

RZP-2021-062

2200 CASCADE POINTE BV, CHARLOTTE NC 28208

12/21/2021 10:55:33 AM



General Notes

[Discipline: CHARLOTTE WATER]

Note

Summary: Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity.

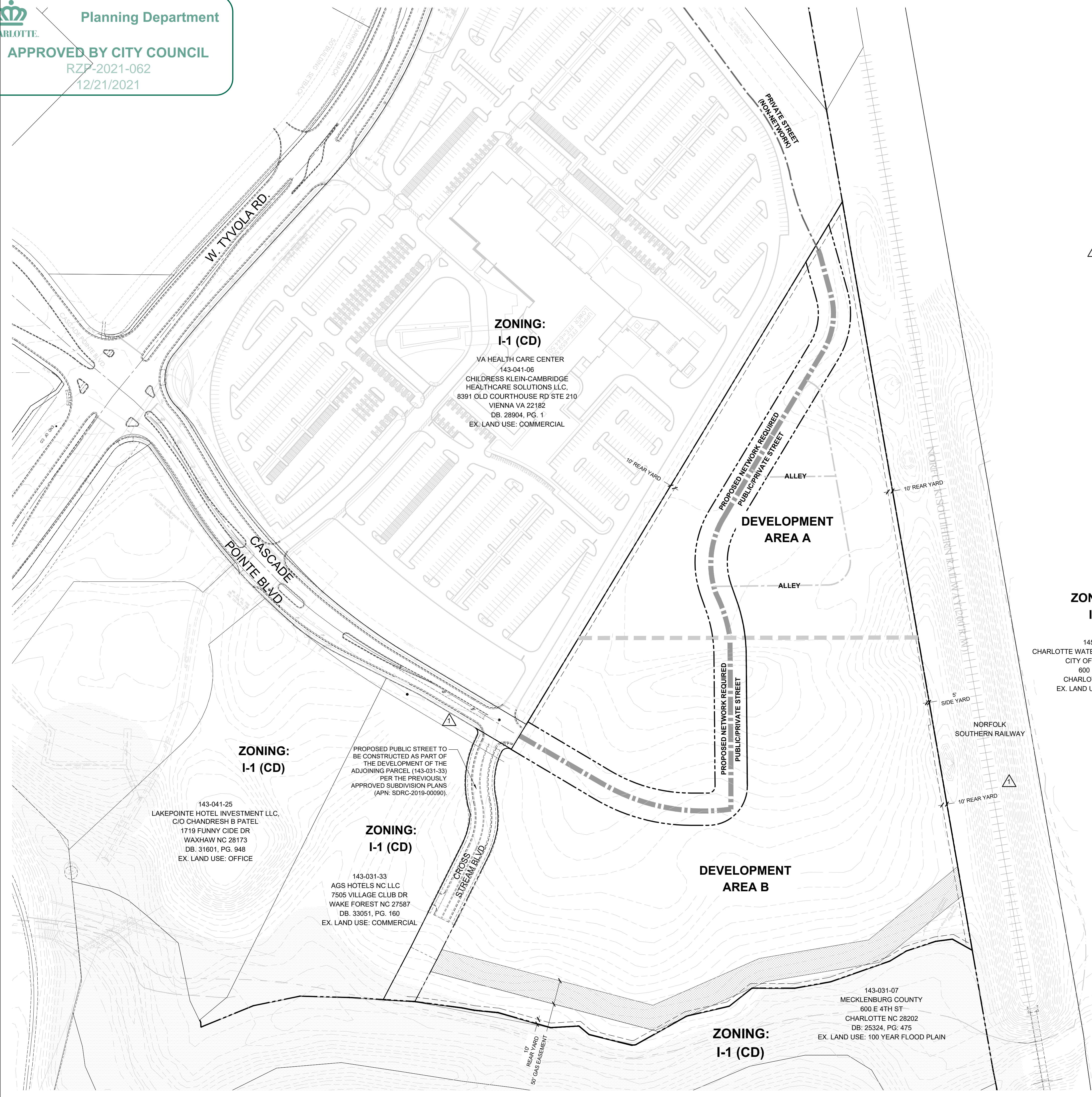
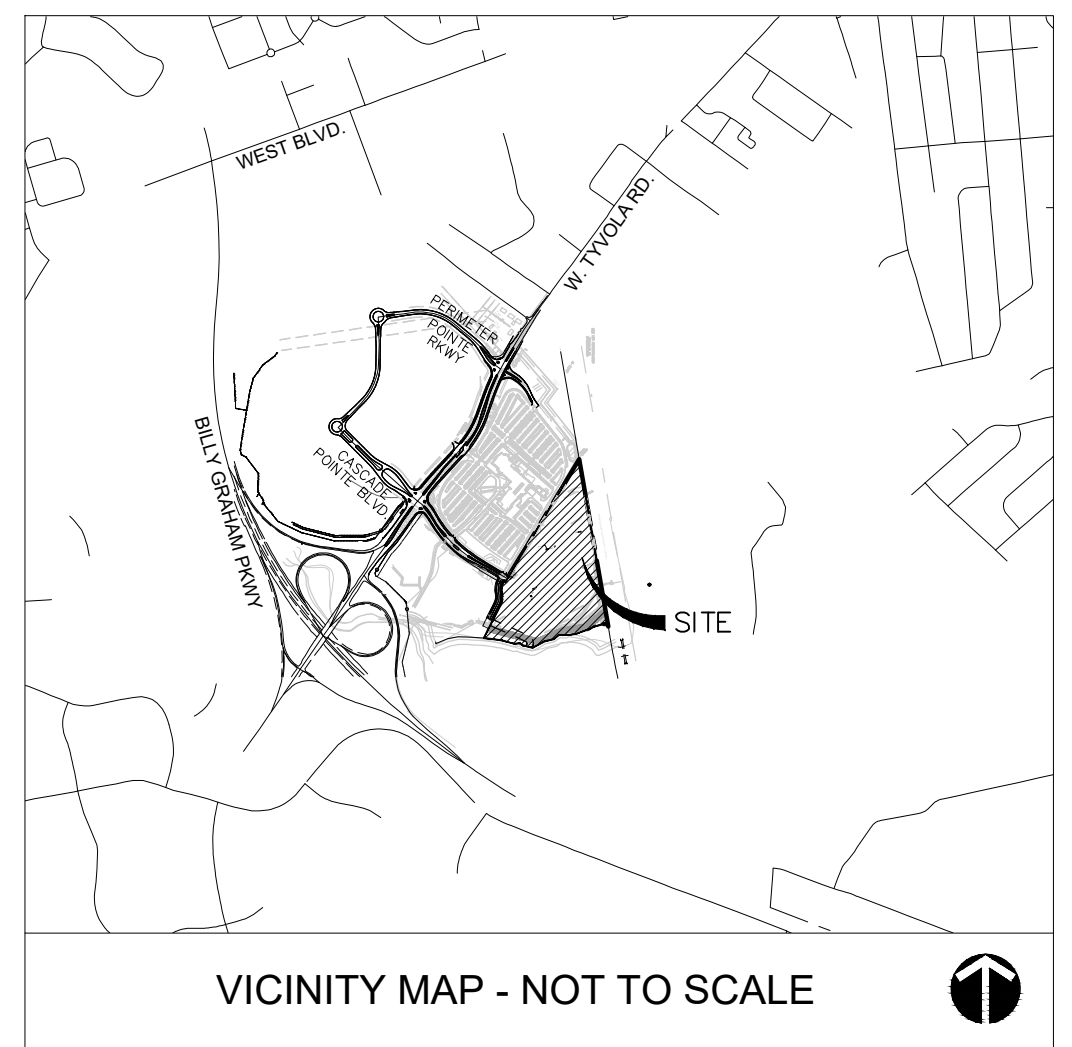
Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Cascade Pointe Blvd.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Due to the limited project details that were provided, it is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water New Services group is available at (704) 432-2854.

Development is encouraged to contact Installation Development Services at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions).
Comments: Will need to acquire CAP. Has direct access to water & sewer. Depending on the required public street network, this site may need to extend public water/sewer to serve the site. Will need to send plans to Charlotte Water for private water permitting. Will need to send plans to NCDEQ for private sewer permitting.

Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-2854 for further information on reserving capacity up to 24 months.

This sheet indicates the findings of a cursory review of Utilities System Information for the presence or absence of public water or wastewater infrastructure only. The findings do not imply available capacity in water and sanitary sewer lines, pump stations, or treatment facilities. Reservation of capacity is achieved through the Charlotte Water's Capacity Assurance Program.




DEVELOPMENT DATA TABLE

- SITE AREA: ± 24.4 ACRES
- TAX PARCEL #S: 143-031-06
 - EXISTING ZONING: I-1(CD)
 - PROPOSED ZONING: UR-2 (CD)
 - EXISTING USES: VACANT
 - PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
 - MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: WITHIN DEVELOPMENT AREA A, UP TO 70 SINGLE FAMILY ATTACHED DWELLING UNITS; AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW OF THE DEVELOPMENT STANDARDS, SHEET RZ-3.0.
 - MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
 - PARKING: AS REQUIRED BY THE ORDINANCE.
 - SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
- TREE SAVE AREA (15%):** REQUIRED - 3.66 AC (159,429.6 SF)
 TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE AS PART OF THE OLD COLISEUM MIXED USE ACTIVITY CENTER
 PROVIDED: PER ORDINANCE
- OPEN SPACE:** OPEN SPACE WILL BE PROVIDED TO ACCOMMODATE EITHER 400 SF OF PRIVATE OPEN SPACE PER DWELLING UNIT (DEVELOPMENT AREA A) OR TEN (10) PERCENT OF THE SITE (DEVELOPMENT AREA A) AS USEABLE COMMON OPEN SPACE PER ORDINANCE REQUIREMENTS
- TREE SAVE/OPEN SPACE NOTE:** TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY
- NOTE:** SITE WILL COMPLY WITH PCSO

ZONING: I-2

145-311-01
 CHARLOTTE WATER FIELD OPERATIONS,
 CITY OF CHARLOTTE
 600 E 4TH ST
 CHARLOTTE NC 28202
 EX. LAND USE: MUNICIPAL

LEGEND

- - - - - DEVELOPMENT AREA
-  SITE ACCESS
- - - - - NETWORK REQUIRED STREET

KEY MAP

SEAL

PROJECT

LAKEPOINTE DEVELOPMENT

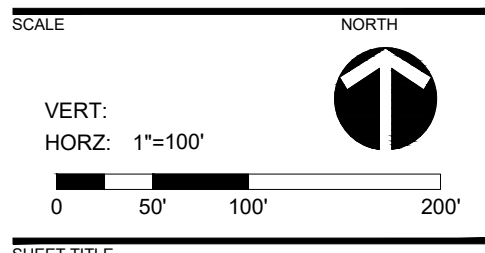
REZONING 2021-062

LANDESIGN PROJ.# 1021015

REVISION / ISSUANCE

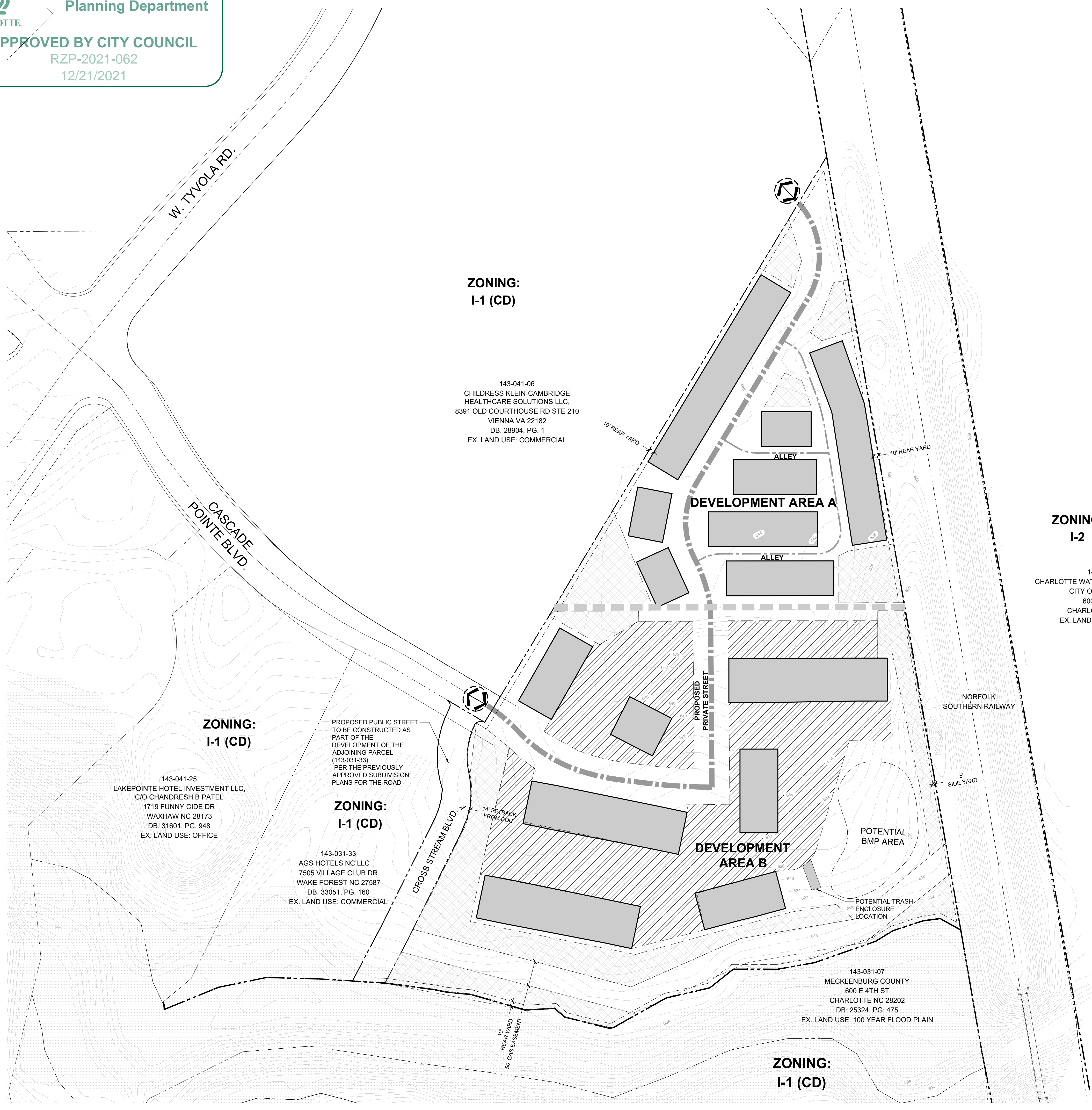
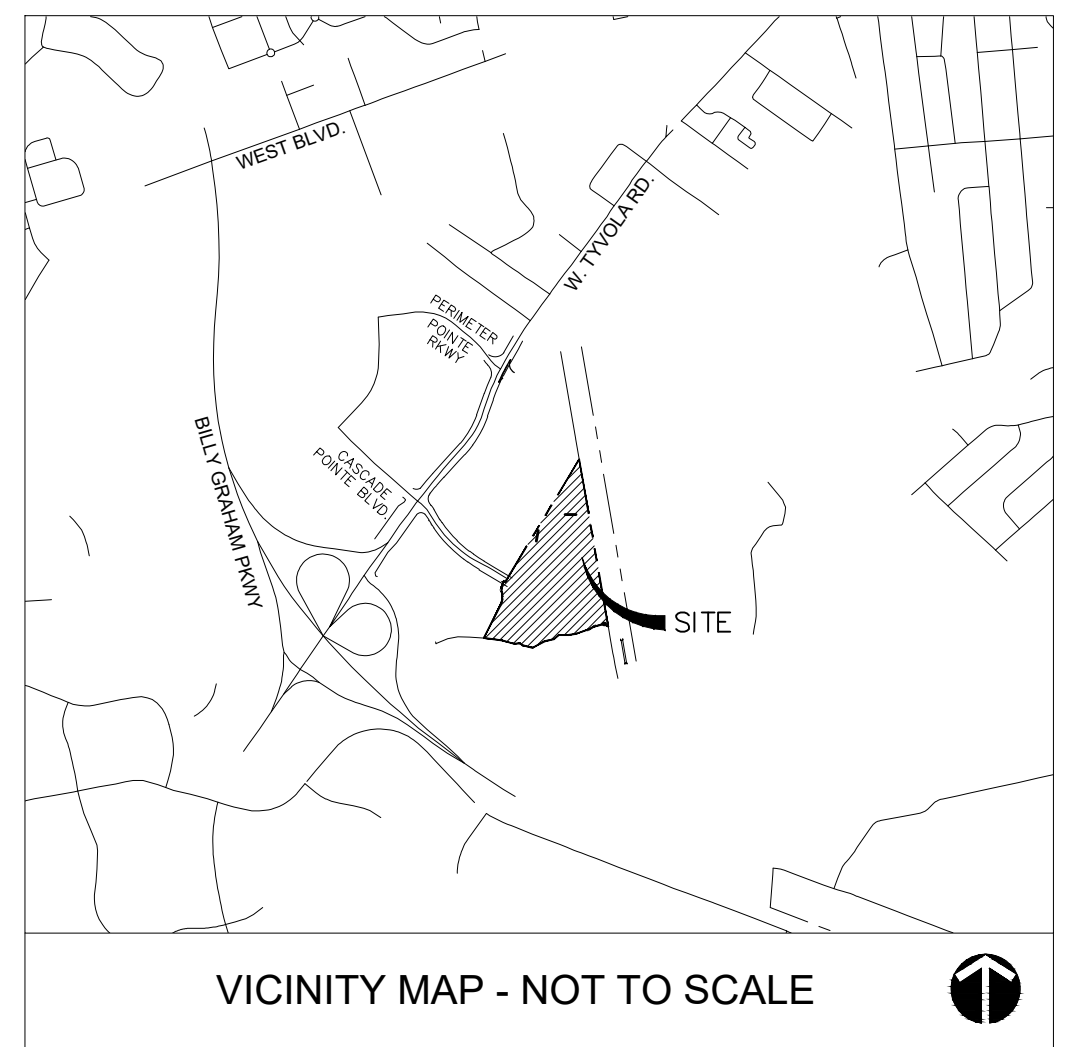
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21
3	REVISIONS PER CITY COMMENTS - 2ND CYCLE	07.22.21

DESIGNED BY: AWM
 DRAWN BY: NYG
 CHECKED BY: AWM



TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-1.0**



ZONING:
I-1 (CD)

143-041-06
 CHILDRESS KLEIN-CAMBRIDGE
 HEALTHCARE SOLUTIONS LLC.
 8391 OLD COURTHOUSE RD STE 210
 VIENNA VA 22182
 DB. 28904, PG. 1
 EX. LAND USE: COMMERCIAL

ZONING:
I-1 (CD)

143-041-25
 LAKEPOINTE HOTEL INVESTMENT LLC.
 C/O CHANDRESH B PATEL
 1719 FUNNY CIDE DR
 WAXHAW NC 28173
 DB. 31601, PG. 948
 EX. LAND USE: OFFICE

ZONING:
I-1 (CD)

143-031-33
 AGS HOTELS NC LLC
 7505 VILLAGE CLUB DR
 WAKE FOREST NC 27587
 DB. 33051, PG. 160
 EX. LAND USE: COMMERCIAL

ZONING:
I-2

145-311-01
 CHARLOTTE WATER FIELD OPERATIONS,
 CITY OF CHARLOTTE
 600 E 4TH ST
 CHARLOTTE NC 28202
 EX. LAND USE: MUNICIPAL








ZONING:
I-1 (CD)

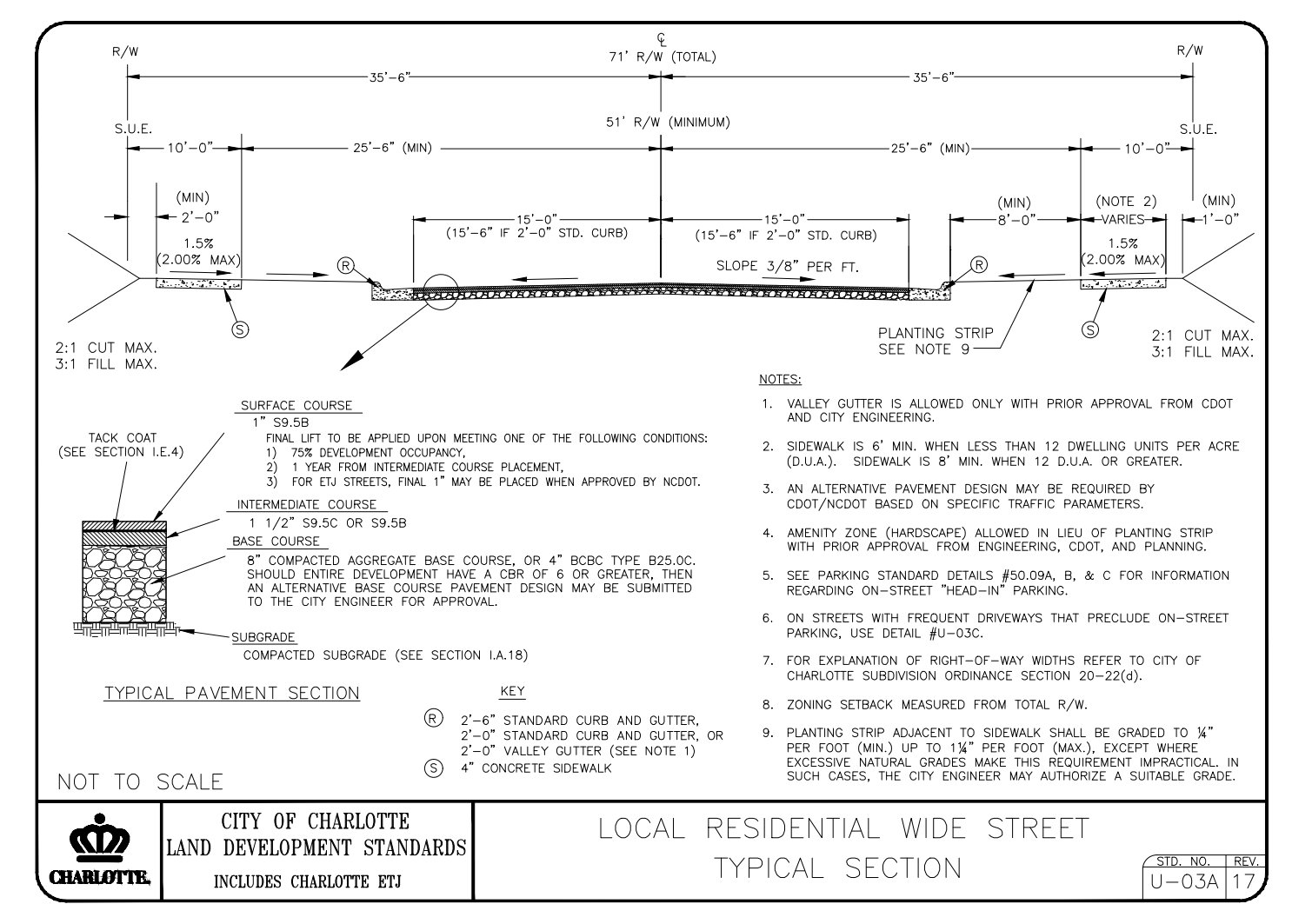
143-031-07
 MECKLENBURG COUNTY
 600 E 4TH ST
 CHARLOTTE NC 28202
 DB: 25324, PG. 475
 EX. LAND USE: 100 YEAR FLOOD PLAIN

DEVELOPMENT DATA TABLE

SITE AREA:	+/-24.40 ACRES
TAX PARCEL:	#143-031-06
EXISTING ZONING:	I-1 (CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF DEVELOPMENT STANDARDS.
MAX MULTI-FAMILY DENSITY:	WITHIN DEVELOPMENT AREA A, UP TO 80 SINGLE FAMILY ATTACHED DWELLING UNITS; AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF DEVELOPMENT STANDARDS.
BUILDING HEIGHT:	4 STORIES MAXIMUM. 40' WITH ALLOWANCE UP TO 100' WHERE IN COMPLIANCE WITH TABLE 9.406(2)(A)
MIN. SETBACK FROM BOC:	14' ALONG PROPOSED STREET;
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
MIN. BUILDING SEPARATION:	10'
OPEN SPACE REQUIRED (10%):	REQUIRED: 24.4 AC * 0.10 = 2.44 AC (106,286.4 SF)
TREE SAVE AREA (15%):	REQUIRED - 3.66 AC (159,429.6 SF)

LEGEND

-  DEVELOPMENT AREA
-  SITE ACCESS
-  PROPOSED PRIVATE STREET
-  PROPOSED ALLEY
-  PROPOSED BUILDING ENVELOPE
-  POTENTIAL TREE SAVE AREA
-  POTENTIAL PARKING AREA



KEY MAP

SEAL

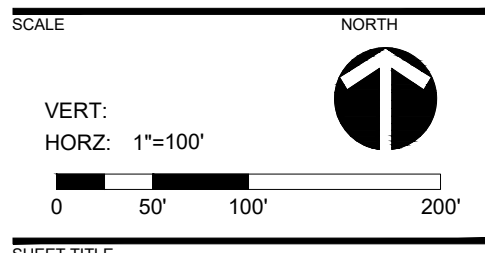
PROJECT

LAKEPOINTE DEVELOPMENT

REZONING 2021-062

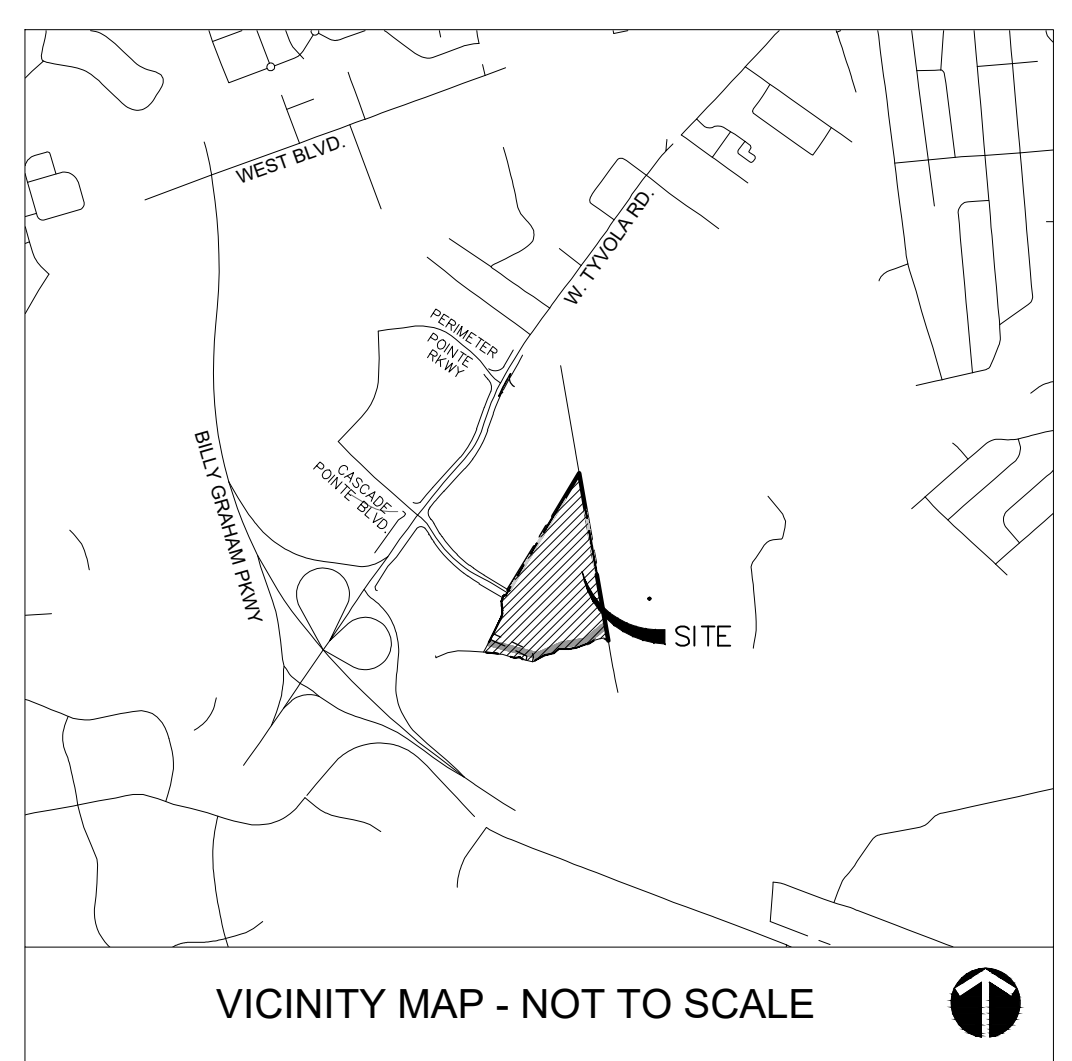
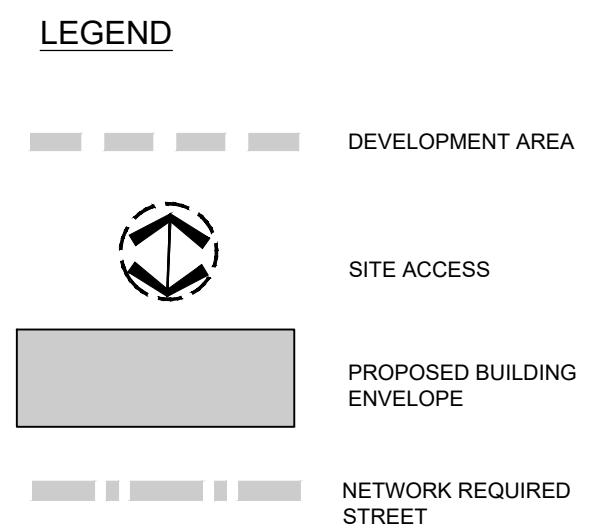
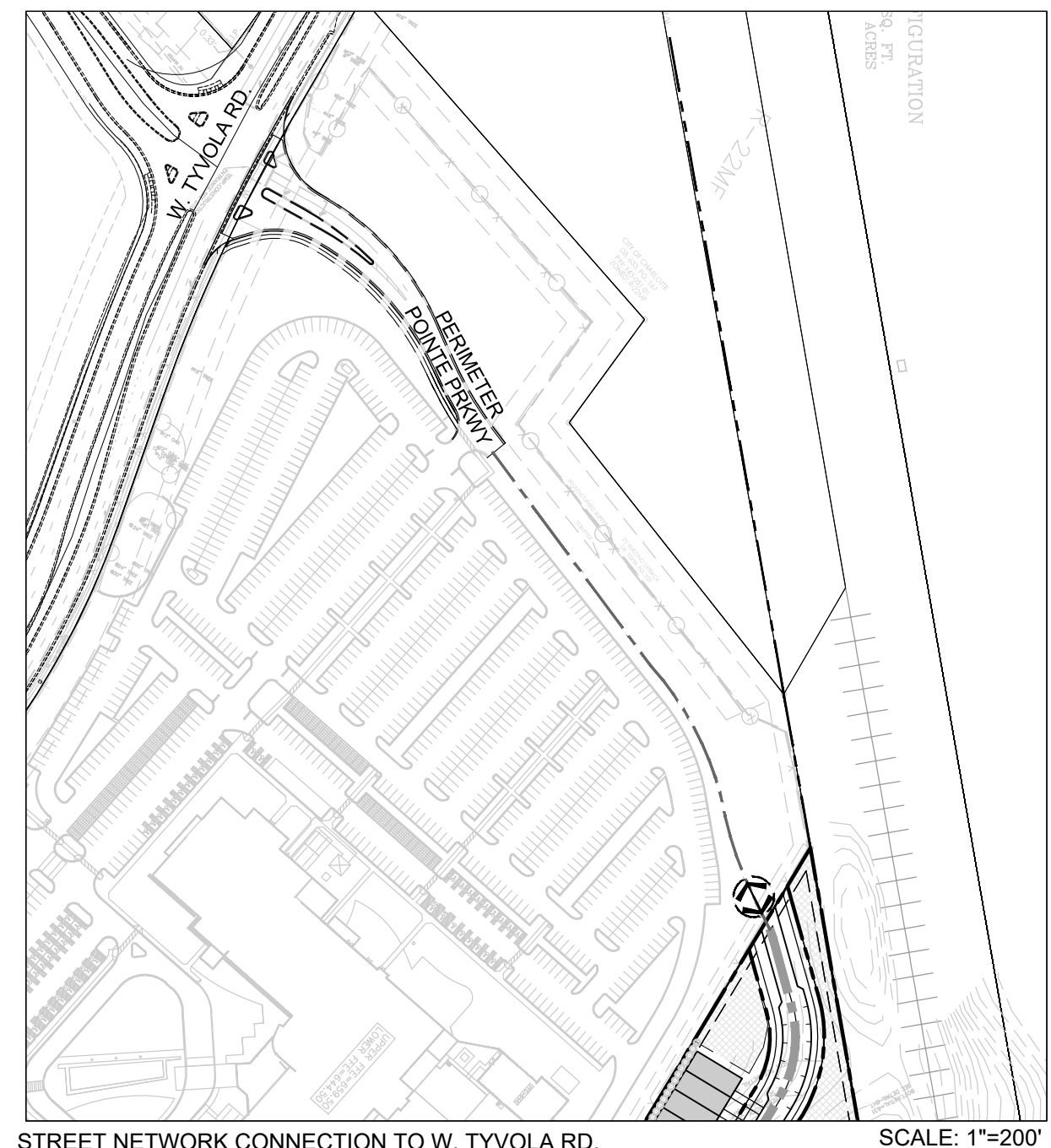
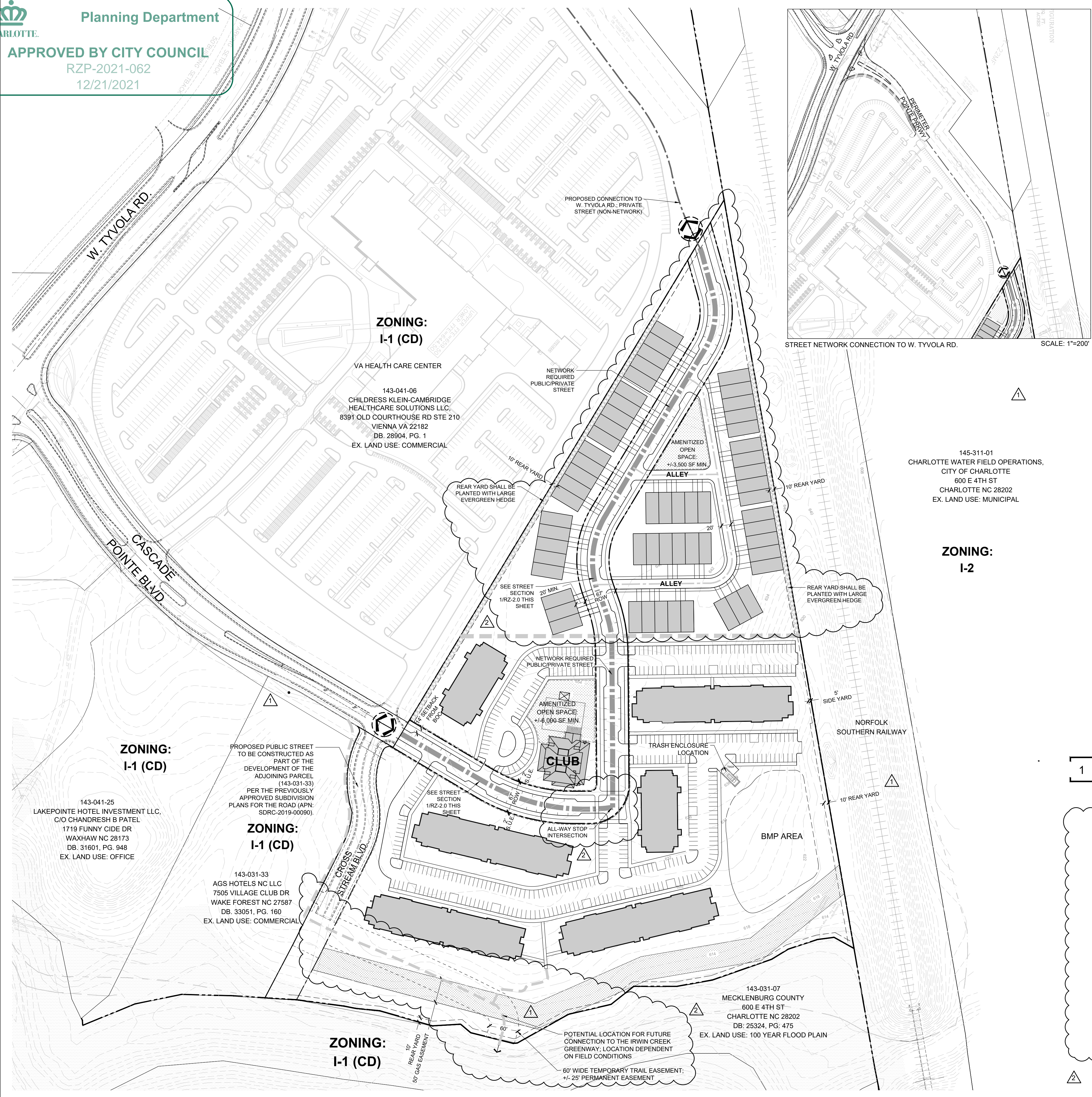
LANDDESIGN PROJ.#	1021015	
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21

DESIGNED BY: AWM
 DRAWN BY: NYG
 CHECKED BY: AWM



TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-1.0**



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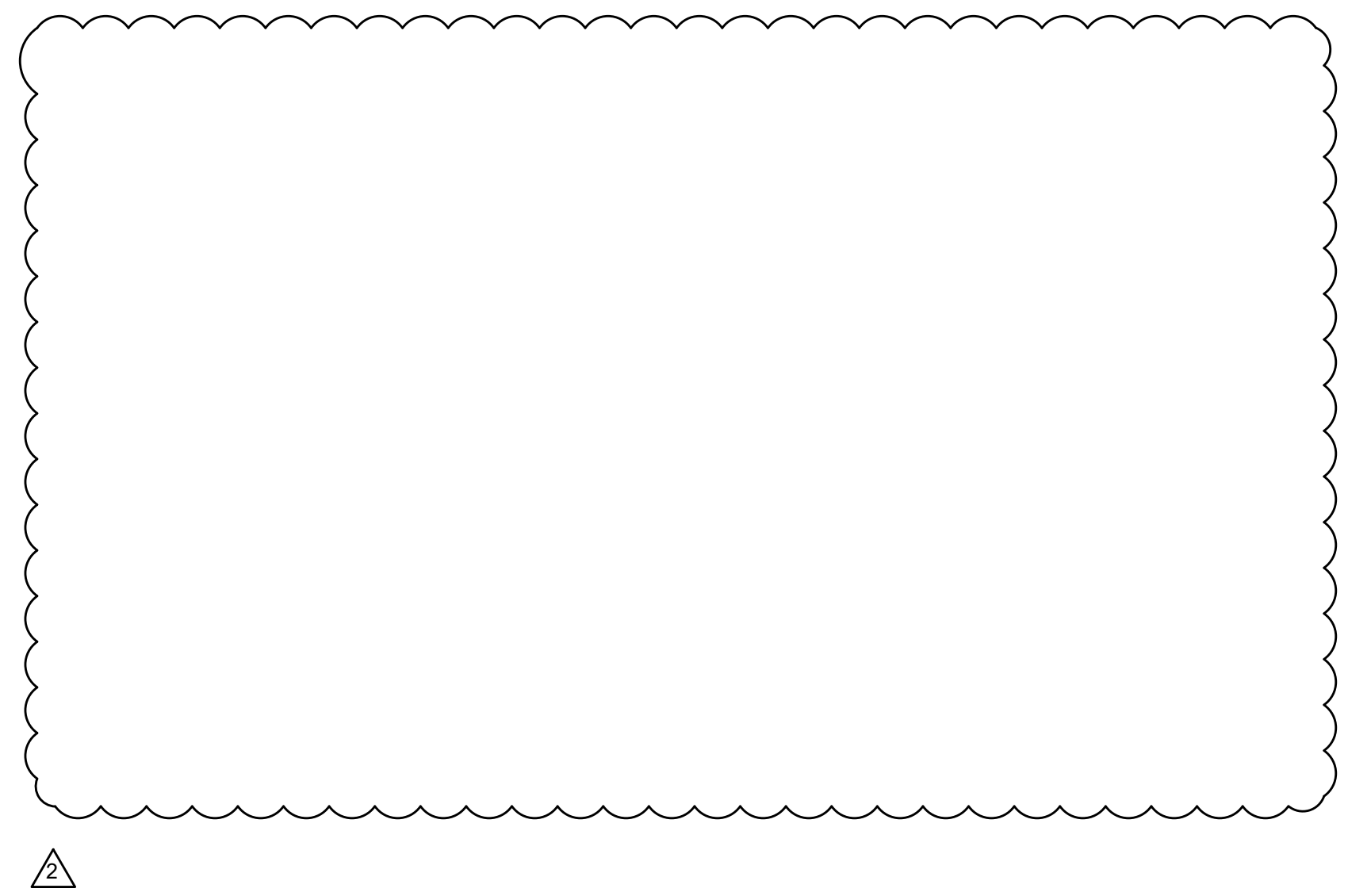
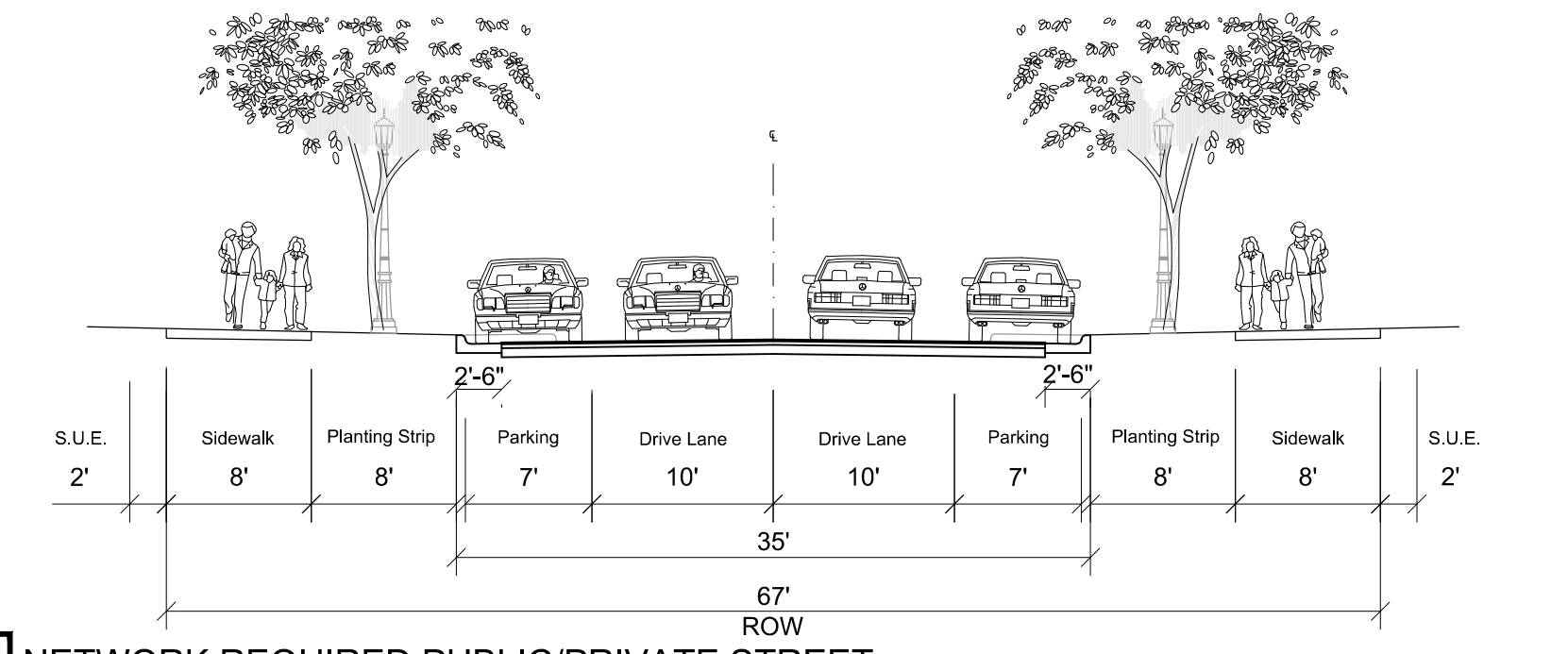
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KEY MAP

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LAKEPOINTE DEVELOPMENT

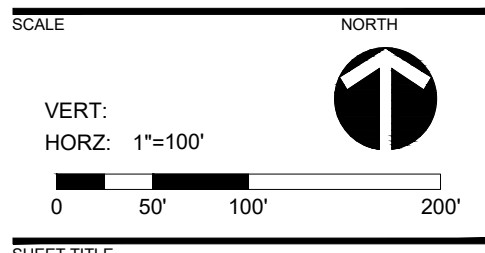
REZONING 2021-062

LANDDESIGN PROJ# 1021015

REVISION / ISSUANCE

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DESIGNED BY: AWM
 DRAWN BY: NYG
 CHECKED BY: AWM



SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2.0



1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN PROPERTIES AND DOMINION REALTY PARTNERS (TOGETHER THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 24.4 ACRE SITE LOCATED AT THE EASTERN TERMINUS OF CASCADE POINTE BOULEVARD (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, SUBJECT TO THE PROVISIONS PROVIDED BELOW.

c. DEVELOPMENT AREAS. FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED UNIFIED DEVELOPMENT, THE REZONING PLAN SETS FORTH TWO (2) DEVELOPMENT AREAS (AND AS APPLICABLE OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A AND B. (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.

d. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS 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 WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

e. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR

ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR

iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE, BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-2.

f. 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.

g. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; ACCESSORY BUILDING DESIGN. NOTWITHSTANDING THE NUMBER OF BUILDINGS OR LOTS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED: (I) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN AND TO BE DEVELOPED FOR THE SINGLE FAMILY ATTACHED RESIDENTIAL DWELLINGS, SHALL NOT EXCEED [] PRINCIPAL BUILDINGS OR RESIDENCES; AND (II) ON THE PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN AND TO BE DEVELOPED FOR MULTI-FAMILY RESIDENTIAL DWELLINGS, SHALL NOT EXCEED [] PRINCIPAL BUILDINGS, ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSES, PICNIC/GATHERING PAVILIONS, RECREATION AND RELATED USES, EQUIPMENT STORAGE STRUCTURES AND THE LIKE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

h. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE, INCLUDING WITHOUT LIMITATION THE DEVELOPMENT AREAS, 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 AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN.

i. 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 OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND TRANSFER & CONVERSION RIGHTS:

a. DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 80 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, /GATHERING SHELTERS, GAZEBO, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).

b. DEVELOPMENT AREA B MAY BE DEVELOPED WITH UP TO 310 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE UR-2 ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, PICNIC/GATHERING SHELTERS, GAZEBO, BALL FIELDS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES ETC.).

3. TRANSPORTATION IMPROVEMENTS AND ACCESS:

i. PROPOSED IMPROVEMENTS: [TO BE FORTHCOMING BUT ONLY IF APPLICABLE]

ii. STANDARDS, PHASING AND OTHER PROVISIONS.

a. CDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND/OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY). IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. PHASING. [TO BE FORTHCOMING BUT ONLY IF APPLICABLE]

c. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 3.11 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 3.11.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

d. **RIGHT-OF-WAY AVAILABILITY.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

IN ADDITION TO THE FOREGOING, IN THE EVENT THE RIGHT OF WAY IS NOT AVAILABLE FOR ANY REASON AFTER THE GOOD FAITH EFFORTS OF THE PETITIONER, THE PETITIONER WILL WORK WITH CDOT AND/OR NCDOT AS APPLICABLE TO EITHER (I) IDENTIFY ALTERNATIVE IMPROVEMENTS TO IMPLEMENT TRAFFIC MITIGATION IN LIEU OF THE IMPROVEMENTS IMPACTED BY THE LACK OF RIGHT OF WAY AS DESCRIBED IN SUBSECTION F. BELOW, OR (II) CONTRIBUTE TO CDOT AND/OR NCDOT AS APPLICABLE, AN AMOUNT EQUAL TO THE ESTIMATED COST OF THE ROAD IMPROVEMENTS NOT COMPLETED DUE TO THE LACK OF AVAILABLE RIGHT OF WAY, SUCH FUNDS TO BE USED TO COMPLETE SUCH ALTERNATIVE ROADWAY IMPROVEMENTS IN THE GENERAL AREA OF THE SITE IN A MANNER REASONABLE AGREEABLE TO THE PETITIONER, CDOT AND/OR NCDOT AS APPLICABLE.

e. **RIGHT-OF-WAY CONVEYANCE.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, 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 FIRST 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 WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

f. **ALTERNATIVE IMPROVEMENTS.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.

III. ACCESS, AND PEDESTRIAN CIRCULATION.

a. ACCESS TO THE SITE WILL BE FROM CASCADE POINTE BOULEVARD AS GENERALLY DEPICTED ON SHEET RZ1 & SHEET RZ2.

b. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC STREETS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL PRIVATE/PUBLIC STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. DESIGN INTENT STATEMENT:

A THE PETITIONER PROPOSES TO DEVELOP A WALKABLE RESIDENTIAL COMMUNITY WHERE THE RESIDENTS OF THE COMMUNITY WILL HAVE CONVENIENCE AND EASY ACCESS TO A SERIES OF PASSIVE AND ACTIVE OPEN SPACES THAT ARE INTERCONNECTED BY A NETWORK OF STREETS, SIDEWALKS, AND TRAILS. THE EMPHASIS OF THE DESIGN WILL BE TO PROVIDE ALTERNATIVE MODES OF TRANSPORTATION TO THE RESIDENTS OF THE COMMUNITY WHICH WILL ALLOW THEM TO ACCESS THE COMMUNITY'S AMENITY AREAS.

5. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE (DEVELOPMENT AREAS A AND B) MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDY-PLANK), EIFS OR WOOD. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.

b. THE PRINCIPAL ENTRANCE TO BUILDINGS IN DEVELOPMENT AREA B, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.

c. THE SERVICE AREAS OF THE NEW BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA B WILL BE SCREENED FROM THE ADJOINING STREETS WITH WALLS DESIGNED TO COMPLEMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS AND TO ENCOURAGE PEDESTRIAN ACTIVITY.

d. ATTACHED RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA A SHALL ADHERE TO THE FOLLOWING STANDARDS:

i. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 30' ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.

ii. GARAGE DOORS VISIBLE FROM PUBLIC STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE OR BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

iii. REAR LOADED TOWNHOMES SHALL HAVE LEAD WALKS THAT CONNECT TO THE SIDEWALK ALONG PUBLIC AND/OR PRIVATE STREETS. FRONT LOADED TOWNHOMES SHALL HAVE LEAD WALKS THAT CONNECT TO PUBLIC AND/OR PRIVATE STREETS; OR PROVIDE A LEAD WALK THAT CONNECTS TO THE DRIVEWAY.

iv. TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 8 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 8-UNIT BUILDS ARE ADJACENT.

v. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACKS AND YARDS.

6. STREETScape, LANDSCAPING AND BUFFER:

a. A 14-FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED RIGHT-OF-WAY OF CASCADE POINTE BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. ALONG THE SITE'S INTERNAL STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF FIVE (5) FEET EXCEPT AS FOLLOWS:

7. ENVIRONMENTAL FEATURES

a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

8. OPEN SPACE:

a. [TO BE FORTHCOMING IF APPLICABLE]

9. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE; CONSEQUENTLY USES LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SIGNS FOR THE USE IN DEVELOPMENT AREAS A AND B, AND VICE-VERSA.

10. LIGHTING:

a. ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR NON-RESIDENTIAL USES AND 15 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR RESIDENTIAL USES.

11. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

12. 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.



KEY MAP

REAL

PROJECT

LAKEPOINTE DEVELOPMENT

REZONING 2021-062

LANDDESIGN PROJ.# 1021015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	03.02.21

DESIGNED BY: AWM
DRAWN BY: NYG
CHECKED BY: AWM

SCALE: NORTH

VERT:
HORZ:

SHEET TITLE

REZONING DEVELOPMENT NOTES

SHEET NUMBER

RZ-2.0

