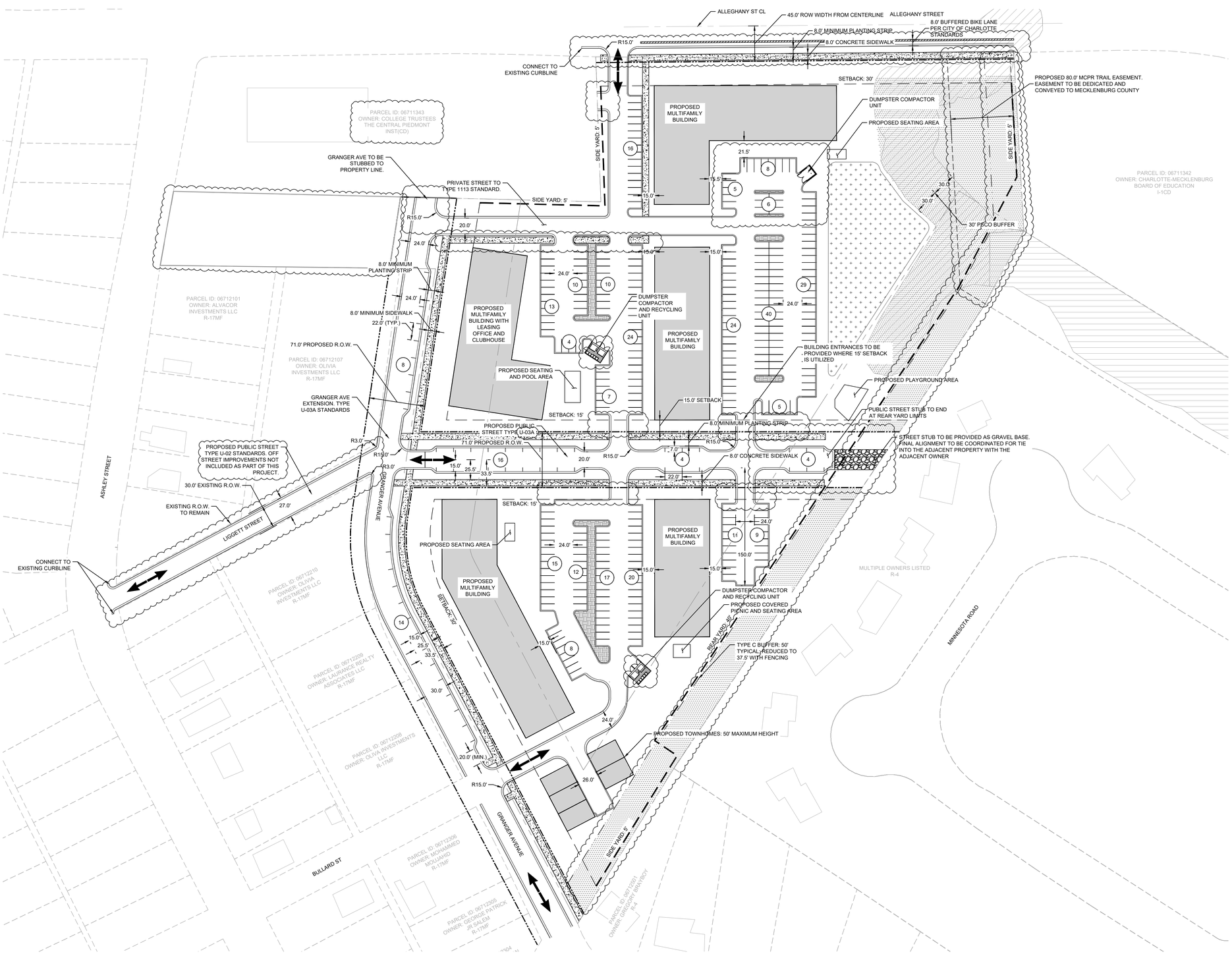
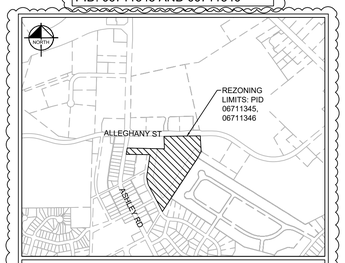
PETITION NUMBER RZP-2022-055
PID: 06711345 AND 06711346





VICINITY MAP
NTS

REZONING LEGEND

- BUILDING FOOTPRINT
- PROPOSED DETENTION AREA
- PROPOSED TREE SAVE AREA
- EXISTING 30' PCSO BUFFER
- EXISTING SWIM BUFFER
- PROPOSED SIDEWALK
- EXISTING SUBJECT PARCEL BOUNDARIES
- SETBACK
- PROPOSED RIGHT OF WAY
- TYPE C BUFFER LINE
- YARD LIMITS
- ADJACENT PARCEL BOUNDARIES
- PROPOSED ACCESS LOCATION

SITE DATA

ACREAGE:	12.71 ACRES
TOTAL UNITS:	220 MAX
PARKING PROVIDED:	339 (INCLUDES ON STREET PARKING)
PARKING REQUIRED:	333
REQUIRED RECYCLING AREA:	2 X 144 SF = 432 TOTAL (2 AREAS)
PROVIDED RECYCLING AREA:	2 X 144 SF = 432 TOTAL (2 AREAS)
REQUIRED COMPACTOR UNITS:	1 PER 90 UNITS (220 UNITS) = 3
PROVIDED COMPACTOR UNITS:	3

NOTE

FENCING WILL BE PROVIDED WHERE NECESSARY TO DECREASE BUFFER BY 25%.

DEVELOPMENT WITHIN ANY SWIM/PSCO BUFFER SHALL BE COORDINATE WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE

No.	REVISIONS	DATE	BY
1.	REZONING PLAN RESUBMITTAL	09/12/2022	KH

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KHA PROJECT 118129091
DATE 10/20/2022
SCALE AS SHOWN
DESIGNED BY LNH
DRAWN BY DRW
CHECKED BY LNH

TECHNICAL DATA SHEET
REZONING PETITION NO.

ALLEGHANY DEVELOPMENT
PREPARED FOR
ELMINGTON CAPITAL GROUP
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-1

811 Know what's below. Call before you dig.

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ELMINGTON CAPITAL GROUP
REZONING PETITION NO. 2022-055
DEVELOPMENT STANDARDS
10/20/2022

DEVELOPMENT DATA TABLE:

SITE AREA: ~12.71 ACRES
TAX PARCELS: 06711345 AND 06711346
EXISTING ZONING: R-22MF, INST, R-17MF
PROPOSED ZONING: R-22MF(CD)
EXISTING USE: VACANT
MAXIMUM DEVELOPMENT: 220 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND 5 SINGLE-FAMILY ATTACHED (TOWNHOME STYLE) UNITS
MAXIMUM BUILDING HEIGHT: 65' FOR MULTI-FAMILY BUILDINGS AND 50' FOR ATTACHED SINGLE-FAMILY (TOWNHOME STYLE) BUILDINGS, AS MEASURED PER THE ORDINANCE, NOT TO EXCEED ORDINANCE STANDARDS
PARKING: MEET OR EXCEED ORDINANCE MINIMUMS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ELMINGTON CAPITAL GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 12.71-ACRE SITE LOCATED ON ALLEGHANY STREET AND GRANGER AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 06711345AND 06711346.

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE (THE "ORDINANCE").

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-22MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

4. 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 ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

5. 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 ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II.PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWO HUNDRED TWENTY (220) MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND FIVE (5) SINGLE-FAMILY ATTACHED (TOWNHOME STYLE) RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-22MF ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS, SUCH AS BUT NOT LIMITED TO A CLUBHOUSE, PLAYGROUND, TOT-LOT, PICNIC AREA, FITNESS CENTER, AND/OR OTHER AMENITIES.

III. TRANSPORTATION & STREETSCAPE

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA/CHARLOTTE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE (NCDOT/CDOT).

2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.

3. PETITIONER SHALL CONSTRUCT AN EIGHT (8) FOOT WIDE BUFFERED BIKE LANE ALONG THE SITE'S FRONTAGE OF ALLEGHANY STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY IN FEE SIMPLE CONVEYANCE TO NCDOT/CITY OF CHARLOTTE, AS APPLICABLE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

5. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

6. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, 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 AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. ARCHITECTURAL STANDARDS

1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDIPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.

2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING ALONG SIDING OF INTERIOR BREEZEWAYS, VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

3. MULTI-FAMILY BUILDING PLACEMENT AND SITE DESIGN: BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:
   a. BUILDING STREET FRONTAGE: BUILDINGS ADJACENT TO ALLEGHANY STREET AND GRANGER AVENUE SHALL BE ARRANGED AND ORIENTED WITH A FRONT APPEARANCE ALONG PUBLIC STREETS THROUGH THE USE OF ENTRANCES AND OR WALKWAYS DIRECTLY TO THE SIDEWALK FRONTING THE PUBLIC STREET.
   b. BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY (1' OR MORE) ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCES THROUGH A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING SCONCES; (II) ARCHITECTURAL DETAILS CARRIED ABOVE THE GROUND FLOOR; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.

4. MULTI-FAMILY BUILDING MASSING AND HEIGHT: BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS:
   a. BUILDING MASSING: BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF SIXTY (60) FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF TWO (2) FEET, EXTENDING THROUGH ALL FLOORS. MODULATIONS SHALL OCCUR EVERY SIXTY (60) FEET, IF PROVIDED.
   b. BUILDING HEIGHT SHALL BE A MAXIMUM OF SIXTY-FIVE (65) FEET FOR MULTI-FAMILY BUILDINGS AND FIFTY (50) FEET FOR SINGLE-FAMILY ATTACHED (TOWNHOME STYLE) BUILDINGS, AS PERMITTED UNDER THE ORDINANCE.

5. MULTI-ARCHITECTURAL ELEVATION DESIGN: ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:
   a. VERTICAL MODULATIONS AND RHYTHM: BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NO LIMITED TO, A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS, AND/OR CHANGE IN MATERIALS.
   b. BUILDING BASE: BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE BASE. A MINIMUM OF THREE (3) ELEVATIONS OF EACH BUILDING SHALL BE ARTICULATED WITH A WAINSCOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE OF A MINIMUM OF ONE (1) FOOT IN HEIGHT.
   c. BLANK WALLS: BUILDING ELEVATIONS FACING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET.

6. MULTI-FAMILY BUILDING ROOF FORM AND ARTICULATION: ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:
   a. LONG ROOFLINES EXCEEDING 120' IN LENGTH (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G., DORMERS, GABLES, ETC.).
   b. FOR PITCHED ROOFS, IF PROVIDED, THE ALLOWED MINIMUM PITCH SHALL BE 5:12 (FIVE FEET IN VERTICAL HEIGHT FOR EVERY TWELVE IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
   c. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE.

7. SINGLE-FAMILY ATTACHED (TOWNHOME STYLE) ARCHITECTURAL STANDARDS:
   a. 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.
   b. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST FOUR (4) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.
   c. ALL CORNER/END UNITS THAT FACE A PUBLIC STREET SHALL EITHER HAVE A PORCH/STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT AND PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO A MAXIMUM OF TEN (10) FEET ON ALL BUILDING LEVELS FRONTING PUBLIC STREETS.
   d. TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK AND ORIENTED TOWARD A PUBLIC SIDEWALK MUST BE RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.
   e. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 6 TO 12 INCHES FROM THE FRONT WALL PLANE OR ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

8. SERVICE AREA SCREENING: SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:
   a. SERVICE AREAS WILL BE SCREENED VIA OPAQUE FENCES, WALLS AND/OR EVERGREEN SHRUBBERY.
   b. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
   c. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SITE.
   d. ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES. PETITIONER AGREES TO MEET ALL REQUIREMENTS AS STATED IN CHAPTER 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE, COMPACTOR AND RECYCLING AREAS.

V.AMENITIES

a. THE PETITIONER SHALL PROVIDE A MINIMUM OF FOUR (4) OF THE FOLLOWING AMENITIES ON THE SITE:
   1. COMMUNITY ROOM;
   2. COMPUTER/BUSINESS CENTER;
   3. EXERCISE ROOM;
   4. PICNIC AREA;
   5. OUTDOOR SEATING AREAS; AND/OR
   6. PLAYGROUND/TOT-LOT.

THERE SHALL BE A MINIMUM OF 10,000 SQUARE FEET OF OUTDOOR AMENITY AREA(S) LOCATED THROUGHOUT THE SITE.

b. PETITIONER SHALL PRESERVE THE TRAIL CONNECTION FROM ANDREWS PARK TO SHELBY ROAD VIA A COMBINATION OF THE EXISTING TRAIL, STREET ROW/SIDEWALK, AND/OR LAND EASEMENT DEDICATION, AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. PETITIONER SHALL PROVIDE A TRAIL EASEMENT TO MECKLENBURG COUNTY PARK AND RECREATION BETWEEN THE EXISTING TRAIL CONNECTION AT MECKLENBURG COUNTY PROPERTY AND ALLEGHANY STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE EASEMENT AREA MAY OVERLAP WITH REQUIRED TREE SAVE AREAS.

VI. ENVIRONMENTAL FEATURES

9. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER 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 SUBMITTAL AND ARE NOT DEFINITELY 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.

10. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VIII.BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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