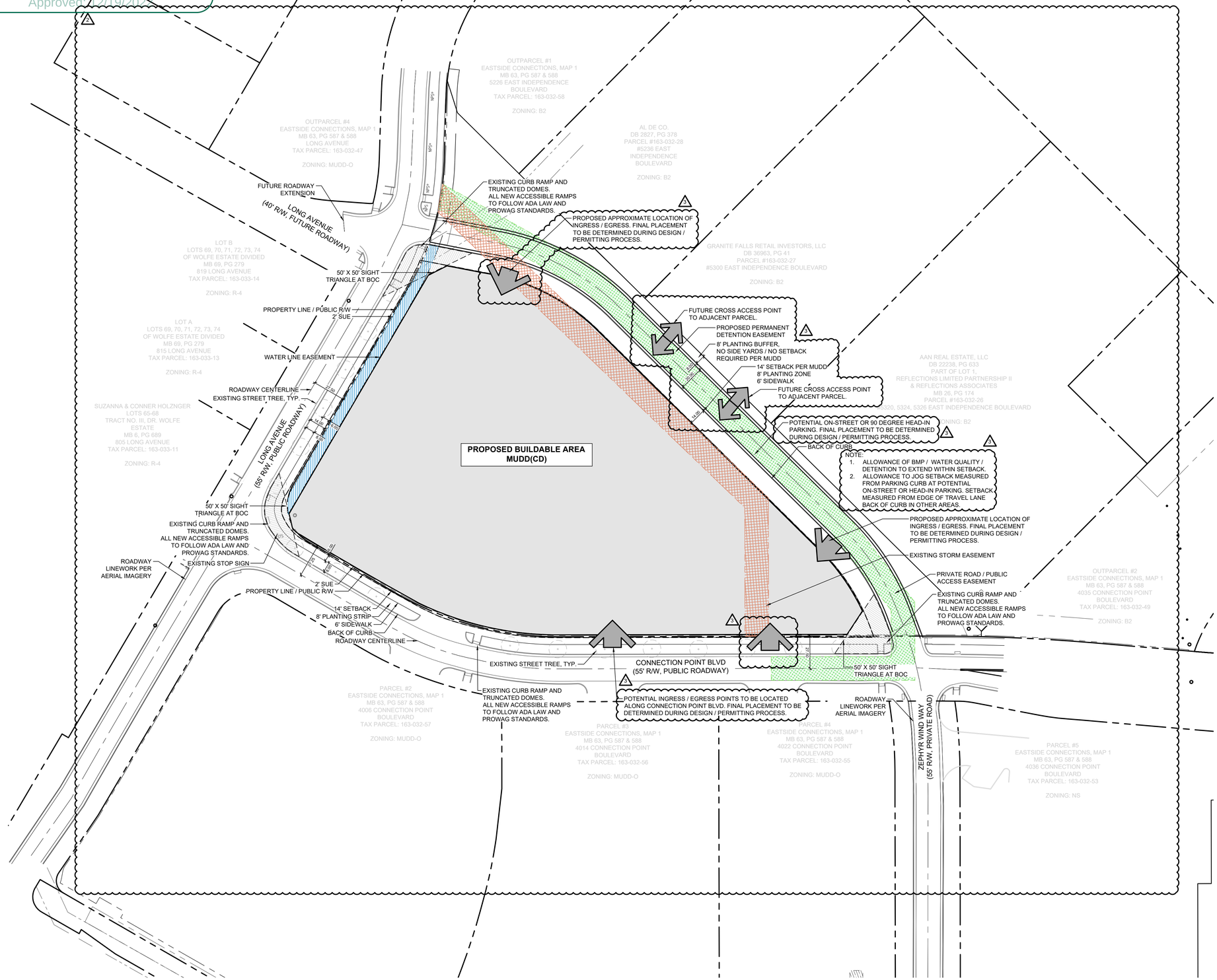
Planning Department

CHARLOTTE.

APPROVED BY CITY COUNCIL

RZP-2022-050

Approved: 12/19/2022



SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 2.941 ACRES
- **TAX PARCELS:** 163-032-48
- **EXISTING ZONING:** MUDD-O
- **PROPOSED ZONING:** MUDD(CD)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
- **MAXIMUM DEVELOPMENT:** 270 MULTI-FAMILY OR 80 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS.
- **MAXIMUM BUILDING HEIGHT:** 65 FEET FOR MULTI-FAMILY BUILDINGS OR 52 FEET FOR SINGLE-FAMILY ATTACHED BUILDINGS
- **PARKING:** PER ORDINANCE, MINIMUM OF FIVE (5) GUEST PARKING SPACES

LEGEND:

- EXISTING STORM EASEMENT
- POTENTIAL PERMANENT DETENTION EASEMENT
- WATER LINE EASEMENT

PETITION NO. 2022-050

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

ASCENT REAL ESTATE PARTNERS

KEY MAP

SEAL

REZONING

PROJECT

ASCENT MORA

ASCENT

4017 CONNECTION POINT BLVD

CHARLOTTE, NC

LANDDESIGN PROJ.#

1021391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	07-25-2022
2	REVISIONS PER STAFF COMMENTS	09-12-2022
3	REVISIONS	12-06-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1" = 40'

0 20 40 80

NORTH

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP-2022-050
Approved: 12/19/2022

ASCENT MoRa
DEVELOPMENT STANDARDS
Petitioner: Ascent Real Estate Capital, LLC
Rezoning Petition No. 2022-050 1
12/6/2022 1 2 3

Site Development Data:

--**Acreage:** ± 2.941 acres
--**Tax Parcels:** 163-032-48
--**Existing Zoning:** MUDD-O
--**Proposed Zoning:** MUDD(CD) 2
--**Existing Uses:** Vacant
--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
--**Maximum Development:** 270 Multi-family or 80 single family attached residential units 1
--**Maximum Building Height:** 65 feet for multi-family buildings or 52 feet for single-family attached buildings. 3
--**Parking:** Per Ordinance minimum of five (5) guest parking spaces 3

I. General Provisions:

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Ascent Real Estate Capital, LLC ("Petitioner") to accommodate development of a residential development on an approximately 2.941-acre site located at 4009 Connection Point Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 163-032-48 (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 MUDD zoning district shall govern all development taking place on the Site.

II. Permitted Uses:

1

Subject to the Maximum Development provisions set forth under Section III below, the Site may be devoted to multi-family or single family attached uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Maximum Development:

a. The principal building(s) constructed on the Site may be developed with a maximum of two hundred seventy (270) multi-family units or, in the alternative, eighty (80) single 1 family attached residential units, along with any accessory uses allowed in the MUDD zoning district.

IV. Transportation:

2 a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

2 b. Petitioner shall provide a public access easement along the proposed private street, as generally depicted on the Rezoning Plan.

3 2 c. Petitioner shall provide a minimum of five (5) guest parking spaces either as parallel parking spaces or 90-degree head-in spaces along the private street or contained on-site.

2 d. Petitioner shall provide curb ramps per ADA law and PROWAG requirements along Site frontages, as generally depicted on the Rezoning Plan, if existing ramps are not up to ADA and PROWAG standards.

e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind back of sidewalk where feasible.

f. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet 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, 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 bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

V. Design Guidelines:

a. Preferred Exterior Building Materials: The principal building facades constructed on the Site and abutting a network required public or private street shall comprise a minimum of 40% of that building's entire façade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other materials approved by the Planning Director.

2 b. Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (excluding the use of vinyl handrails, windows or door trim, which shall be permitted); or (2) concreate masonry units not architecturally finished.

2 c. Trash/recycling locations shall be provided to meet ordinance requirements, dependent on whether single-family attached or multi-family units are provided, with the final location to be determined during the design/permitting phase of development.

3 d. Low site walls and steps may be permitted to encroach within setbacks.

3 e. **SINGLE FAMILY ATTACHED (TOWNHOME-STYLE) UNIT STANDARDS:**

1. Townhome units shall be alley-loaded or surface parked. No individual driveways from the single family attached units (if provided) shall be connected to a public or private street. For the sake of clarity, multi-family access points and alleyways for access to multiple townhome units shall be permitted on public and private streets.

2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

3. All corner/end units where the side of the unit fronts a public or private street shall have blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for the applicable side elevation.

4. To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk shall be raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.

5. Buildings shall have a maximum of six (6) units per building when fronting a public street.

2 f. **MULTIFAMILY DESIGN STANDARDS**

3 1. Building Massing shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 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 two (2) feet extending through at least a full floor.

2. Architectural Elevation Design: elevations shall be designed to create visual interest as follows:

2 A. 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/or change in materials or colors;

B. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

VI. Open Space and Environmental Features:

a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.

b. The Petitioner shall comply with the Tree Ordinance.

VII. Lighting:

a. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

VIII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

IX. Binding Effect of the Rezoning Application:

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 Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

1 PETITION NO. 2022-050

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

ASCENT REAL ESTATE PARTNERS

KEY MAP

SEAL

REZONING

PROJECT

ASCENT MORA

ASCENT
4017 CONNECTION POINT BLVD
CHARLOTTE, NC

LANDDESIGN PROJ.#
1021391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	07-25-2022
2	REVISIONS PER STAFF COMMENTS	09-12-2022
3	REVISIONS	12-06-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

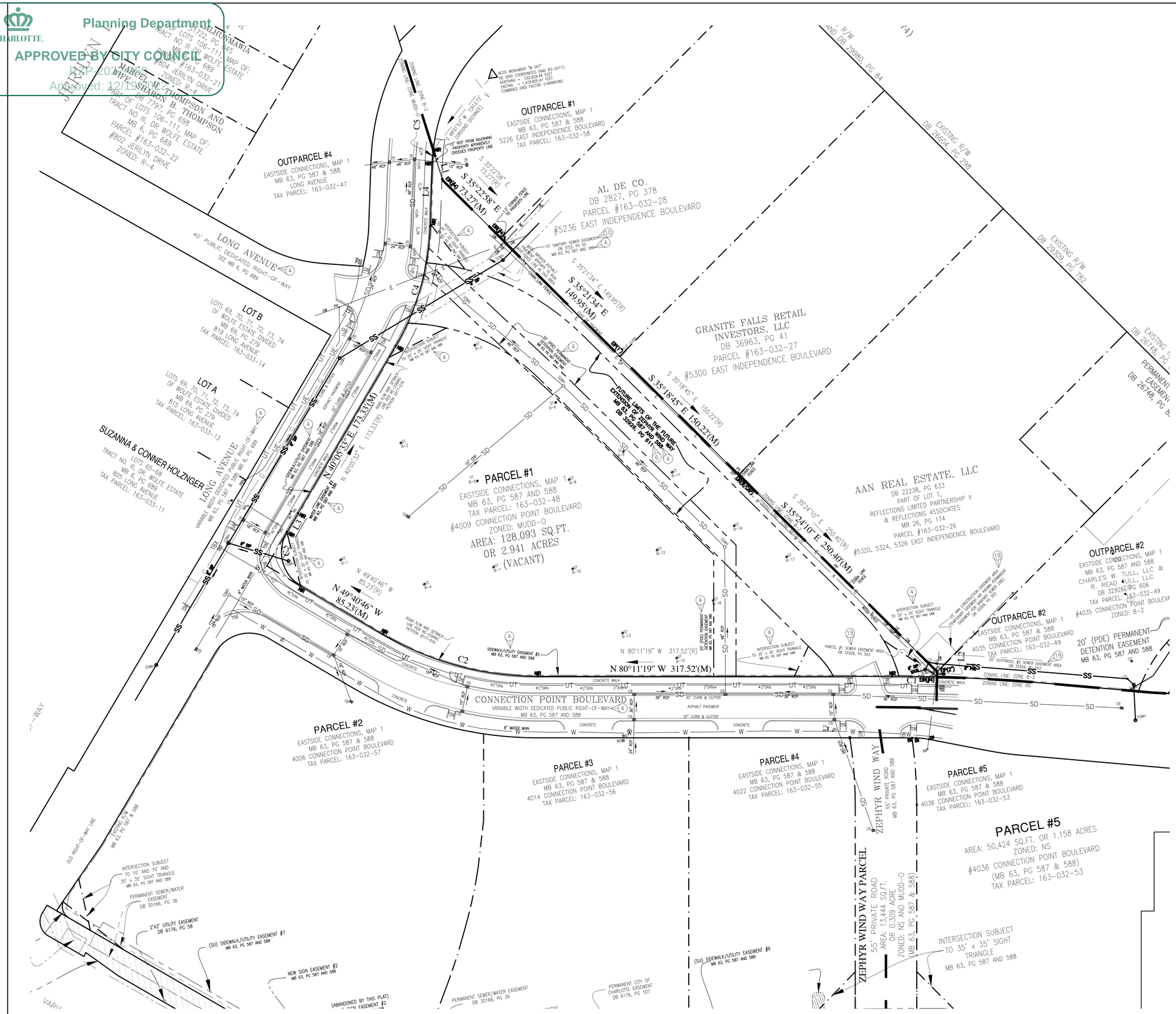
SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
DEVELOPMENT NOTES

SHEET NUMBER
RZ-02

CHARLOTTE.
Planning Department
APPROVED BY CITY COUNCIL
RZP 2022-050
Approved: 12/19/2022



PETITION NO. 2022-050

12/6/2022 2:05 PM CHASE WEAVER P:\CLT_2021\1021391\CAD\ENTITLEMENTS\1021391_RZN_EXIST.DWG

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

ASCENT REAL ESTATE PARTNERS

KEY MAP

SEAL

REZONING

PROJECT

ASCENT MORA

ASCENT

4017 CONNECTION POINT BLVD

CHARLOTTE, NC

LANDDESIGN PROJ.#
1021391

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER STAFF COMMENTS	07-25-2022
2	REVISIONS PER STAFF COMMENTS	09-12-2022
3	REVISIONS	12-06-2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1" = 40'
0 20 40 80

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-03