

KEY MAP

REZONING
PETITION
NUMBER
2023-165

NOT FOR
CONSTRUCTION

718 CENTRAL AVE

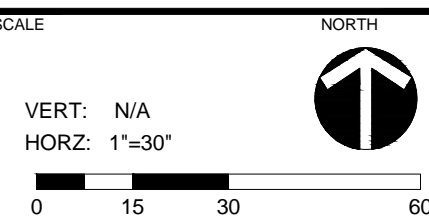
CENTRAL AVENUE MULTIFAMILY
LLC
718 CENTRAL AVE
CHARLOTTE, NC

LANDDESIGN PROJ# 1022322

REVISION / ISSUANCE

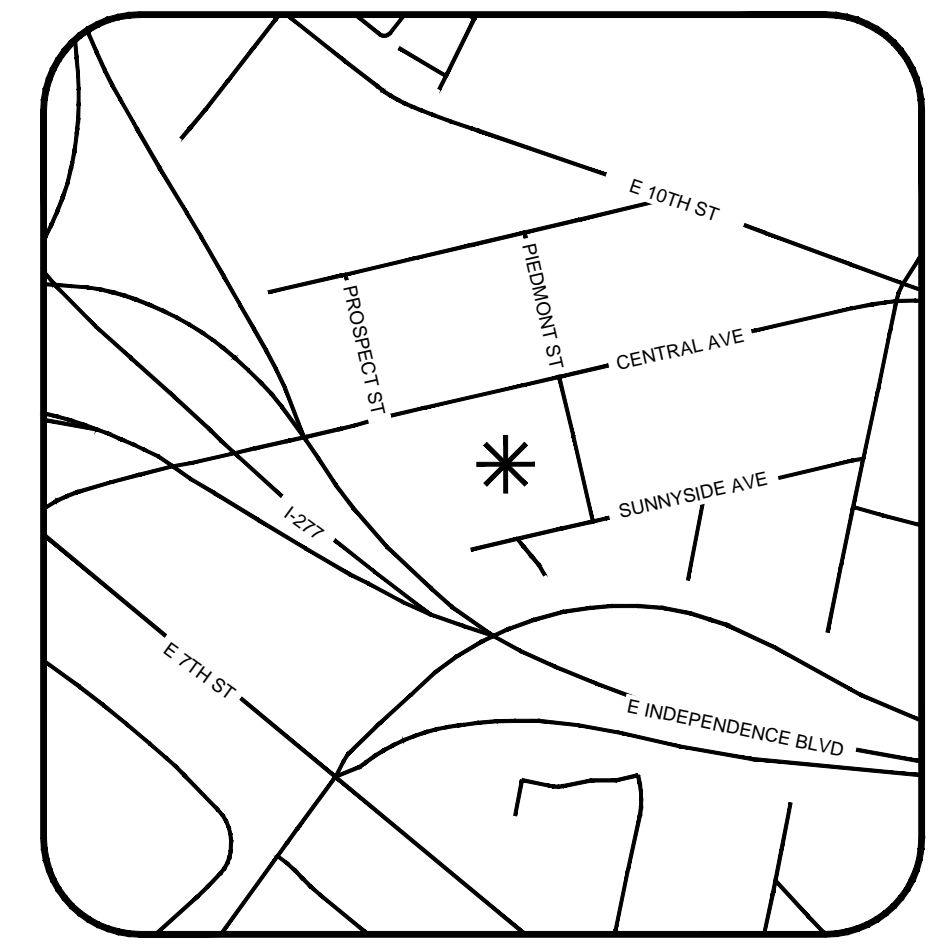
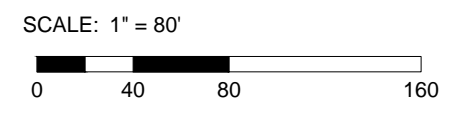
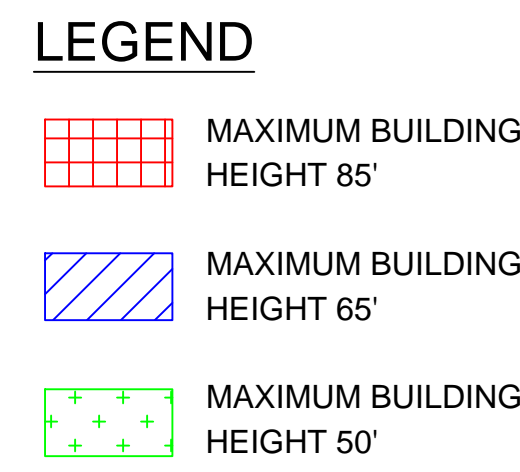
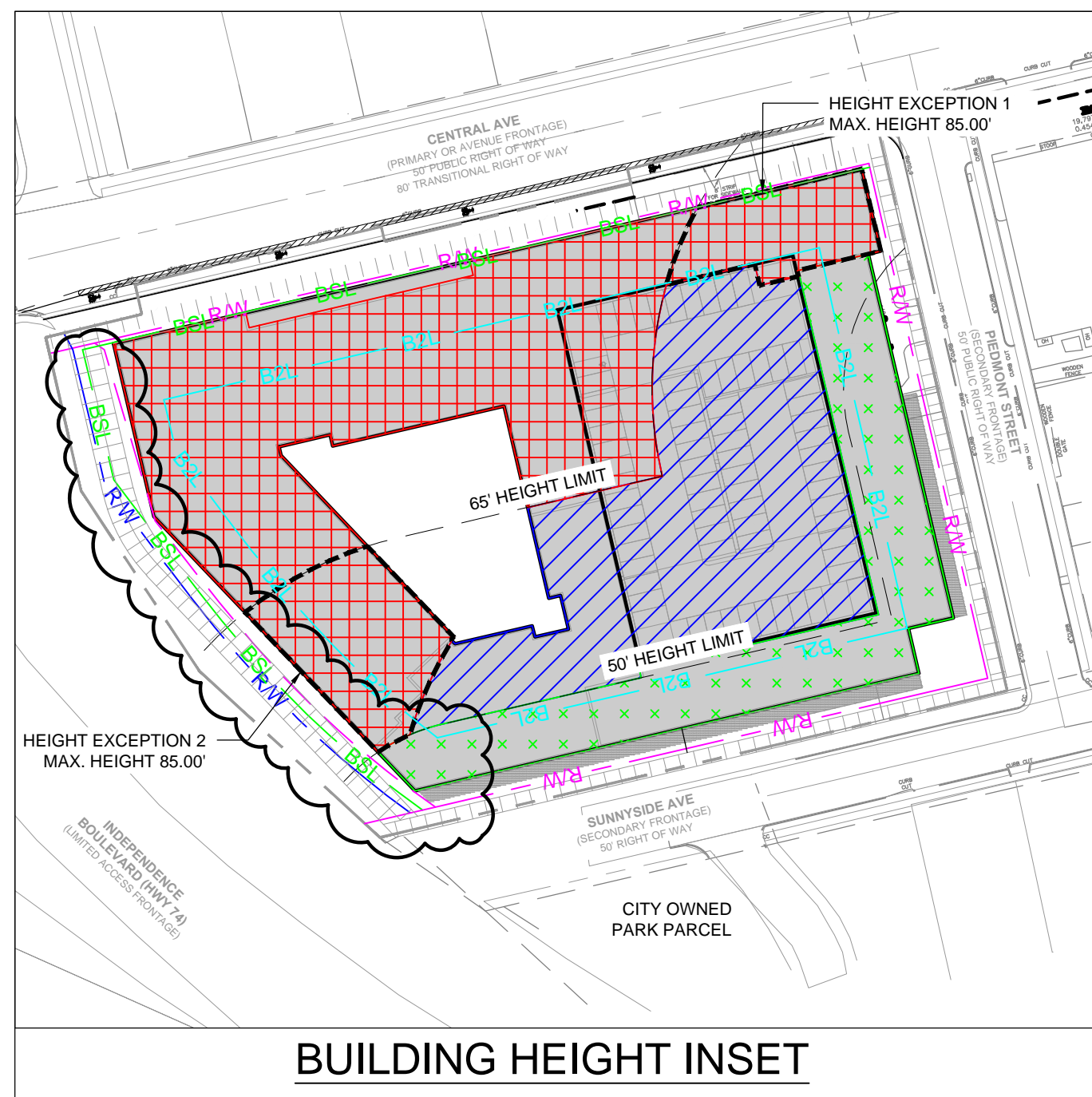
NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024
02	REZONING RESUBMITTAL	05/13/2024
03	REZONING RESUBMITTAL	07/15/2024

DESIGNED BY: DW
DRAWN BY: NM
CHECKED BY: ST



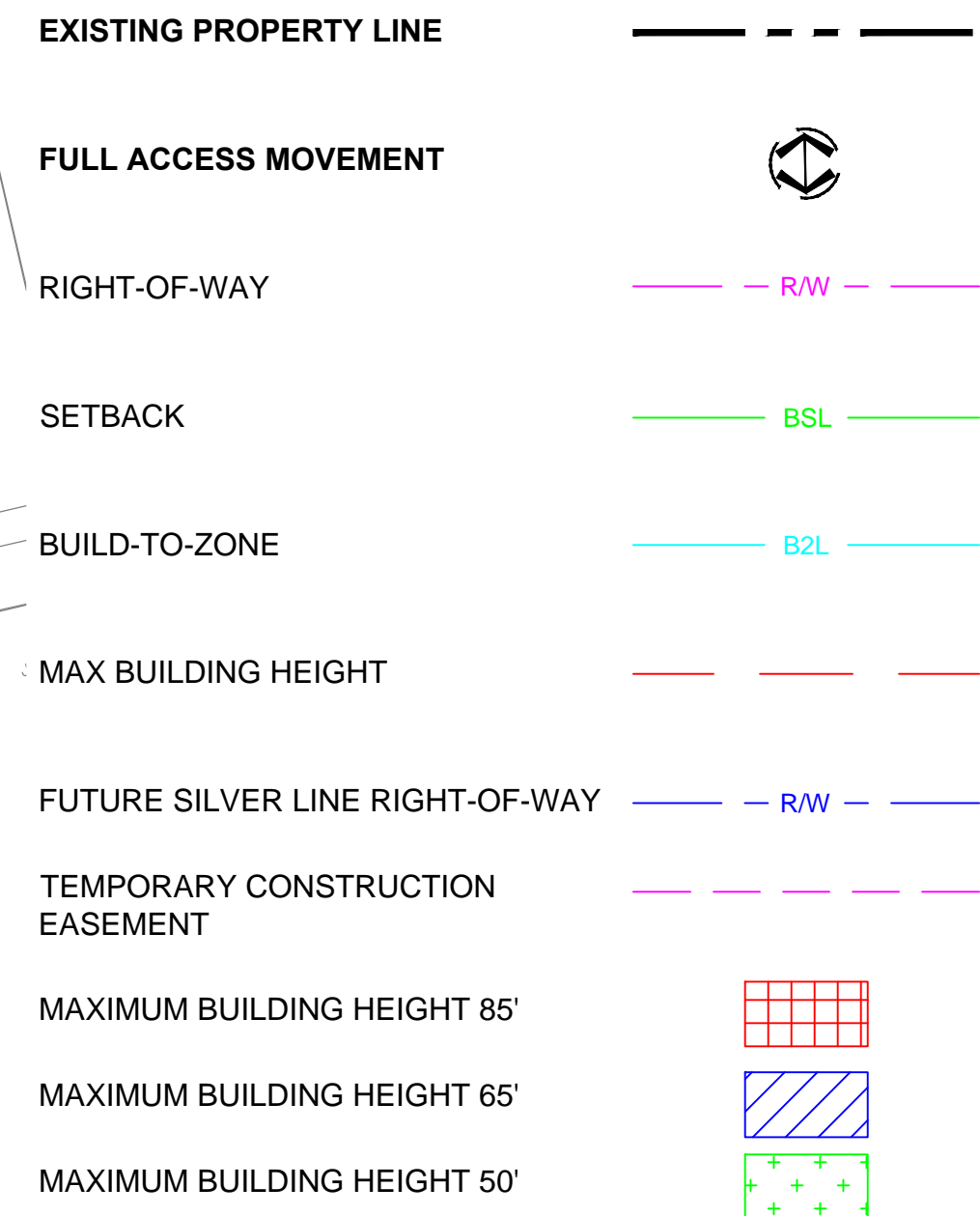
EXISTING CONDITIONS PLAN

SHEET NUMBER
RZ1-00



NTS
VICINITY MAP

SITE LEGEND



SITE DEVELOPMENT DATA

ACREAGE: ± 2.839 ACRES
 TAX PARCEL #: 080-156-03,04,05,06,07,08, AND 09
 EXISTING ZONING: NC, O-6(CD), & N1-D
 PROPOSED ZONING: CAC-1(EX)
 EXISTING USES: OFFICE, PARKING, RESIDENTIAL AND VACANT.
 PROPOSED USES: RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CAC-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED ON SHEET RZ3-00).
 MAXIMUM DEVELOPMENT LEVELS: UP TO 315 RESIDENTIAL DWELLING UNITS AND UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA NON-RESIDENTIAL USES AS DESCRIBED IN SECTION 3 AND AS ALLOWED BY THE CAC-1 ZONING DISTRICT, AND BY THE EXCEPTION PROVISIONS DESCRIBED ON SHEET RZ3-00.
 MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 85-FEET AS ALLOWED BY THE UDO AND AS ALLOWED BY THE EXCEPTIONS PROVISIONS BELOW. HEIGHT TO BE MEASURED AS DEFINED BY THE UDO. BUILDING HEIGHT ABOVE 80-FEET SHALL UTILIZE THE DEVELOPMENT BONUS PROVISION OF ARTICLE 16.3 OF THE UDO.
 PARKING: AS REQUIRED BY THE UDO. THE NUMBER OF PARKING SPACES PROVIDED WILL EXCEED THE UDO PARKING MINIMUM BY 20%.

KEY MAP

SEAL

REZONING PETITION NUMBER 2023-165

PROJECT

NOT FOR CONSTRUCTION

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY LLC
 718 CENTRAL AVE
 CHARLOTTE, NC

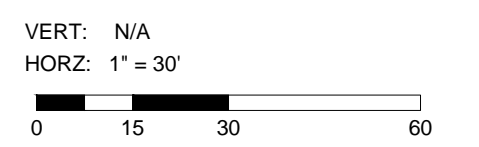
LANDDESIGN PROJ# 1022322

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DESIGNED BY: DW
 DRAWN BY: NM
 CHECKED BY: ST

SCALE NORTH



TECHNICAL DATA SHEET

SHEET NUMBER

RZ2-00

Central Avenue Multifamily LLC Development Standards 05/09/24 (01/25) Rezoning Petition No. 2023-165

Site Development Data:

- Acreage: ± 2.839 acres
-Tax Parcel #: 080-156-03.04.05.06.07.08. and 09
-Existing Zoning: NC, O-G(CD), & N1-D
-Proposed Zoning: CAC-1(EX)
-Existing Uses: Office, Parking, Residential and Vacant.
-Proposed Uses: Residential and non-residential uses as permitted by right and under prescribed conditions...

1. General Provisions:

- a. Site Location: These Development Standards, and the Technical Data Sheet set forth on attached RZ Sheets from this rezoning plan...
b. Zoning Districts/UDO: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Unified Development Ordinance...
c. Graphics and Alterations/Modifications: The schematic depictions of sidewalks, driveways, streets, and other development matters and site elements...

Public benefits shall include one or more actions from at least two of the following categories: 1) sustainability; 2) public amenity; and 3) city improvement.

- a. Below are the public benefits provided by the proposed CAC-1(EX) for the Site.
- City Improvement: (i) construction of a publicly accessible 16-foot shared-use path (SUP) along the western property line...
- Relocated sanitary sewer shall not be placed within ten (10) feet of the edge of the CATS Silver Line infrastructure...
- Public Amenity: (i) the creation of publicly accessible improved plaza along Central Ave. at the future LYNX Silver Line station...

The following Exception requests regarding the Design Standards of the CAC-1 zoning district are being requested because the design standards for a mixed-use building are not appropriate along the Site's frontages which are not conducive for non-residential uses.

- Article 11.3.B. (Table 11-2 Footnote #5) CAC Zoning Districts Building Height Standards) to modify the allowed maximum building height within 100-foot and 200 feet of the N1 Place Type as described below.
Article 11.3.C Building Articulation (Table 11-3 F Minimum Ground Floor Height Mixed Use). To allow a minimum of a 10-foot floor to floor ground floor height instead of 14-feet along all Frontages except for areas developed with convertible non-residential space.
Article 11.3.D Transparency (Table 11-4 B Ground Floor Transparency Mixed-Use). To allow a minimum ground floor transparency of 25% instead of 50% along the Piedmont, Sunnyside and Central Ave. Frontages...

3. Permitted Uses:

- Residential uses and non-residential use as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CAC-1(EX) zoning district...
a. Up to 315 residential dwelling units and up to 5,000 square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CAC-1 zoning district.
b. No fewer than a minimum of 1,500 square feet of gross floor area of non-residential uses be constructed on-site and devoted to commercial/retail uses unrelated to the multi-family development.

4. Access & Streets:

- a. Vehicular access to the Site will be from Piedmont St. as generally depicted on the Rezoning Plan and subject to adjustments as set forth below.
b. The Petitioner will fund the installation of a traffic signal at the intersection of Central Ave. and Piedmont Street subject to approval by CDOT and if the funding of the proposed signal does not include the construction of left turn lanes from Central Ave. to Piedmont St.
c. The Petitioner will fund up to three speed humps or equivalent traffic calming measures along Piedmont St., or Sunnyside Ave.
d. The existing curb location will be maintained along Sunnyside Ave. and Piedmont St.
e. The Site will implement the CTR mitigation recommendations of the CTR as outlined on table #1 on sheet RZ3-00.
f. Right-of-way Conveyance: The Petitioner shall dedicate and convey via fee simple conveyance the additional right-of-way indicated below and depicted on the Rezoning Plan...
g. The existing curb line along Central Ave. will be relocated to be 32.5 from the existing center line to allow the construction of a buffered bike lane along Central Ave.
h. The exact alignment, dimensions, and locations of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan...
i. All transportation improvements will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
j. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing city-maintained street right-of-way by a private individual, group, business or homeowner's/business association.

- (iii) Along Piedmont Ave. a primary building setback of 28 feet as measured from the existing back of curb will be provided for the portion of the building south of the proposed driveway.
b. Streetscape improvements as required by the UDO will be provided along Central Ave.
c. The Petitioner will construct a 16-foot publicly accessible share-use path (SUP) along the western property boundary...
d. The Petitioner will provide a publicly accessible Plaza and Open Space area along Central Ave.
e. The Petitioner will provide a minimum of 750 square feet of improved public open space at the corner of Piedmont St. and Sunnyside Ave.
6. Architectural Standards.
a. As required by the UDO and as indicated below.
b. The building facade facing Piedmont St., between the proposed Site access and Sunnyside Ave., will be designed to include units with individual usable porches/balconies with a minimum depth of 6-feet.
c. The portion of the building facade facing Sunnyside Ave., between Piedmont St. and the eastern edge of the Rose Garden Terrace right-of-way, will be designed to include units with individual usable porches/balconies...
d. The building facades facing Piedmont St. and Sunnyside Ave. will be constructed to contain no less than 30% masonry building materials...
e. Any portion of the proposed parking structure that is visible above the proposed residential portions of the building when viewed from Sunnyside Ave. or Piedmont St. that are adjacent to the Site will be architecturally treated and any parking spaces that may be visible will be screened.
7. Signage:
a. As required by the UDO.
8. Lighting:
a. As required by the UDO.
9. Environmental Features.
a. The Site will comply with Article 20 Landscape, Screening & Tree Preservation of the UDO.
b. The Site will comply with Article 24 Drainage and Article 25 Post-Construction Stormwater Regulations of the UDO.

10. CATS Right-of-Way Reservation for the Future Lynx Silver Line.

- a. The Petitioner will reserve for future acquisition by CATS the portion of the property indicated along the western property line (Reserved Future CATS R/W and Temporary Construction Easement) as generally depicted on the Rezoning Plan.
11. Plaza Midwood Merchants Association Membership.
Within one (1) year of issuance of the final certificate of occupancy, the multi-family apartment community and commercial/retail users will become members of the Plaza Midwood Merchants Association.

11.2 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 Article 37 of the UDO.

11.3 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 UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Table with 7 columns: Land Uses, Density, Daily/Peak Hour Trips, Existing Land Use, Density, Daily/Peak Hour Trips, Net Trips. Rows include Multifamily Housing (Mid-Rise), Strip Retail Plaza (<40k SF), and Single-Family Detached Housing (723 Sunnyside Ave).

Table with 4 columns: Assessments, Tier, Required Points, Mitigation (Total Points). Rows include MA (3, 14) and TDM (3, 6) with detailed mitigation measures like 16-foot wide shared use path, TDM Point of Contact, and Bicycle Facilities.

TIS Required? (Yes/No) table with 2 columns and 4 rows. Row 1: Yes, full CTR TIS Scope and Report are required. Row 2: No, Add additional lines, as needed.



PERSPECTIVE VIEW AT THE END OF SUNNYSIDE AVENUE LOOKING TOWARD PIEDMONT STREET (NOTE: RENDERING IS FOR DESIGN INTENT PURPOSES ONLY TO CONVEY FORM AND SCALE OF THE BUILDING ALONG THE STREETScape, LANDSCAPE AND BUILDING MATERIALS (COLORS, PATTERNS, ETC.) ARE SUBJECT TO CHANGE AND WILL BE DEVELOPED DURING THE PERMITTING PROCESS.)

KEY MAP

SCALE

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NOT FOR CONSTRUCTION

PROJECT

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY LLC 718 CENTRAL AVE CHARLOTTE, NC

LANDESIGN PROJ.# 1022322

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Rows include REZONING RESUBMITTAL 04/15/2024, 05/13/2024, 07/15/2024.

DESIGNED BY: DW DRAWN BY: NM CHECKED BY: ST

SCALE: NORTH

VERT: N/A HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ3-00