

Site Data
 Site Area: +/- 37.54 Ac.
 Parcels to be Rezoned: 047-421-02, 047-421-01, 047-421-06
 Current Zoning: RE-3 (O)
 Proposed Zoning: RE-3 (O) SPA

Existing Uses:	Vacant
Proposed Uses:	Residential and non-residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted in Section 3. (See Development Standards Sheet RZ-3.)
Number of Residential Units by Housing Type:	Up to 300 multi-family dwelling units on Parcels A & C
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.* 200 Room Hotel on Parcel A or B.** (**subject to the conversion rights specified in the development standards) 100,000 sf retail with 100 room hotel based on conversion of 100 rooms to retail
Maximum Building Height	A maximum building height of 60 feet and six (6) stories as allowed by the Ordinance, provided hotel uses may be located in buildings of up to 68 feet in height. Building height to be measured as required by the Ordinance.

Parking Ratios:

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



Legend

- Property Line
- Setback
- 2' Contours
- 10' Contours
- Existing Vegetation

APPROVED BY CITY COUNCIL
FEB 20 2017

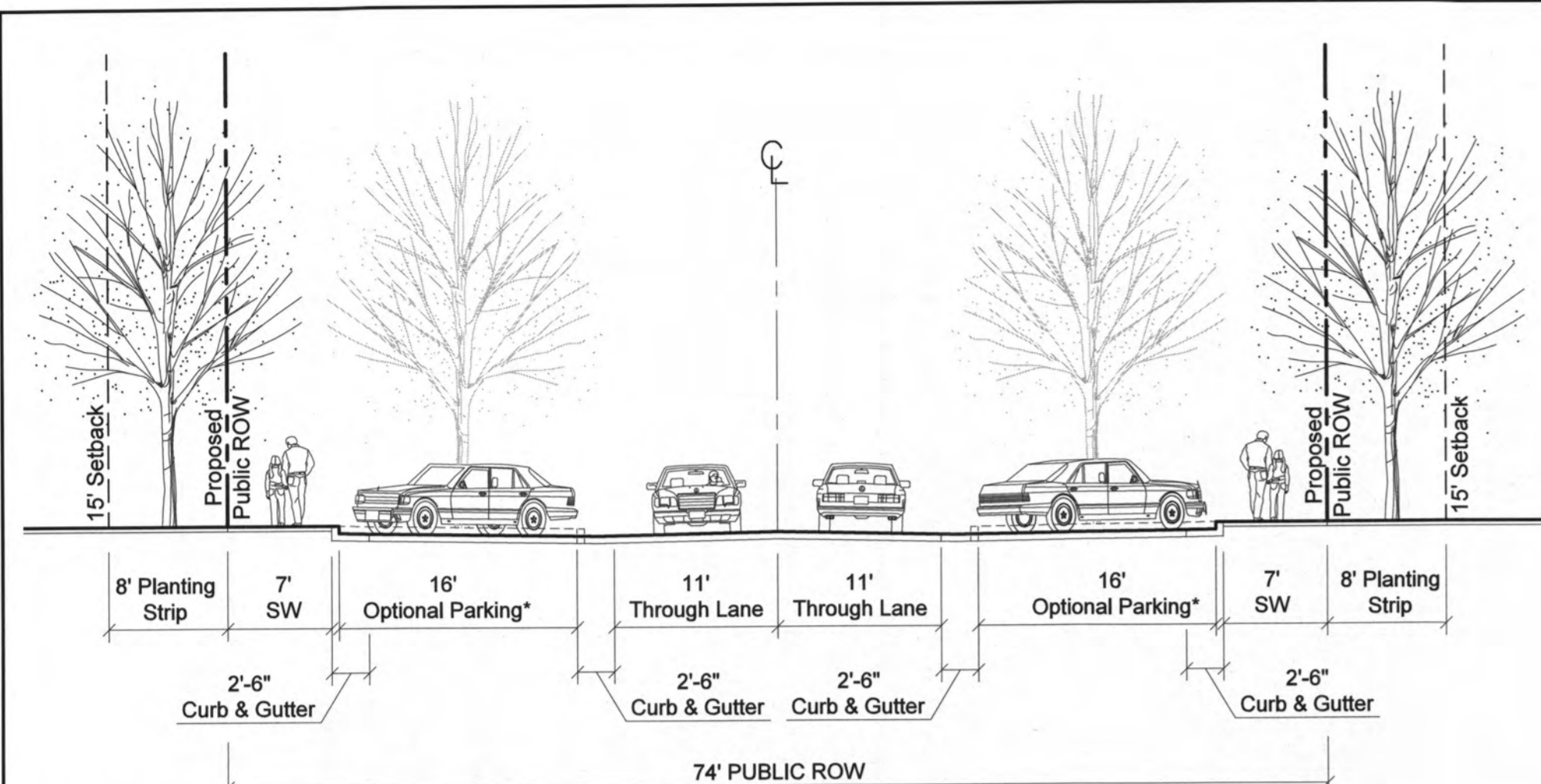
DATE: AUGUST 22, 2016
 DESIGNED BY: LRM
 DRAWN BY: LRM
 CHECKED BY: CG
 SCALE: 1" = 200'-0"
 PROJECT #1012002
 SHEET # RZ-1

LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.333.3246
 www.LandDesign.com

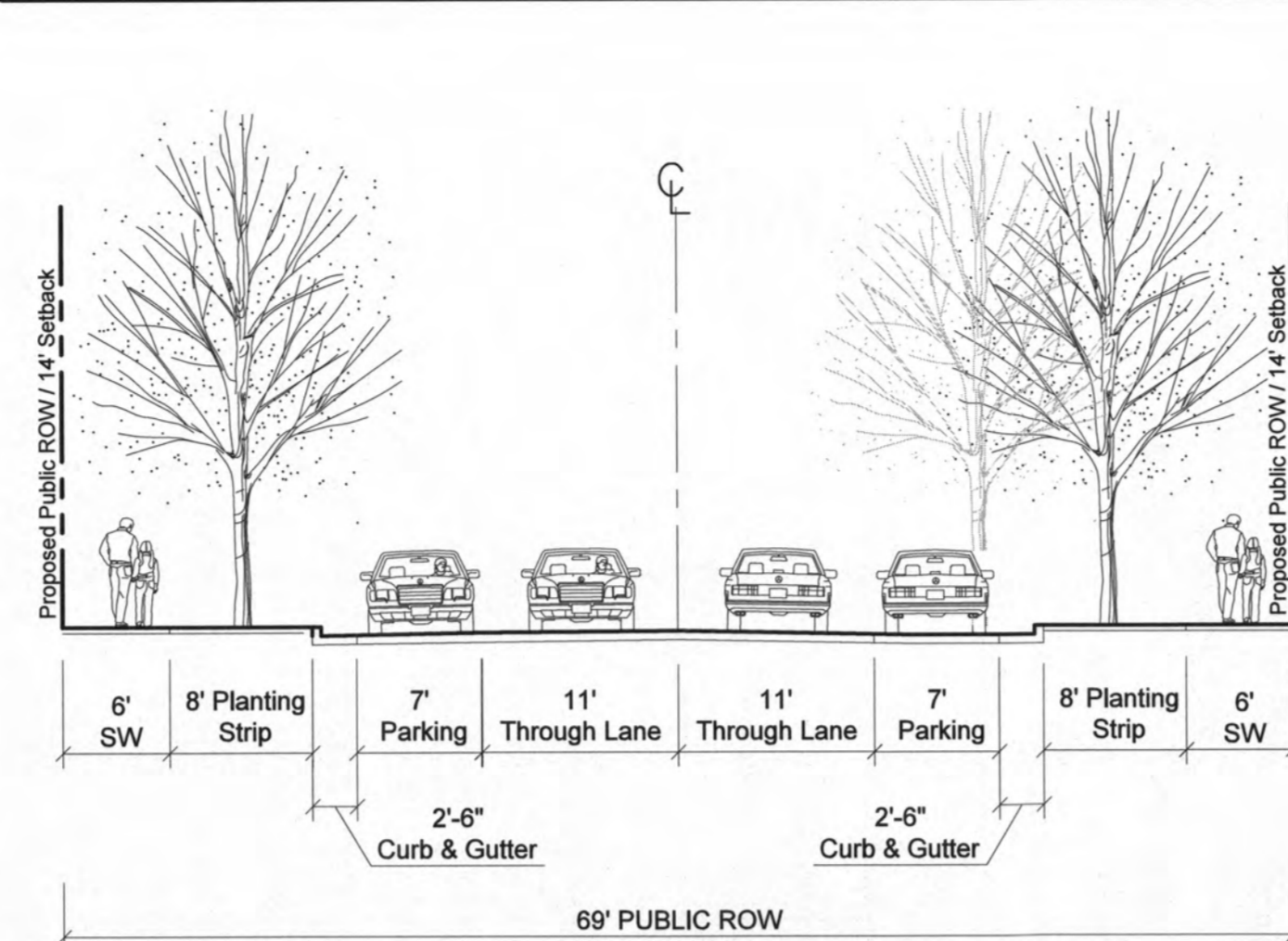
VILLAGE AT RESEARCH PARK
 REZONING PETITION NO. 2016-115
 CRESCENT RESOURCES, CHARLOTTE, NC

TECHNICAL DATA SHEET

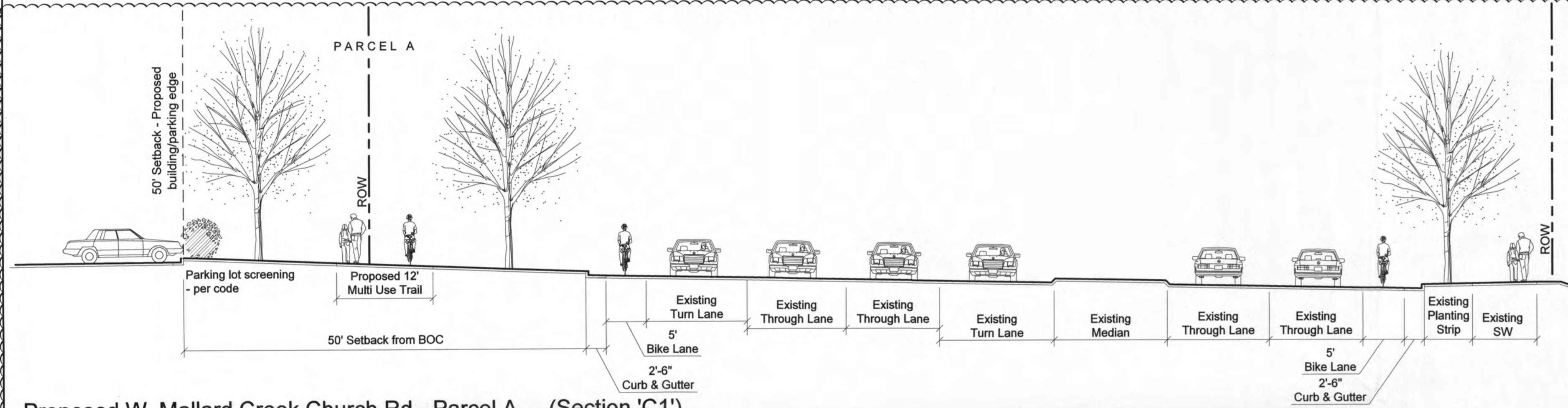
REVISIONS:
 08/22/2016 REVISED PER CITY COMMENTS
 09/19/2016 REVISED PER CITY COMMENTS
 10/24/2016 REVISED PER CITY COMMENTS
 11/23/2016 REVISED PER CITY COMMENTS
 02/14/2017 REVISED PER CITY COMMENTS



Heritage Pond Drive Extension (Section 'A')
 Note: Local Residential Wide Street w/ Curb Extension (CLDSM U-03)

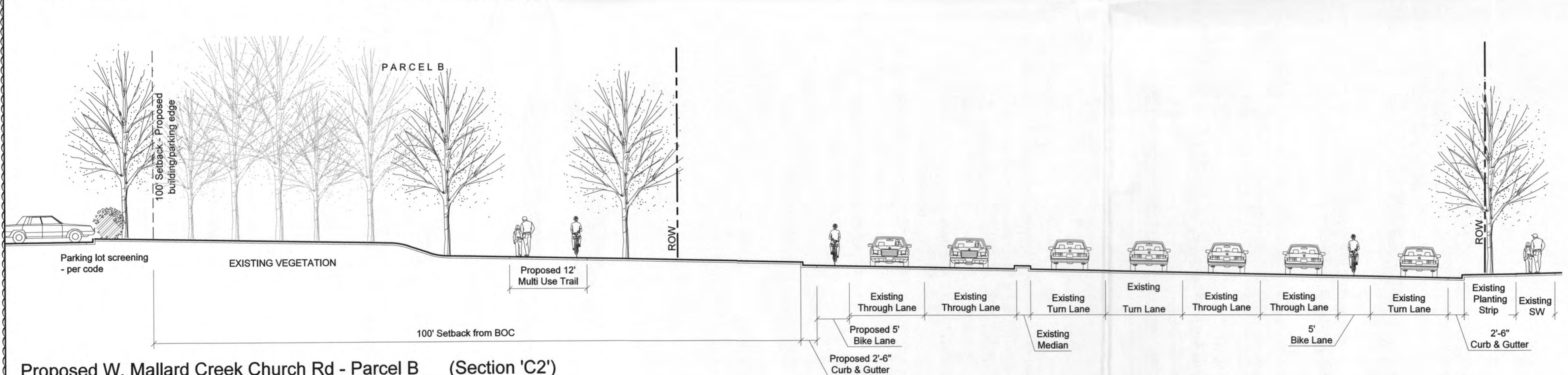


Alexander Village Main Dr Extension (Section 'B')
 Note: Local Office / Commercial Wide Street (CLDSM U-05)

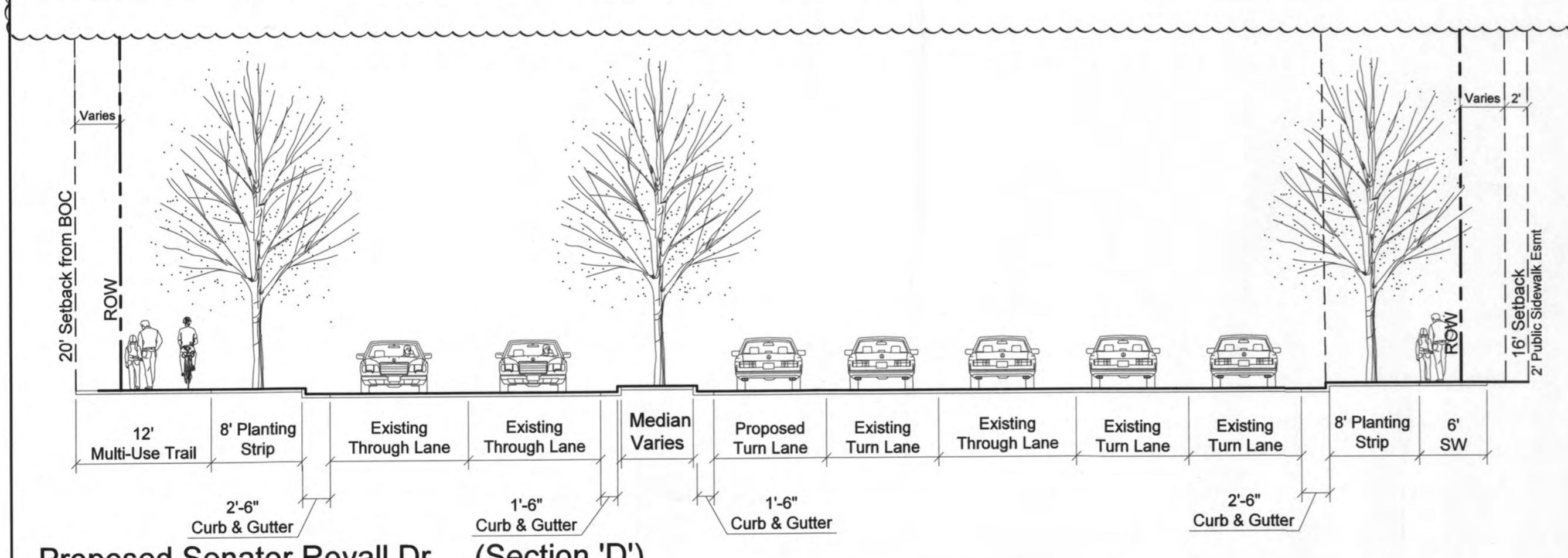


Proposed W. Mallard Creek Church Rd - Parcel A (Section 'C1')

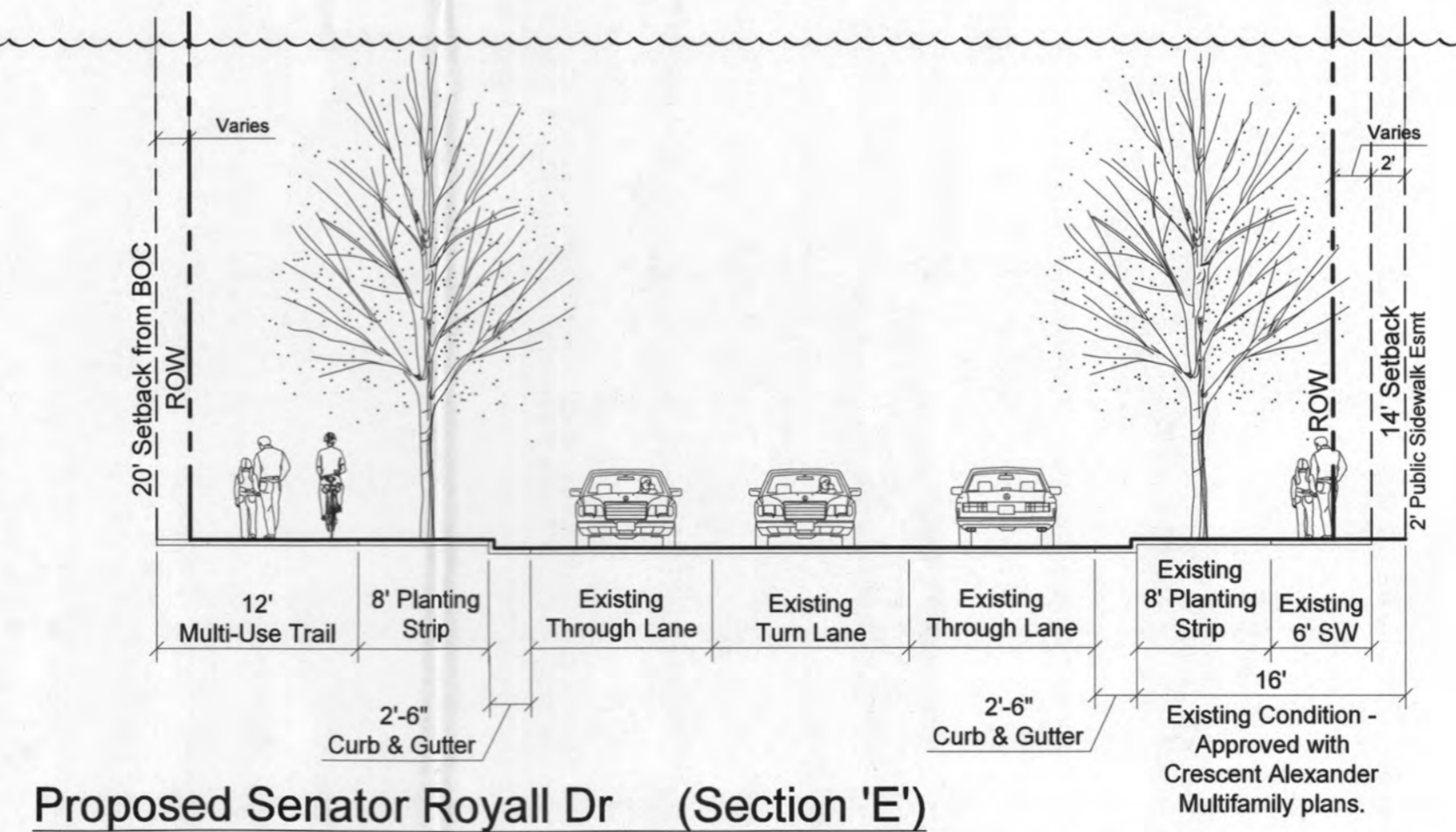
Notes:
 -Multi-Use path is matching section provided by UCP for Mallard Creek Church Road Frontage.
 -Planting plan from NCDOT to be acquired as part of the Land Development approval process. Planting in NCDOT Right of Way will adhere to NCDOT PLANTING GUIDELINES. Petitioner to work with city arborist to apply to plant trees in NCDOT right of way. Petitioner to provide double row of staggered trees should planting not be allowed in NCDOT right of way.



Proposed W. Mallard Creek Church Rd - Parcel B (Section 'C2')



Proposed Senator Royall Dr (Section 'D')



Proposed Senator Royall Dr (Section 'E')

APPROVED BY
 CITY COUNCIL
 FEB 20 2017



DATE: AUGUST 22, 2016
 DESIGNED BY: LRM
 DRAWN BY: LRM
 CHECKED BY: CG
 S.C. BY: VGS
 PROJECT #1012002
 REVISIONS:
 08/18/2016 REVISED PER CITY COMMENTS
 09/15/2016 REVISED PER CITY COMMENTS
 10/24/2016 REVISED PER CITY COMMENTS
 11/23/2016 REVISED PER CITY COMMENTS
 01/19/2017 REVISED PER CITY COMMENTS
 02/14/2017 REVISED PER CITY COMMENTS
 SHEET #:
RZ-2B

**Crescent Communities
Development Standards
(2016-17) (2017-18)
Rezoning Petition No. 2016-115**

Site Development Data:

- Acreage: ± 37.54
- Tax Parcel #: 047-421-02, 047-421-01, and 047-421-06
- Existing Zoning: RE-3(O)
- Proposed Zoning: RE-3(O)SPA
- Existing Uses: Vacant
- Proposed Uses: Residential and non-residential uses as allowed in the RE-3(O) zoning district (as more specifically described and restricted below in Section 3).
- Maximum Amount of Development: Up to 300 multi-family dwelling units, up to 75,000 square feet of gross floor area of non-residential uses, and a hotel with up to 200 rooms, subject to the conversion rights described below, together with accessory uses as allowed in the RE-3 district (as more specifically described and restricted below in Section 3).
- Maximum Building Height: A maximum building height of 60 feet and six (6) stories as allowed by the Ordinance, provided hotel uses may be located in buildings of up to 68 feet in height. Building height to be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Communities to accommodate development of a pedestrian-friendly multi-use development on an approximately 37.54 ± acre Site located along W. Mallard Creek Church Road at Senator Royall Drive (the "Site").

b. **Zoning Districts/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"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, and Parcel C of the Site.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, grading elevations, driveways, streets, Permissible Building Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall 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. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director, or designee 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 shall not exceed eight (8) as to Parcel A, five (5) as to Parcel B, and fourteen (14) as to Parcel C. The Petitioner reserves the right to combine buildings on each of the parcels to have a lesser number of buildings than is illustrated on the Schematic Site Plan. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

2. Optional Provisions:

a. The 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.

b. The Petitioner seeks the Optional provision to provide a 50 foot landscape setback as measured from the future back of curb along Parcel A's frontage along W. Mallard Creek Church Road as generally depicted on the Rezoning Plan.

c. The Petitioner seeks the Optional Provision to provide 15 and 16 foot setbacks along the new internal public streets as indicated on the Rezoning Plan.

d. 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 and Alexander Village Main Drive as generally depicted on the Rezoning Plan. These proposed parking and maneuvering areas will be screened from W. Mallard Creek Church Road and Alexander Village Main Drive.

3. Permitted Uses, Development Area Limitations and Conversion/Transfer Rights:

a. 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), motion picture theater, restaurant (EDEE) uses 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 (motion picture theater) and restaurant (EDEE) uses as well as other uses as allowed by the RE-3 zoning district, including accessory uses with associated accessory uses as allowed by the conversion option below (the club-house amenity area for the allowed multi-family development may be constructed on Parcel A). A hotel containing up to 200 rooms may also be located on Parcel A or B. In the event the hotel is not developed or a hotel with a lesser number of hotel rooms is developed, additional retail, restaurants, and other non-residential uses allowed in the RE-3 district will be allowed in lieu of hotel rooms. In such an event, an additional 250 square feet of gross floor area may be developed for each hotel room that is not constructed up to a maximum of 25,000 square feet of additional floor area. Furthermore, uses shown within development areas A and B may be adjusted with corresponding alterations in the specific design lay-out shown therein as long as the overall design intent is maintained.

ii. Additional residential units may be constructed by reducing the amount of allowed non-residential square footage. Up to 10 additional residential units may be constructed on the Site by reducing the total amount of allowed non-residential square footage by 1,000 gross square feet. If this conversion factor is exercised at total of 310 residential units may be constructed on the Site.

iii. Only two (2) retail uses over 20,000 square feet of gross floor area will be allowed on Development Areas A and B. If a grocery store (or a theater) is one of the uses that exceeds 20,000 square feet of gross floor area it may not exceed 50,000 square feet of gross floor area; all other allowed uses that propose to exceed 20,000 square feet of gross floor area may not exceed 35,000 square feet of gross floor area.

iv. No more than two uses may include accessory drive-through window facilities within the Site. The drive-through facilities may be located either on Parcel A or Parcel B.

v. Drive-through service windows shall be limited to the following uses: financial institutions, pharmacies, dry cleaners, and restaurants (EDEE) provided that such restaurants (EDEE) will be limited to a maximum of 3,500 square feet of gross floor area (restaurants (EDEE) without an accessory drive-through window are not subject to this square footage restriction).

vi. The number of drive-through lanes will be limited to one for uses allowed to have an accessory drive-through window except financial institutions (e.g. banks) which may have up to four (4) drive-through lanes including a lane for a drive up automatic teller machine (ATM) if an ATM is provided.

vii. The following uses will not be allowed on Parcels A and B: theaters, motion picture; manufacture of electronic, computing and communications equipment and related devices; stadiums and arenas; automobile service stations with or without a convenience store, and vehicle leasing offices.

b. Parcel C of the Site may be developed with up to 300 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.

Prior to the issuance of a certificate of occupancy for one of the allowed uses over 20,000 square feet allowed on Parcel A a minimum of two (2) other buildings allowed on the Parcel A must be under construction or built.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

4. 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:

a. **Public Street abutting Parcel B, certain Senator Royall Drive Improvements, and Improvements to W. Mallard Creek Church Road and I-85 off Ramps (Project # 2).** Up to 40,000 square feet of gross floor area of retail and restaurant (EDEE) uses and up to 200 hotel rooms, or a lesser amount of hotel rooms and a greater amount of retail and restaurant (EDEE) uses as allowed by the conversion rights above, on Parcel B upon the construction of: (i) an additional 200 foot north bound left turn lane on Senator Royall Drive at its intersection with W. Mallard Creek Church Road (the "pedestrian crossing at Mallard Creek Church Road") (ii) channelized north bound right turn lanes with protected traffic signal phasing on existing median in Senator Royall Drive must maintain a minimum width of eight (8) feet only at the pedestrian crossing at Mallard Creek Church Road, (iii) channelized north bound right turn lanes with protected traffic signal phasing on existing median in Senator Royall Drive must maintain a minimum width of eight (8) feet only at the pedestrian crossing at Mallard Creek Church Road, (iv) a 12 foot multi-use trail, (v) a 12 foot multi-use trail, (vi) a 12 foot multi-use trail, (vii) a 12 foot multi-use trail, (viii) a 12 foot multi-use trail, (ix) a 12 foot multi-use trail, (x) a 12 foot multi-use trail, (xi) a 12 foot multi-use trail, (xii) a 12 foot multi-use trail, (xiii) a 12 foot multi-use trail, (xiv) a 12 foot multi-use trail, (xv) a 12 foot multi-use trail, (xvi) a 12 foot multi-use trail, (xvii) a 12 foot 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