

KEY MAP

**REZONING
PETITION
NUMBER
2023-165**

**NOT FOR
CONSTRUCTION**

718 CENTRAL AVE

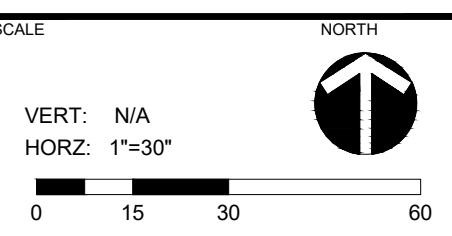
CENTRAL AVENUE MULTIFAMILY
LLC
718 CENTRAL AVE
CHARLOTTE, NC

LANDDESIGN PROJ# 1022322

REVISION / ISSUANCE

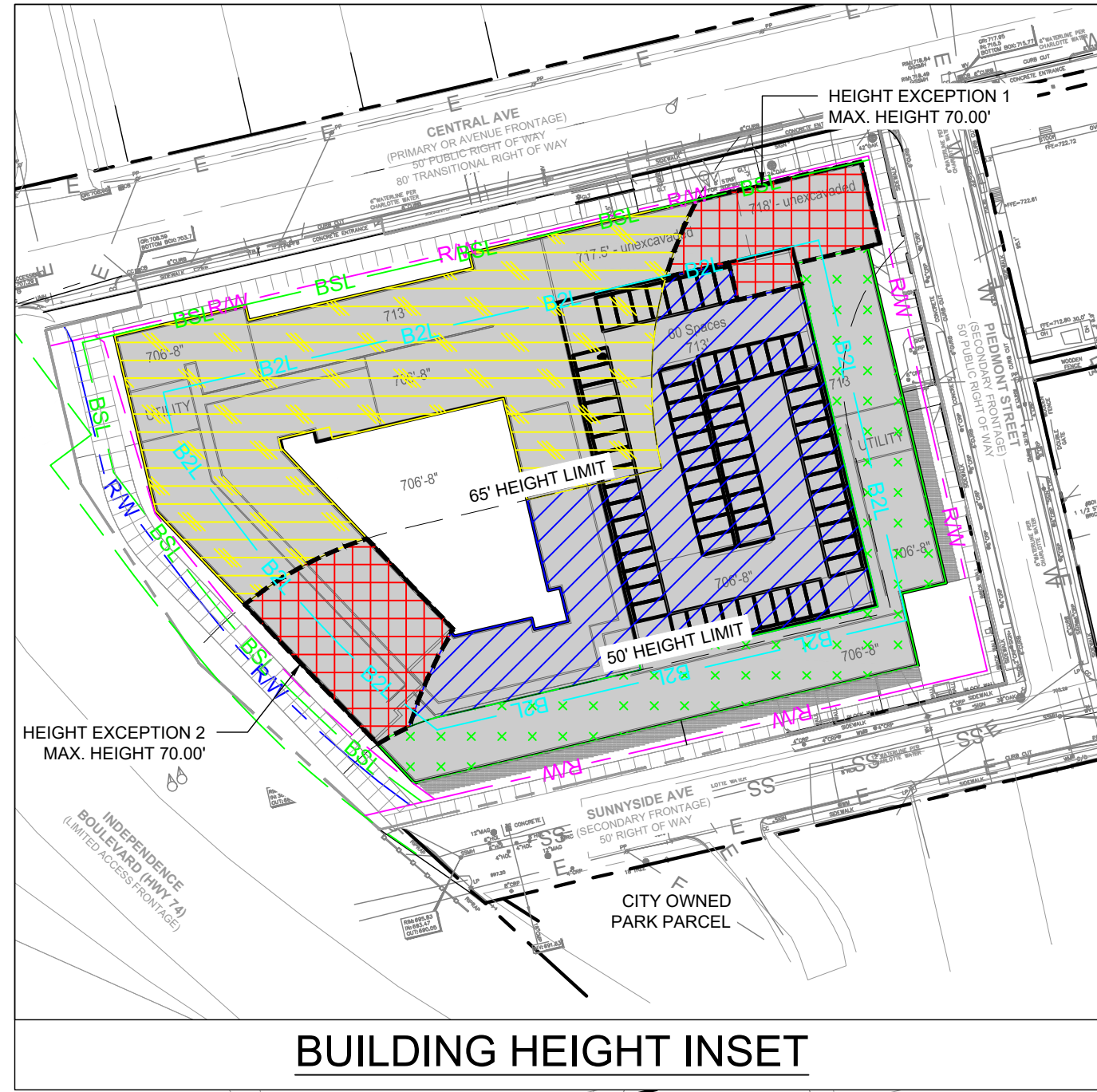
NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024
02	REZONING RESUBMITTAL	05/13/2024
03	REZONING RESUBMITTAL	07/15/2024
04	REZONING RESUBMITTAL	08/22/2024
05	REZONING RESUBMITTAL	09/12/2024
06	REZONING RESUBMITTAL	11/12/2024

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



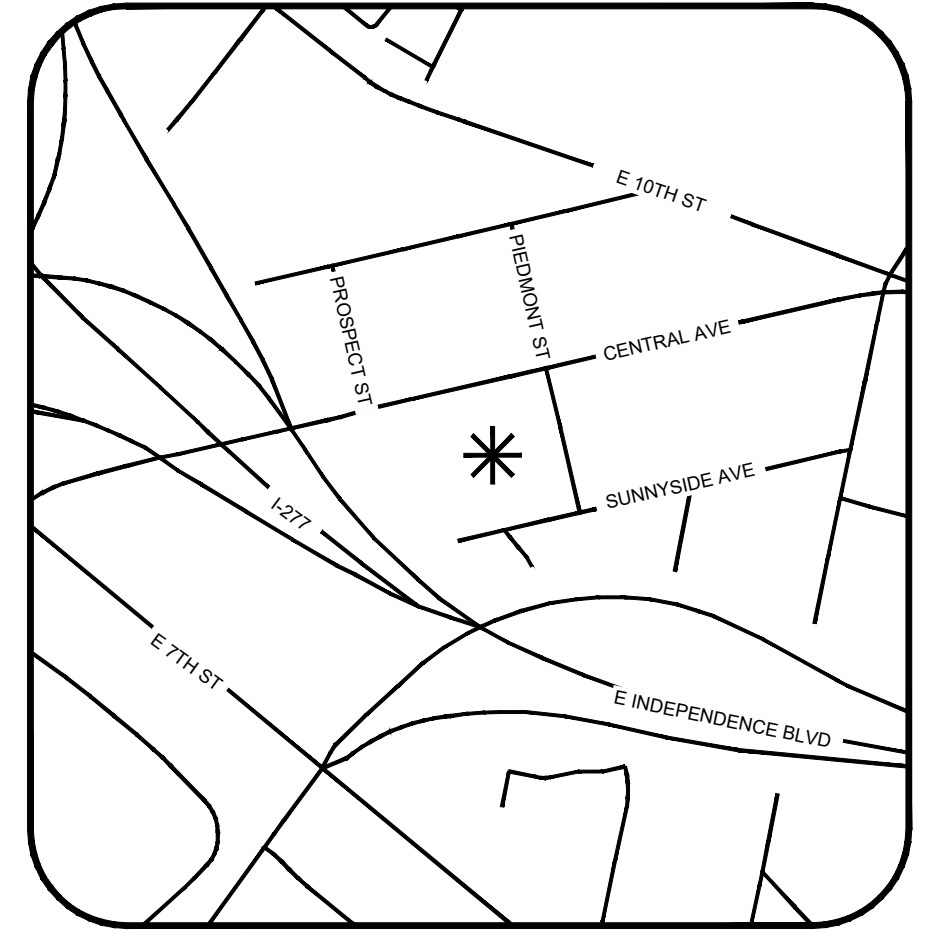
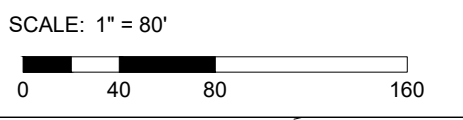
EXISTING CONDITIONS PLAN

SHEET NUMBER
RZ1-00



LEGEND

	MAXIMUM BUILDING HEIGHT 85'
	MAXIMUM BUILDING HEIGHT 70'
	MAXIMUM BUILDING HEIGHT 65'
	MAXIMUM BUILDING HEIGHT 50'



NTS
VICINITY MAP

SITE LEGEND

EXISTING PROPERTY LINE	
FULL ACCESS MOVEMENT	
RIGHT-OF-WAY	- RW
SETBACK	- BSL
BUILD-TO-ZONE	- B2L
MAX BUILDING HEIGHT	
FUTURE SILVER LINE RIGHT-OF-WAY	- RW
TEMPORARY CONSTRUCTION EASEMENT	
EXTENTS OF FUTURE CATS SLP INFRASTRUCTURE	
MAXIMUM BUILDING HEIGHT 85'	
MAXIMUM BUILDING HEIGHT 70'	
MAXIMUM BUILDING HEIGHT 65'	
MAXIMUM BUILDING HEIGHT 50'	

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 IN SECTION 3 ON SHEET RZ3-00).
MAXIMUM DEVELOPMENT LEVELS: UP TO 315 295 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

REZONING PETITION NUMBER 2023-165

NOT FOR CONSTRUCTION

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY LLC
718 CENTRAL AVE
CHARLOTTE, NC

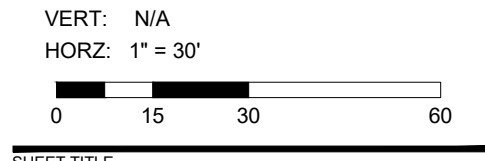
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DESIGNED BY: DW
DRAWN BY: NM
CHECKED BY: ST

SCALE: NORTH



TECHNICAL DATA SHEET

SHEET NUMBER
RZ2-00

Central Avenue Multifamily LLC Development Standards H-0824 (11/23) 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-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...

General Provisions:

- a. Site Location: These Development Standards, and the Technical Data Sheet set forth on attached R2 Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Central Ave. Multi-Family LLC ("Petitioner") to accommodate the development of residential community with accessory ground floor non-residential uses...
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 for the City of Charlotte (the "UDO")...

- c. Graphics and Alterations/Modifications: The schematic depictions of sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards.
The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above...

- 2. Exception (EX) Provisions: 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), the SUP will be improved to include a fitness loop and associated equipment, along the western property line as generally depicted on the Rezoning Plan...
The relocated sanitary sewer shall not be placed within ten (10) feet of the edge of the CATS Silver Line infrastructure (as shown on rezoning plan), or within ten (10) feet of any permanent structure and will be encased per CLT Water guidelines...

- Alternative Benefits: The Petitioner reserves the right to work with CATS during the Land Development Approval process for the Site to substitute for the Public Benefits regarding the Relocated Sewer Line and the reservation of right-of-way and TCE for the Silver Line with the following: (i) the reservation of right-of-way and associated temporary construction easement (TCE) for future acquisition by CATS for the Silver Line as generally depicted on the Rezoning Plan...

- Alternative Benefits may be utilized by the Petitioner if one of the following conditions are met prior to the approval of Land Development Plans for the Site: (i) MTC (Metropolitan Transit Commission) approves an updated System Plan that changes the plan for the Silver Line and CATS determines that relocation of the sewer line is no longer required to implement the updated System Plan...

- Public Amenity: (i) the creation of publicly accessible improved plaza along Central Ave. at the future Silver Line station; and (ii) the creation of a public accessible open space area along the western property boundary and adjacent the future Silver Line station as generally depicted on the Rezoning Plan.
The Petitioner will provide a public accessible plaza and public accessible open space area with approximately 9,000 square feet as generally depicted on the Rezoning Plan...

- b. Below are the requested modifications of the exception (EX) district request to accommodate the construction of the proposed mixed-use residential community on the Site:
Article 11.3.B. (Table 11-2 Footnote #3) CAC Zoning Districts Building Height Standards) to modify the allowed maximum building height within 100-foot and 200-foot of the N1 Place Type as described below...

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. The mixed-use design standards are also being triggered by the request that the proposed development contain a mix of uses rather than just residential uses.

- 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 except for areas developed with commercial/retail space or convertible non-residential space...

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 (as more specifically described and restricted below).
a. Up to 295 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. A minimum of 2,500 square feet of gross floor area of non-residential uses must be constructed onsite and devoted to commercial/retail uses unrelated to the multi-family development.

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 feet from the existing center line to allow the construction of a buffered bike lane along Central Ave. A buffered bike lane is not required, and the relocation of the curb to accommodate the bike lane is not required, if a left-turn lane is constructed on Central Ave. as part of the installation of a traffic signal at the intersection of Piedmont St. and 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 provided that the overall design intent is not materially altered...

- 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 items (irrigation systems, decorative concrete pavement, brick pavers, etc.)
k. The Petitioner needs to complete and submit the Right of Way Abandonment Petition form to CDOT for review.
5. Streetscape, Setbacks and Open Space.
a. Setbacks as required by the UDO and as outlined below will be provided.

- (i) Along Central Ave. a 20-foot setback as measured from the future back of curb will be provided as generally depicted on the Rezoning Plan.
(ii) Along Sunnyside Ave. a primary building setback of 28 feet as measured from the existing back of curb will be provided.
(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., unless modified by CDOT to allow the construction of a left-turn lane on Central Ave. to Piedmont St. The Petitioner reserves the right to modify the streetscape improvements along Central Ave. to implement a 12-foot SUP instead of a buffered bike lane if the Streets Map is amended to implement this streetscape change.

- c. The Petitioner will construct a 16-foot publicly accessible shared-use path (SUP) along the western property boundary as generally depicted on the Rezoning Plan.
d. The Petitioner will provide a publicly accessible Plaza and Open Space area along Central Ave. the future Lynx Silver Line.
e. The Petitioner will provide a minimum of 1,500 square feet of improved public open space at the corner of Piedmont St. and Sunnyside Ave. as generally depicted on the Rezoning Plan.

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 with a minimum depth of 6-feet.
d. The building facades facing Piedmont St. and Sunnyside Ave. will be constructed to contain no less than 30% masonry building materials on the exterior building facades exclusive of windows and doors.

A building perspective illustrating the design concept and associated elements that will be implemented along portions of Sunnyside Ave. and Piedmont St. has been included with the Rezoning Petition. The building perspective and the architectural standards listed above, as well as the design guidelines and architectural standards of the UDO are to be used to determine the final design of the proposed building facade along portions of Sunnyside and Piedmont St.

- 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.

Signage:

- a. As required by the UDO.

Lighting:

- a. As required by the UDO.

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.

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.

Plaza Midwood Merchants Association Membership:

- a. 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.

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.

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 4 columns: Proposed Land Uses, Density, Daily/Peak Hour Trips, Existing Land Use, Density, Daily/Peak Hour Trips, Net Trips. Includes rows for Multifamily Housing, Strip Retail Plaza, and Totals.

Table with 4 columns: Assessments, Tier, Required Points, Mitigation (Total Points). Includes rows for MA and TDM with detailed mitigation measures.

TIS Required? (Yes/No) 1) yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:

- 1) yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:
2)
3)
4)
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

REZONING PETITION NUMBER 2023-165

NOT FOR CONSTRUCTION

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY LLC 718 CENTRAL AVE CHARLOTTE, NC

LANDESIGN PROJ# 1022322

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Includes rows for REZONING RESUBMITTAL with dates from 04/15/2024 to 11/12/2024.

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