, a neighborhood park, and a civic facility within Development Area C.

**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.

**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 in Development Areas A, 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. Porches and stoops may encroach up to seven (7) feet into the setback.

**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, 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. 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.

**10. 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.

**11. 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.

**12. 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.

**13. 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.

**Prepared for:**

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**Mark**    **Date**  
**:No**    **:None**

**Description**

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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  
Development  
Standards**

Mayfield BC Site Plan.vwx

**RZ3**

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