



### DEVELOPMENT TABLE

Site area: 9.425 acre
Tax parcel included: 10501221
Existing zoning: O-1 CD (Office Conditional)
Proposed zoning: R-12MF CD (Multifamily Conditional)
Number of units: 98
Residential density: 10.42 units/ac
Max number of buildings: 5
Max building height: 48' (front of building)
Parking spaces qty & ratio: 207 (2.1 per unit)

### SITE PLAN KEY NOTES

- COVERED PICNIC AREA WITH 2 TABLES & 1 CHARCOAL GRILL
- PLAYGROUND WITH 4 ACTIVITIES MIN. & 1 BENCH
- OUTDOOR SITTING AREA WITH 2 BENCHES
- GAZEBO (100 sf MIN.)
- RESIDENT COMPUTER CENTER WITH 2 COMPUTER STATIONS
- MULTI-PURPOSE COMMUNITY ROOM (700 sf MIN.)
- LEASING OFFICE (200 sf MIN.) WITH ACCESSIBLE RR & MAINTENANCE ROOM (150 sf MIN.)
- PARKING SPACES / 207 @ 9x18' / ASPHALT
- ACCESSIBLE PARKING SPACES / 10 @ 9x18' / CONCRETE
- CONCRETE WALK / 5' WIDE
- DUMPSTER WITH CMU ENCLOSURE (6' TALL) & STEEL GATES
- GROUND SIGN (4'x10') / MASONRY BASE
- MAIL BOX KIOSK WITH COVERED ROOF
- 8' PLANTING STRIP AND 8' SIDEWALK ALONG SHORTHORN STREET

### CONDITIONAL NOTES

- General Provisions**
- The purpose of the development is to provide multi-family housing on approximately 9.42 acres at the intersection of Shorthorn Street and District Drive, just west of E.W.T. Harris Blvd.
  - The proposed development will follow the development standards of R-12MF, Multi-family as defined in the Charlotte Code Part 3: Multi-family Districts.
  - Development of the site is governed by the conditional rezoning plan, these development standards and applicable provisions of the City of Charlotte Zoning Ordinance established for the district.
  - The development and uses depicted on the rezoning plan are schematic in nature and are intended to depict the general arrangements of the improvements on the site. Accordingly, the ultimate layout, location and size of the development and the site elements depicted on the rezoning plan are graphic representational of the proposed development and may be altered or modified in accordance with the ordinance provided.
  - Future amendments to the rezoning plan and or these development standards may be applied for by the owner(s) of the site in accordance with the provisions of the zoning ordinance.
- Permitted uses**
- The site shall comprise up to 98 multi-family dwelling units of one to three bedrooms in size, a clubhouse, leasing office located in one of the primary structures and amenities in no more than five primary structures and any other incidental or accessory uses that are permitted either by-right or under prescribed conditions in the R-12MF zoning district.
- Environmental Features**
- Development within any SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
  - Development on the site shall comply with the Charlotte Tree Ordinance.
- Transportation**
- ROW dedication and fee simple conveyance to the City must be completed prior to the site's first building CO will be issued.
  - NCDOT requests ROW set at 2-feet behind back of sidewalk where feasible.
  - All transportation improvements will be approved and constructed before the site's first building CO will be issued. Transportation improvements may be phased if said improvements and phasing are explicitly described on final site plan notes.
- Signage**
- Signage shall be provided in accordance with the requirements of the zoning ordinance.
- Lighting**
- All freestanding lighting fixtures installed on the site (excluding street lights and lower decorative lighting that may be installed along driveways, sidewalks, and parking areas) shall be fully capped and shielded and illumination be downwardly directed so that direct illumination does not extend past any property line of the site.
  - Any lighting fixtures attached to structures on the site shall be fully capped and downwardly directed.

- Architectural and Site Design Standards**
- Preferred Exterior Building Materials:**
    - All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 10% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
  - Building Placement and Site Design** shall focus on and enhance the pedestrian environment through the following:
    - Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
    - Buildings shall be placed as to improve the open space between Shorthorn and the proposed parking lot by preserving trees and adding landscaping where possible.
  - Building Massing and Height** 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/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.
  - Architectural Elevation Design** - elevations shall be designed to create visual interest as follows:
    - Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, bays, offsets, projections, recesses, pilasters, banding and change in materials or colors.
    - 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 use of preferred exterior building materials or articulated architectural facade features and color changes.
    - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions 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.
    - Buildings B-E shall be placed east of the parking area and at least 100 feet from Shorthorn Street.
  - Roof Form and Articulation** - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
    - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
    - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
    - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
  - Service Area Screening** - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
  - Sidewalk extensions** should be provided between all street trees on all public and private network required streets when parking is adjacent.
  - Height, open space, and all other applicable development standards** will follow the R-12MF standards provided in the City of Charlotte Zoning Ordinance.

PROPOSED SITE PLAN  
SCALE: 1" = 50'-0"

CONSULTANT

SEAL

PROJECT TITLE

**SHORTHORN FLATS**  
E-W Harris Blvd, Charlotte, NC

ISSUED FOR:	DATE

REVISIONS	
MARK	DESCRIPTION
	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

DATE: 03/17/21  
DRAWN BY: KL  
CHECKED BY: JH  
SHEET TITLE

SHEET NUMBER