



Site Development Data:

Acres: +/- 13.04 AC

Tax Parcel: 031-051-48

Existing Zoning: R-17MF & R-3

Proposed Zoning: R-17MF(CD) LWPA

Existing Uses: Single Family

Proposed Uses: Up to (221) Multi-Family Residential Units

General Provisions:

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by 9900 Mount Holly Road LLC (the "Petitioner") to accommodate the development of multi-family residential unit types on an approximate 13.04-acre site located to the north of Mount Holly Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 031-051-48.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "R-17MF" Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses:

Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-17MF zoning district containing a maximum of (221) Multi-Family residential units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
- The site shall be served by a combination of public and private roads as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
- The petitioner agrees to provide accessible sidewalk ramps at each corner of Private Road 1 and Mount Holly Road as generally depicted on the Rezoning Plan.
- The petitioner shall provide a 12' multi-use path and landscape strip along Mount Holly Road adjacent The Site. The sidewalk may meander in a limited capacity to avoid critical conflict points and final location shall be coordinated with NCDOT and CDOT. If NCDOT's controlled access limits along Mount Holly Road extends along the Site's frontage of Mount Holly Road, the Petitioner will place the proposed multi-use path within a sidewalk utility easement.
- The petitioner shall commit to constructing the following transportation improvements as generally illustrated within the Mount Holly Road right of way, in coordination with NCDOT and CDOT. Modifications and adjustments to these improvements shall be permissible, as directed by NCDOT, to obtain development permits.
 - A left turn lane to Private Road 1 with 150 linear feet of storage located along Mount Holly Road, designed according to NCDOT standards.
 - A right turn lane to Private Road 1 with 100' linear feet of storage located along Mount Holly Road designed according to NCDOT standards.
- Petitioner shall provide a private driveway connection across the northern property line, in the location as generally depicted on the Rezoning Plan, prior to the issuance of the final building certificate of occupancy (i.e., the 9th multi-family building). If the adjacent property owner of parcel 031-052-99 has provided a corresponding stub connection at such time.
- The Petitioner shall contribute \$50,000 to the City of Charlotte for the NCDOT traffic signal to be constructed at the intersection of Rhyne Road and Mount Holly Road, to be coordinated between CDOT and NCDOT. This contribution shall be made prior to the issuance of the first building certificate of occupancy.
- The Petitioner agrees to install improvements as noted within Transportation notes 3, 4 & 5 above adjacent and within the Mount Holly Road right of way prior to the site's first certificate of occupancy being issued. Petitioner shall dedicate in fee simple conveyance all rights-of-way to the City of Charlotte before the site's first building certificate of occupancy is issued.

Architectural and Design Standards:

- In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-17MF district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
- The petitioner shall limit the base maximum average height of each residential structure on site to 40' and three (3) stories as further described in the Ordinance.
- A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- Building placement and site design of the multi-family apartment buildings on site shall focus on and enhance the pedestrian environment adjacent public streets.
 - Buildings shall be placed so as to present a front or side facade to all public streets.
 - Usable porches or stoops may form an element of the building design and be located on the front and/or side of a building or residential unit.
 - Direct pedestrian connections should be provided between residential units adjacent public rights of way.
 - The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all direction 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.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be located as generally depicted on the Site plan and shall be screened from public view where applicable through the use of opaque materials consistent with building materials used throughout the Site, consistent with ordinance requirements.
- The Petitioner shall provide a minimum of 6,000 square feet of amenitized areas within the Site. Amenities shall include a minimum of three (3) of the following: pool, cabana, enhanced landscaping, seating areas, community garden, tot lot, dog park, walking trails, mail kiosk, secure package room, car wash area, gazebo, grilling area, and/or other amenities approved by the planning director.

Streetscape and Landscaping:

- The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

- The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
- 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. Final location and size are not explicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City Ordinance or other regulatory requirements. Petitioner delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

- The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

- All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
- Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21) feet in height.

Amendments to Rezoning Plan:

- Future amendments to 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.
- Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

- If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



9900 Mount Holly Rd, LLC

Mount Holly Multi-Family
Rezoning Site Plan
9900 Mount Holly Rd, Charlotte, NC 28214

NO.	DATE:	BY:	REVISIONS:
1	12.14.20	UDP	PER CITY COMMENTS
2	1.11.21	UDP	PER CITY COMMENTS
3	2.22.21	UDP	PER CITY COMMENTS

Project No: 20-CLT-051
Date: 09.15.2020
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0