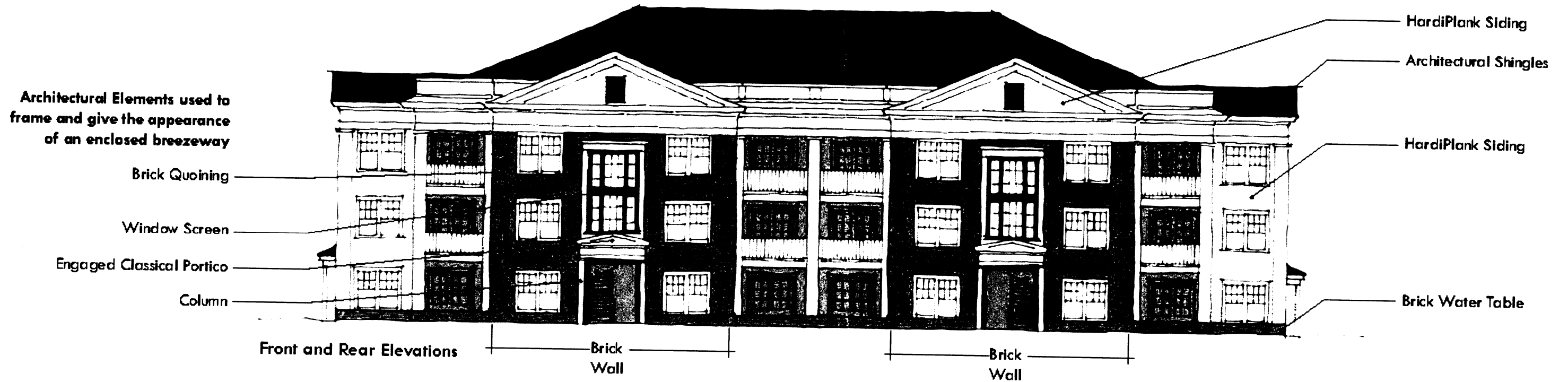


# SENATOR ROYALL REZONING

## CONCEPTUAL MULTI-FAMILY ELEVATION

### SHEET: RZ-4



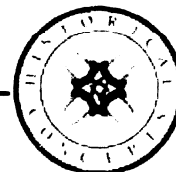
**APPROVED BY  
CITY COUNCIL**

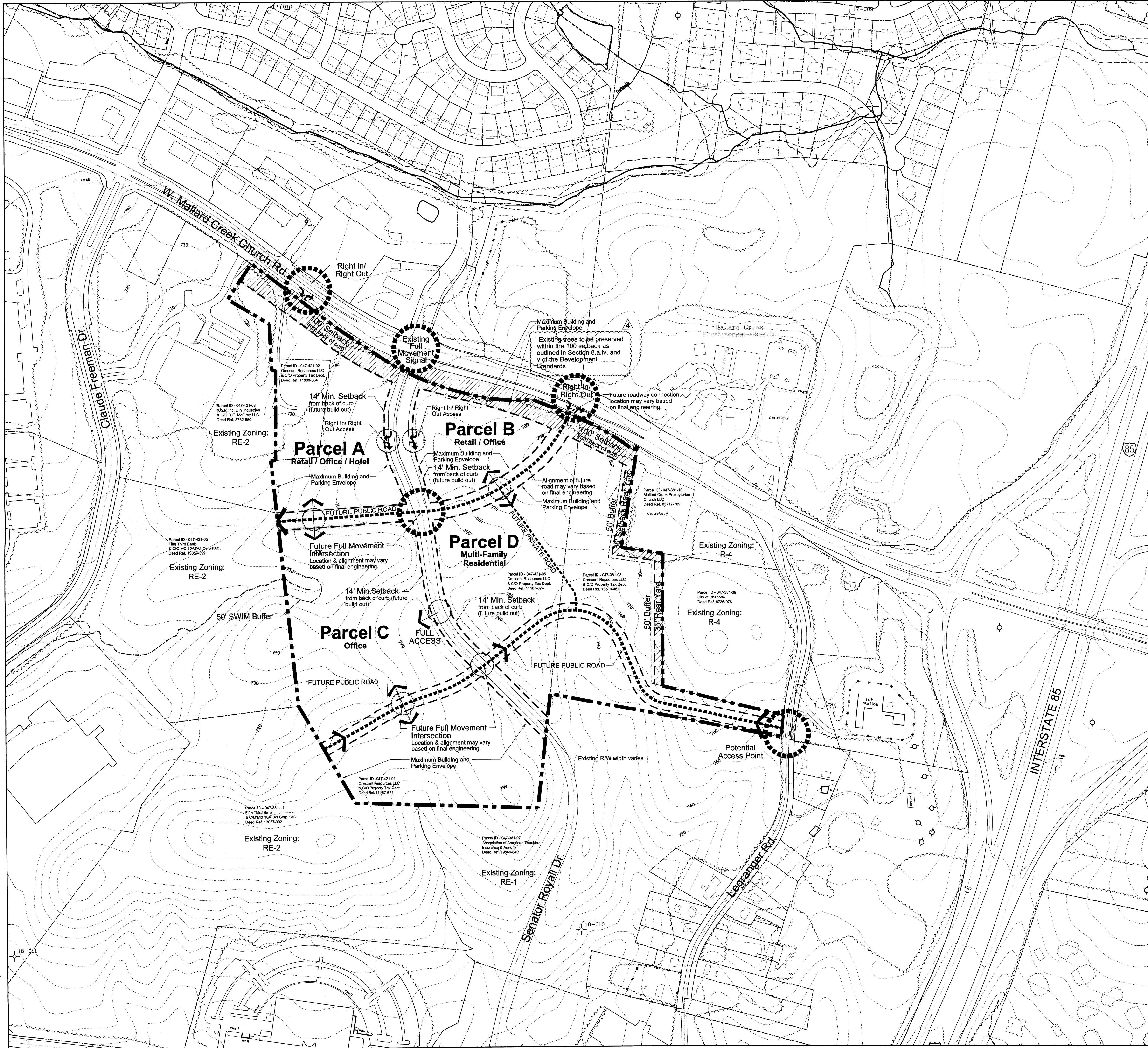
JAN 25 2012



2

This illustration is intended to convey the types of materials which will be used for the multifamily Parcel D in Senator Royall. Exterior finishes include 37% masonry and the balance shall be a mix of HardiPanel or similar cementitious products. This design is conceptual in nature.





**Site Data**

Site Area: +/- 62.7 Ac.  
 Parcels to be Rezoned: 047-421-02, 047-421-01, 047-381-08, 047-421-06  
 Current Zoning: RE-1  
 Proposed Zoning: RE-3 Optional

|   |   |
|---|---|
| Existing Uses:                                  | Vacant  |
| Proposed Uses:                                  | Uses allowed in the RE-3 district as restricted in the development standards  |
| Number of Residential Units by Housing Type:    | 320 multi-family dwelling units on Parcel D   |
| Square footage of non-Residential Uses by Type: | 75,000 sf retail, restaurant and other uses as allowed in the RE-3 district on Parcel A and B.*<br>250,000 sf general and medical office uses and other uses allowed in the RE-3 district on Parcel C*.<br>200 Room Hotel on Parcel A or B.**<br>(*see development standards for further detail)<br>(**subject to the conversion rights specified in the development standards) |
| Maximum Building Height                         | 90 ft. as defined by the Ordinance  |

**Parking Ratios (as defined by the Ordinance):**

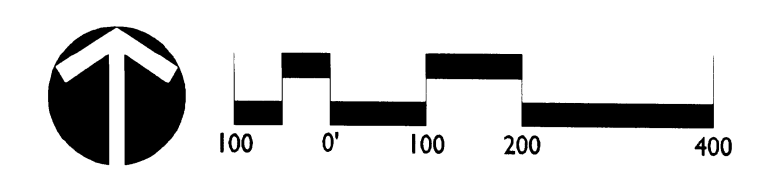
| Use:               | Required Parking:                 |
|--------------------|-----------------------------------|
| Retail             | 1 Space per 250 gross square feet |
| Restaurant         | 1 Space per 125 gross square feet |
| Office             | 1 Space per 400 gross square feet |
| Hotel              | 1 Space per Room                  |
| Multi-Family Units | 1.5 Spaces per Dwelling Unit      |

**APPROVED BY CITY COUNCIL**

NOV 14 2011

**Legend**

- Property Line
- Setback
- Buffer
- Maximum Building / Parking Envelope
- 10' Contours
- 2' Contours
- Existing Vegetation



**SENATOR ROYALL**  
**REZONING PETITION NO. 2011-036**  
 CRESCENT RESOURCES; CHARLOTTE, NC  
**TECHNICAL DATA SHEET**

REVISIONS:  
 1-08/19/11-CHPD: SITE PLAN COMMENTS: 06/03/11  
 2-09/23/11-CHPD: OUTSTANDING ISSUES  
 3-09/23/11-ADDITIONAL CHPD COMMENTS  
 & CDDOT SENATOR ROYALL COMMENTS  
 4-09/23/11-ADDITIONAL CHPD COMMENTS  
 5-11/02/11-ADDITIONAL CHPD COMMENTS  
 6-11/07/11-CHPD COMMENTS - NOTE REMOVAL  
 7-11/14/11-COUNCILMAN BARNES COMMENTS  
 DATE: MARCH 28, 2011  
 DESIGNED BY: KJK  
 CHECKED BY: KJK  
 O.C. BY: MRC  
 SCALE: 1"=200'  
 PROJECT #: 1010254  
 SHEET #: **RZ-1**

**LandDesign**  
 223 N Graham Street, Charlotte, NC 28202  
 V: 704.333.0325 F: 704.332.3746  
 www.LandDesign.com

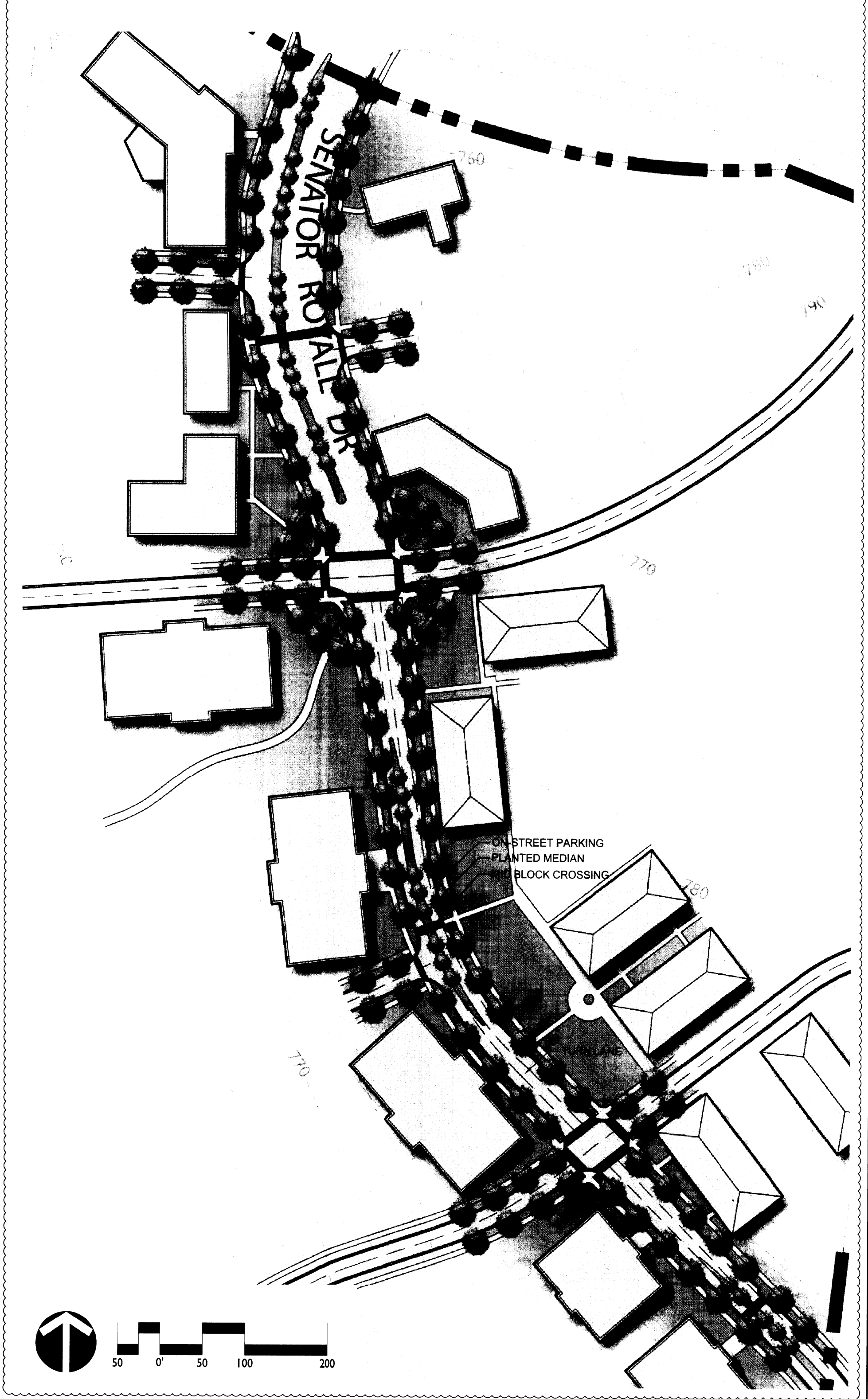
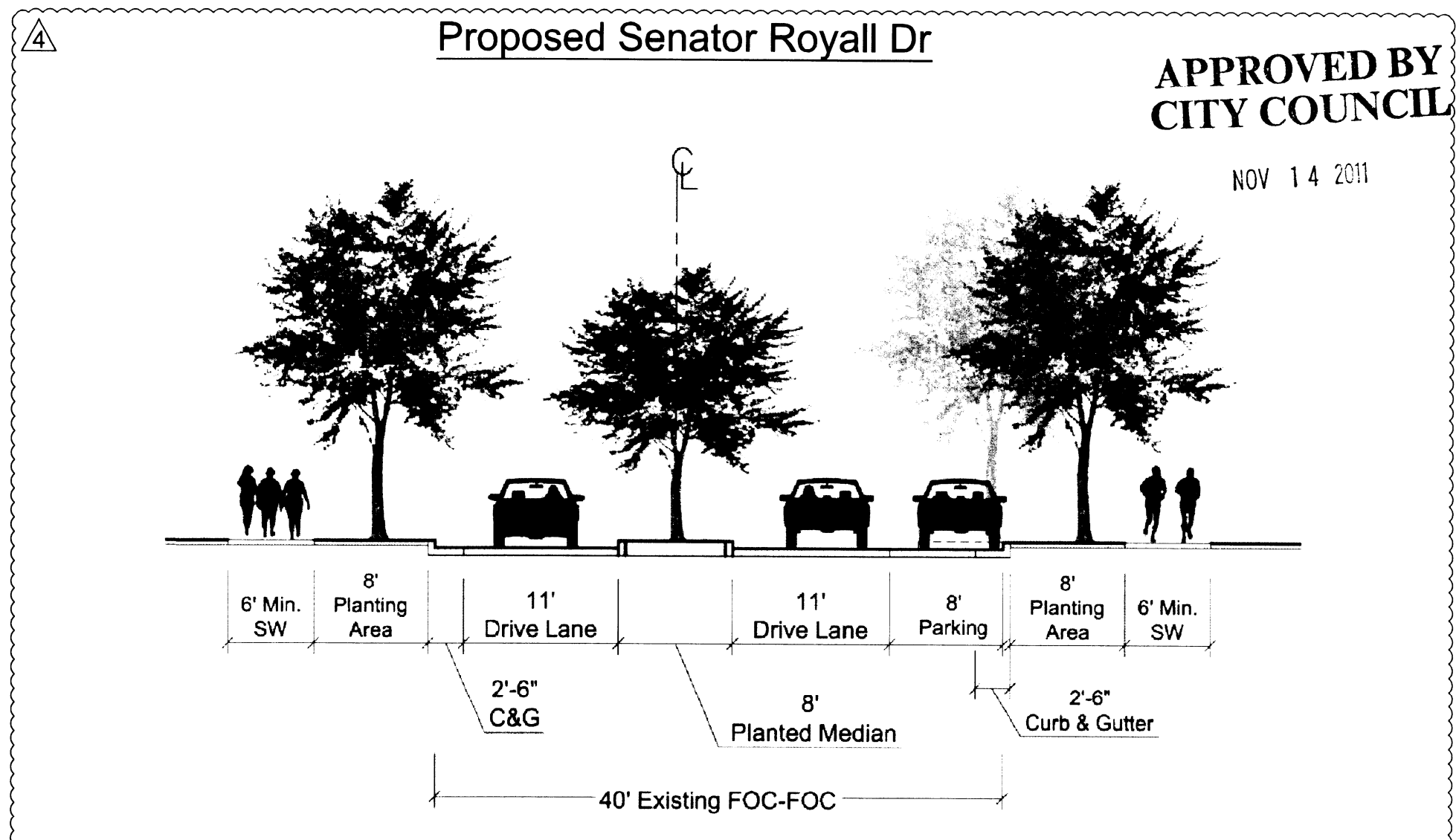
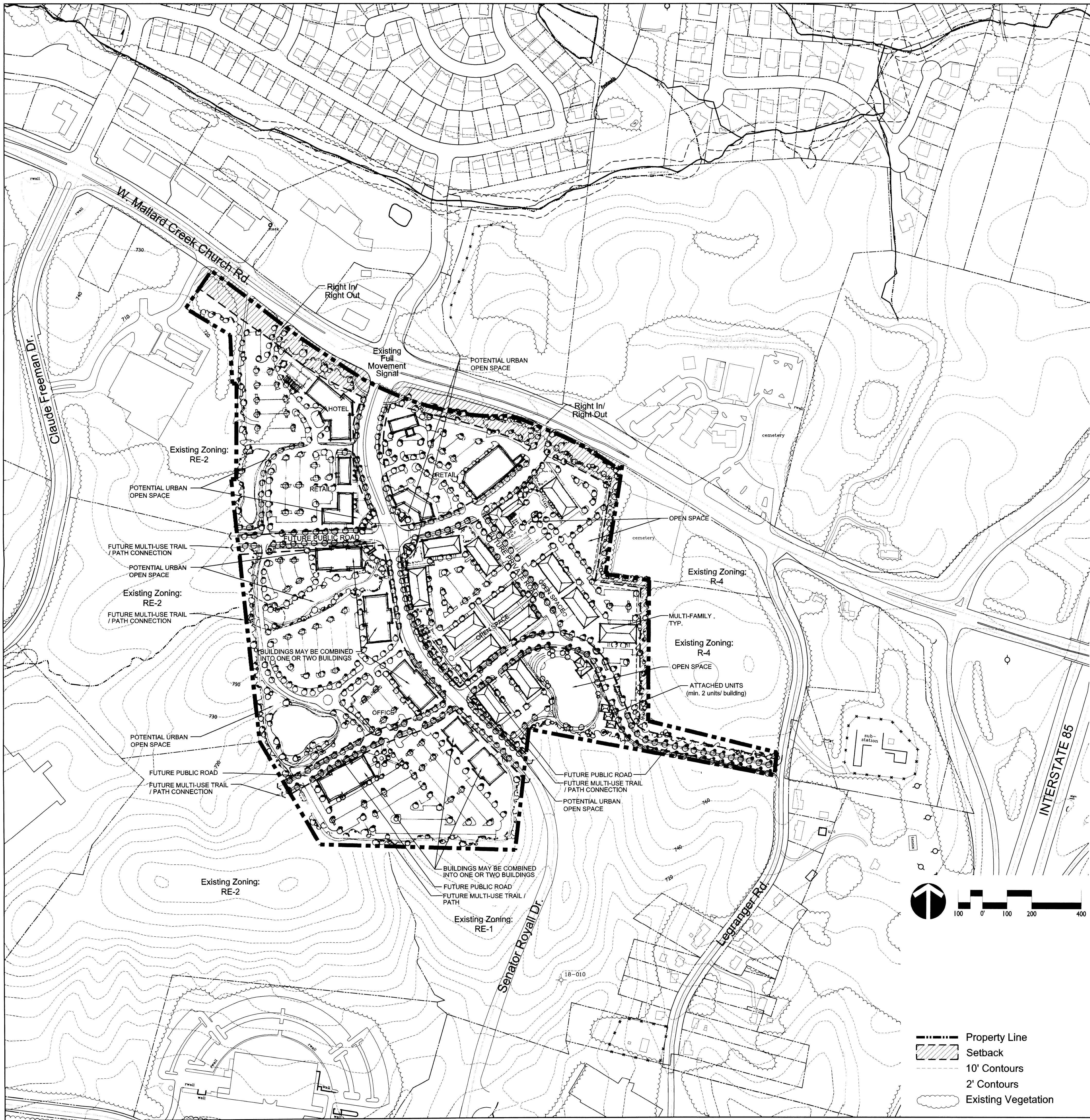


CRESCENT RESOURCES

2011-036

*MRC*





**APPROVED BY CITY COUNCIL**  
NOV 14 2011

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**LANDDESIGN INC.**  
CORPORATE SEAL  
NORTH CAROLINA

**CRESCENT RESOURCES**

**SENATOR ROYALL  
REZONING PETITION NO. 2011-036  
CRESCENT RESOURCES; CHARLOTTE, NC  
SCHEMATIC SITE PLAN**

DATE: MARCH 28, 2011  
DESIGNED BY: KCA  
DRAWN BY: KLC  
CHECKED BY: MRC  
O.C. BY: MRC  
SCALE: VARIES  
PROJECT #: 1010254  
SHEET #: **RZ-2**

REVISIONS:  
1-08/19/11-CHFD: SITE PLAN COMMENTS- 06.03.11  
2-09/22/11-CHFD: OUTSTANDING ISSUES  
3-10/17/11-CHFD: ADDITIONAL CHFD COMMENTS  
& CDOT SENATOR ROYALL CALL DR IMPROVEMENTS  
5-11/02/11-ADDITIONAL CHFD COMMENTS  
6-11/02/11-CHFD COMMENTS: NOTE REMOVAL  
7-11/14/11-COUNCILMAN BARRIES COMMENTS



DEVELOPMENT STANDARDS SENATOR ROYALL

Development Data Table

Table with 2 columns: Field Name and Value. Fields include Site Acreage (82.7 acres), Tax Parcels included in Rezoning, Existing Zoning, Proposed Zoning, Existing Uses, Proposed Uses, Number of Residential Units, Square Footage of Non-Residential Uses, Maximum Building Height, and Number and/or Ratio of Parking Spaces.

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Resources to accommodate development of a pedestrian-friendly multi-use development on an approximately 82 ± acre Site located along W. Mallard Creek Church Road at Senator Royall Drive (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance.

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 six (6) as to Parcel A, eight (8) as to Parcel B, twelve (12) as to Parcel C and Twenty Nine (29) as to Parcel D.

Proposed circulation and street network/connectivity is generally shown on this plan. To allow for the future market demand and specific design of each site, the final location and alignment of these proposed connections will be determined at the time of development and the site plan approval process.

Optional Provisions

- Petitioner seeks the Optional provision to allow retail sales uses over 10,000 square feet on Parcel A and Parcel B subject to the restrictions below. The Petitioner seeks the Optional provision to allow parking and maneuvering for parking to be located between the proposed buildings and W. Mallard Creek Church Road.

Permitted uses

- Parcels A and B of the Site may be devoted to uses allowed in the RE-3 zoning district including without limitation, retail (including grocery), restaurant, and hotel uses along with accessory uses subject to the restrictions listed below. Parcels A and B of the Site may collectively be developed with up to 75,000 square feet of gross floor area of retail and restaurant uses as well as other uses as allowed by the RE-3 zoning district.

- No more than two uses may include accessory drive-through window facilities within the Site. The drive-through facilities will be limited to Parcel A and Parcel B with a limit of one per parcel. Drive-through service windows shall be limited to the following uses: financial institutions, pharmacies, dry cleaners and restaurants provided that such restaurants only provide the following types of food and beverage: ice cream, yogurt, coffee, juices, bagels, muffins, pastries and similar items.

- Parcel C of the Site may be devoted to uses allowed in the RE-3 district, as restricted below. Parcel C of the Site may be developed with up to 250,000 square feet of gross floor area of retail and restaurant uses that contain at least 25,000 square feet of gross floor area other than retail and restaurant uses.

- Parcel D of the Site may be developed with up to 320 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance of all types in the RE-3 Zoning District. This parcel may be developed in multiple phases.

Access and Transportation Design

- The Petitioner will provide along the Site S.W. Mallard Creek Church Road frontage a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk. These improvements will be installed along the Site's W. Mallard Creek Church Road frontage as development occurs on each of the Parcels abutting W. Mallard Creek Church Road.

- not limited by what is indicated on the Technical Data Sheet, the location and number will be determined during the land development process. The placement and configurations of these vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT and/or the North Carolina Department of Transportation (NCDOT).

- As set in Section 6.2 below, the Petitioner will construct a public street that will connect Legraner Road through Parcel D to Senator Royall Drive. CDOT and the Planning Department have indicated that deviations to the construction standards and cross-section for this public street will be considered during the land development review process.

Transportation Improvements/Development Allocations

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

- Public Street Network on the Eastern Side of Senator Royall Drive (Project # 1). Up to 320 multi-family dwelling units may be constructed on Parcel D upon the construction of: (i) the two public streets located on the east side of Senator Royall Drive; (ii) the public street that separates Parcel B from Parcel D and the public street that connects Senator Royall Drive to Legraner Road; (iii) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out Road; (iv) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out access located east of the intersection of Senator Royall Drive and W. Mallard Creek Church Road; (v) a sidewalk as required along Parcel D frontage on Senator Royall Drive; and (vi) along Parcel C frontage on W. Mallard Creek Church Road a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

along the southern boundary of Parcel A, (ii) the extension of the existing southbound outside travel lane on Senator Royall Drive for approximately 700 feet to the first full movement intersection located on the Site, (iii) channelized north bound dual right turn lanes with protected traffic signal phasing on Senator Royall Drive and its intersection with W. Mallard Creek Church Road, (iv) a 100 foot right turn lane on W. Mallard Creek Church Road for the right-in right-out access located west of the intersection of Senator Royall Drive and W. Mallard Creek Church Road, (v) a sidewalk as required along Parcel A frontage on Senator Royall Drive, and (vi) along Parcel A frontage on W. Mallard Creek Church Road a five (5) foot bike lane, curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

- Public Streets Abutting Parcel C, certain Senator Royall Drive Improvements and Improvements at I-85 southbound ramp at W. Mallard Creek Church Road (Project #4). Up to 250,000 square feet of gross floor area of uses allowed on Parcel C upon the construction of: (i) the public street shown on Parcel C, (ii) an additional southbound right turn lane on the I-85 southbound ramp at W. Mallard Creek Church Road, (iii) channelized dual right turn lanes with protected traffic signal phasing at the southbound I-85 exit ramp at W. Mallard Creek Church Road, and (iv) a sidewalk as required along Parcel C frontage on Senator Royall Drive.

Timing of Completion of Road Improvements and Right-of-Way

- The roadway improvements referenced in Section 6 a-d above must be substantially completed prior to the issuance of the final certificate of occupancy for the first space/unit located with the referenced development, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued. It is understood that some of the roadway improvements referenced in Section 6 may not be possible without the acquisition of additional right of way.

Architectural Standards

- Setbacks, Side Yards, Rear Yards and Build Heights. All buildings constructed on Parcels A, B, C and D of the Site shall satisfy or exceed the setback, rear yard, side yard established under the Ordinance for the RE-3 zoning district and the URP Area Plan, except that where such parcel abuts a residential zoning district, there shall be a minimum 35 foot side or rear yard.

- The Site may be considered a unified development plan and as such internal separation standards such as buffers, side or rear yards may be eliminated, subject to the normally required Staff review and approval process. Building heights shall not exceed 90 feet or 8 stories, whichever is less.

- Within the required setback off of W. Mallard Creek Church Road the Petitioner will preserve the existing trees located on the Site. However, the Petitioner will be able to remove from the setback dead and dying trees as well as invasive vines, weeds and ground cover so as to improve the appearance of the setback. The Petitioner will consult with a Certified Arborist to assist with the identification and removal of dead and dying trees as well as the removal of invasive vines, weeds and ground cover.

Design and Performance Standards

The development depicted on the Technical Data Sheet (RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Once a specific development plan is proposed, it is understood that the Petitioner will submit specific site improvements to the RE-3 review process including building layout, parking and circulation, open space, architecture elevations, signage, etc.

- Landscaping and Screening will be provided as required by the Ordinance. Parking and Loading will be in accordance with the Ordinance.

Architectural and Design Controls

- Buildings fronting on Senator Royall Drive will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements. All buildings must be sited maintaining pedestrian interconnectivity between buildings and through parking areas. This will be done by providing a minimum of a five (5) foot sidewalk between buildings and through parking areas and connecting each building to the sidewalk network that will be provided through out the Site. All buildings located within the Site will be architecturally integrated to compliment one another by using similar or compatible architectural styles, building materials, landscape elements, plants and signage treatments to create a unified and cohesive development.

- All sides of the buildings to be constructed on the Site will be built using four-sided architecture. The rendering of the street oriented elevation of the attached residential unit building depicted on Sheet RZ-4 establishes the general conceptual architectural style, building materials, and character of the buildings to be constructed within Parcel D.

- If breezeways are included in the proposed multi-family buildings on the Site, the breezeways shall be framed with architectural elements, such as columns and brick quoins, creating a dominant central element of the architectural facade. Other proposed architectural elements include entry portals with an engaged classical portico integrated with modified window screens above to combine into one refined, cohesive architectural feature to provide the appearance of an enclosed breezeway.

- The club house/amenity building constructed on Parcel D as part of the development of proposed residential units will be designed to include a cupola or similar roof architectural feature to create additional interest and enhance the character of the community.

Streetscape and Landscaping

- Streetscape Treatment. Necessary setbacks and streetscape treatment along Senator Royall and all proposed new streets will be constructed in accordance with the URP Area Plan.

- Connectivity. A network of streets and pedestrian walkways or paths will be provided in the manner generally depicted on the Technical Data Sheet. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least five feet in width shall be provided with either curb or wheelstops as protection.

Environmental Features

- Development on the Site shall comply with the Charlotte City Council approved and adopted Post Construction Control Ordinance (PCCO) and Tree Ordinance. The storm water/water quality pond constructed on Parcel D will be designed as a wet pond.

Parks, Greenways and Open Space

- Each of the Parcels will include improved open space areas as generally indicated on the Schematic Site Plan. These open space areas will be improved with landscaping, walkways, seating areas and other amenities appropriate to the type of open space provided.

- As part of the development of Parcel D with multi-family dwelling units the following amenities will be provided on Parcel D: a clubhouse, pool with an outdoor kitchen and fire pit, residential courtyard, dog park and an exercise circuit loop. A multi-use path/trail at least six feet wide will be developed throughout the Site that links each of the Parcels as generally illustrated on the Schematic Plan.

Signage

- All signage shall be permitted in accordance with the Zoning Ordinance. However, the provisions of the Planned Development Flexibility Option section of the sign ordinance may not be utilized. The detached signs installed through out the Site will utilize similar materials and colors so as to create a unified design. In addition the signs will utilize materials and colors that re-enforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

- A sign identifying the University Research Park may be placed on the Site as recommended by the adopted University Research Park Charlotte Area Plan.

Lighting

- All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting, that is not visible from off-Site residentially zoned or used property, that may be installed along the internal sidewalks. Detached lighting on the Site will be regulated by the Ordinance. No "wall pack" lighting will be allowed on any buildings constructed on the Site, however architectural lighting on building facades, such as sconces, will be permitted.

Phasing

- No more than an aggregate of 55,000 square feet gross floor area of retail or restaurant uses may be built on Parcels A and B until either (i) 100 of the proposed multi-family dwellings units allowed on the Site have been issued a building permit or (ii) 25,000 square feet of gross floor area of office uses on Parcel C has been issued a building permit.

Amendments to Rezoning Plan

- Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. Request for 5-Year Vesting. Pursuant to Sections 1.110 of the Ordinance, the Petitioner hereby requests a 5-year vesting of these Development Standards and other related rezoning documents commencing upon approval of this Rezoning Petition by the Charlotte City Council.

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current 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 the Site from time to time who may be involved in any future development thereof. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

- Utility Placement. Newly installed utility lines (not including existing or relocated lines) shall be placed underground subject to the review and approval of the respective agency or authority.

The club house/amenity building constructed on Parcel D as part of the development of proposed residential units will be designed to include a cupola or similar roof architectural feature to create additional interest and enhance the character of the community.

The storm water/water quality pond constructed on Parcel D will be designed as a wet pond.

Within the required setback off of W. Mallard Creek Church Road the Petitioner will preserve the existing trees located on the Site. However, the Petitioner will be able to remove from the setback dead and dying trees as well as invasive vines, weeds and ground cover so as to improve the appearance of the setback. The Petitioner will consult with a Certified Arborist to assist with the identification and removal of dead and dying trees as well as the removal of invasive vines, weeds and ground cover. Utility lines and facilities may cross the setback at interior angles measured at property lines which are not less than 75 degrees. Trees may be removed to allow the installation of required roadway and streetscape improvements as well as allowed signage. Grading will be allowed within the interior 10 feet of the setback. If grading occurs within this interior 10 feet of the setback the area will be replanted with trees at the rate four (4) trees per 100 linear feet of area disturbed.

The detached signs installed through out the Site will utilize similar materials and colors so as to create a unified design. In addition the signs will utilize materials and colors that re-enforce the image of the University Research Park. Signs will be integrated into the landscape setbacks with accent plants and seasonal color.

Vertical sidebar containing: LAND DESIGN INC. CORPORATE SEAL NORTH CAROLINA, SENATOR ROYALL REZONING PETITION NO. 2011-036, CRESCENT RESOURCES DEVELOPMENT STANDARDS, DATE: MARCH 28, 2011, REVISIONS, and SHEET # RZ-3.