

REZONING PET
NO. 2019-011

COURTNEY RIDGE PHASE II

CHARLOTTE, NORTH CAROLINA

MREI IV COURTNEY LAND, LLC
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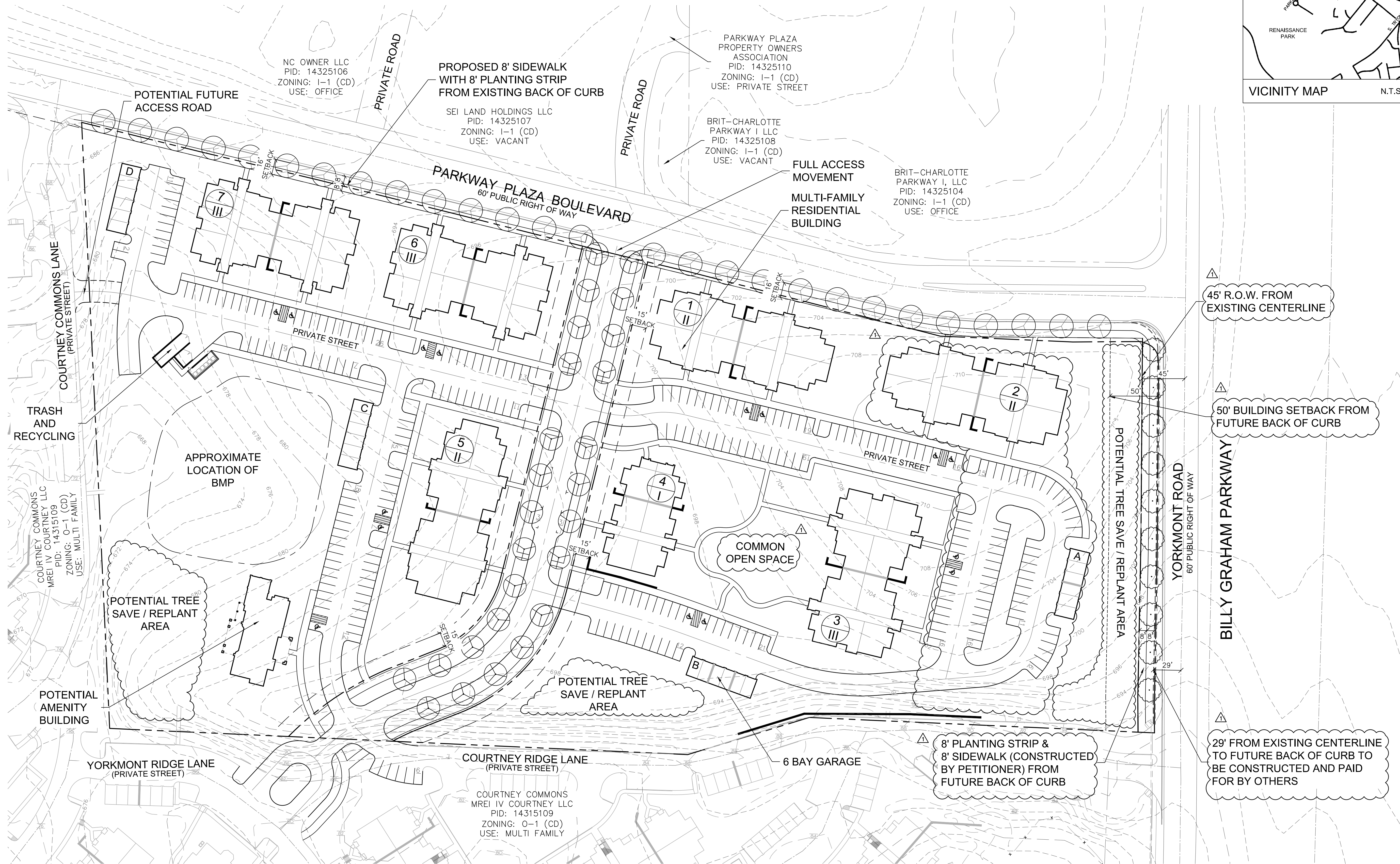
SCHEMATIC SITE PLAN

SCALE: 1" = 50'

PROJECT #: 809-001
DRAWN BY: LD
CHECKED BY: SK

JANUARY 11, 2019

REVISIONS:
1. MARCH 11, 2019 - PER STAFF COMMENTS
2. APRIL 22, 2019 PER STAFF COMMENTS



VICINITY MAP

N.T.S.

SITE DEVELOPMENT DATA:

- ACREAGE: ± 13.16 ACRES
- TAX PARCEL #S: 143-151-02
- EXISTING ZONING: O-1(CD)
- PROPOSED ZONING: UR-2(CD)
- EXISTING USES: VACANT
- PROPOSED USES: MULTI-FAMILY 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 180 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS, SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO THREE (3) STORIES, AND WILL NOT TO EXCEED 60 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.

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 MILESTONE ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 13.16 ACRE SITE GENERALLY LOCATED ALONG YORKMONT ROAD BETWEEN PARKWAY PLAZA BLVD AND COURTNEY RIDGE LANE (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 REZONING PLAN, 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:

1. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON 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.** 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 9. 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).

E. **UNIFIED DEVELOPMENT WITH ADJACENT SITE.** THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND BEING THE EXISTING COURTNEY RIDGE APARTMENTS AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "ADJACENT SITE") SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED UNIFIED DEVELOPMENT AS TO THE ELEMENTS AND PORTION OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE EXISTING IMPROVEMENTS ON THE ADJACENT SITE. AS SUCH, WITH RESPECT TO INTERNAL ORIENTATION AND RELATIONSHIP BETWEEN THE SITE AND THE ADJACENT SITE AND WITHIN THE SITE, 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 SITE ELEMENTS, BUT ALL SUCH STANDARDS SHALL APPLY ALONG THE EXTERIOR BOUNDARY OF THE SITE AND THE ADJACENT SITE. THE PETITIONER AND/OR OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE TO 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 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 HEREIN AS TO THE SITE.

2. PERMITTED USES:

A. UP TO 180 MULTI-FAMILY 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 PARKWAY PLAZA BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. ALONG YORKMONT ROAD, A FIFTY (50) FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED.

C. ALONG PARKWAY PLAZA BOULEVARD, A SIXTEEN (16) FOOT SETBACK AS MEASURED FROM THE BACK OF EXISTING CURB WILL BE PROVIDED.

D. THE FUTURE BACK OF CURB SHALL BE TWENTY-NINE (29) FEET FROM CENTERLINE OF YORKMONT ROAD. THE INSTALLATION OF THE CURB IN ITS FUTURE LOCATION SHALL BE CONSTRUCTED BY AND AT THE COST OF OTHERS.

E. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK SHALL BE PROVIDED ON PLAZA PARKWAY BOULEVARD AND YORKMONT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. THE BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC 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.

4. TRANSPORTATION:

A. THE PETITIONER SHALL COORDINATE WITH CDOT ON THE INSTALLATION OF ONE (1) 25 MILES PER HOUR MUTCD SIGN ALONG PARKWAY PLAZA BLVD AND ONE (1) 25 MILES PER HOUR MUTCD SIGN ALONG THE NEW PROPOSED STREET.

B. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO PHASING OF IMPROVEMENTS AS ALLOWED BY THE SUBDIVISION ORDINANCE AND THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

C. THE PETITIONER SHALL DEDICATE FORTY-FIVE (45) FEET OF RIGHT-OF-WAY FROM THE CENTERLINE ALONG YORKMONT ROAD.

D. SUBJECT TO THE QUALIFICATIONS SET FORTH HEREIN, RIGHT-OF-WAY TO BE DEDICATED FOR THE REQUIRED ROADWAY IMPROVEMENTS DESCRIBED IN ABOVE WILL BE DEDICATED VIA FEE SIMPLE CONVEYANCE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG 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.

5. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

A. BUILDING MATERIALS GENERALLY. 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, CEMENTATION 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 PARKWAY PLAZA BOULEVARD AND YORKMONT ROAD, ALL PRINCIPAL AND ACCESSORY BUILDINGS DIRECTLY ABUTTING PARKWAY PLAZA BOULEVARD AND YORKMONT ROAD 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, HARDI, OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

C. PROHIBITED EXTERIOR BUILDING MATERIALS. THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE PROHIBITED:

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:

NC OWNER LLC
PID: 14325106
ZONING: I-1 (CD)
USE: OFFICE

SEI LAND HOLDINGS LLC
PID: 14325107
ZONING: I-1 (CD)
USE: VACANT

PARKWAY PLAZA
PROPERTY OWNERS
ASSOCIATION
PID: 14325110
ZONING: I-1 (CD)
USE: PRIVATE STREET

BRIT-CHARLOTTE
PARKWAY I LLC
PID: 14325108
ZONING: I-1 (CD)
USE: VACANT

71' PRIVATE STREET WITH
APPLICABLE SIGNAGE AS
REQUIRED BY CDOT

BRIT-CHARLOTTE
PARKWAY I, LLC
PID: 14325104
ZONING: I-1 (CD)
USE: OFFICE

PROPOSED 8' SIDEWALK
WITH 8' PLANTING STRIP

45' R.O.W. FROM
EXISTING CENTERLINE

29' FROM EXISTING CENTERLINE
TO FUTURE BACK OF CURB TO
BE CONSTRUCTED AND PAID
FOR BY OTHERS

50' SETBACK FROM
FUTURE
BACK OF CURB

I. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD.

II. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD.

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 TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF FOUR (4) FEET EXTENDING THROUGH THE BUILDING.

F. ARCHITECTURAL ELEVATION DESIGN SHALL INCLUDE ELEVATIONS 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. BUILDING ELEVATIONS FACING PARKWAY PLAZA BOULEVARD AND YORKMONT BOULEVARD SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (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 AT GRADE WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM TWENTY (20) PERCENT PERFERRED EXTERIOR BUILDING MATERIALS AS DESCRIBED IN SECTION 5.B. ABOVE OR A CLASS B BUFFER NOT LESS THAN TEN (10) FEET IN DEPTH.

6. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

7. LIGHTING:

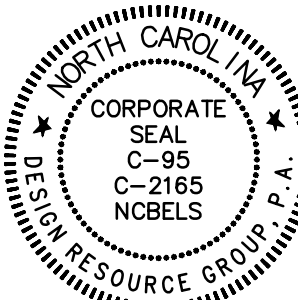
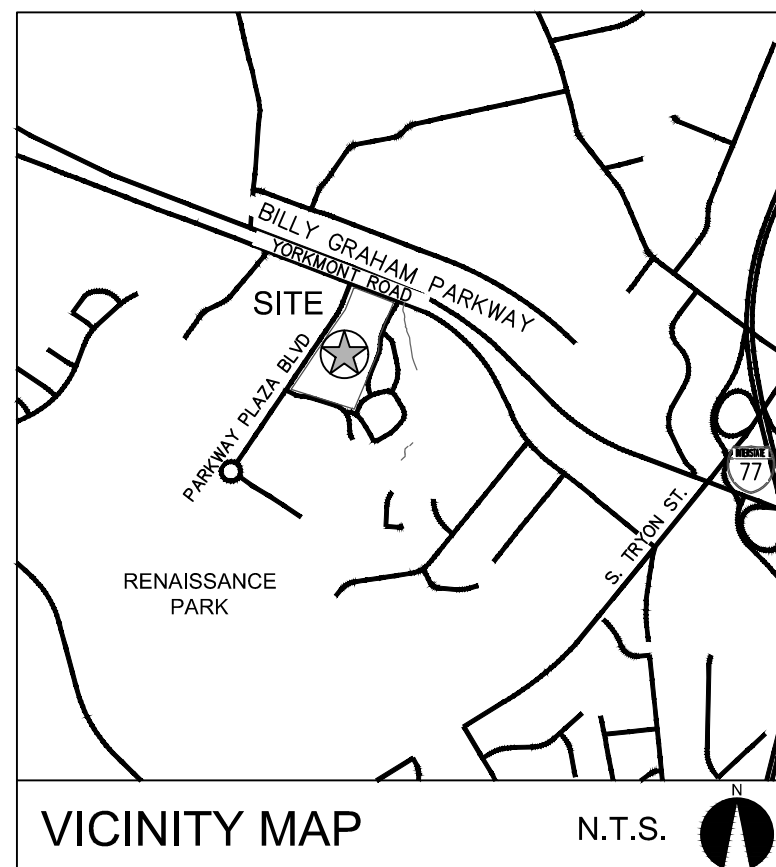
A. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

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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