

REZONING SUMMARY

PETITIONER: CAROLINA CAPITAL INVESTMENT PARTNERS
831 EAST MOREHEAD STREET, SUITE 750
CHARLOTTE, NORTH CAROLINA 28202

PROPERTY OWNER: DCI PROPERTIES, LLC (119-06-430, 119-06-422)
1300-C SOUTH BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

JOSEPH L HICKS (119-06-423, 119-06-313)
6840 ELM FOREST LANE
CHARLOTTE, NORTH CAROLINA 28212

REZONING SITE AREA: 4.39± AC.

TAX PARCEL NUMBERS: 119-06-423, 119-06-422, 119-06-430, 119-06-313

EXISTING ZONING: I-1

PROPOSED ZONING: I-1 WITH TS-O

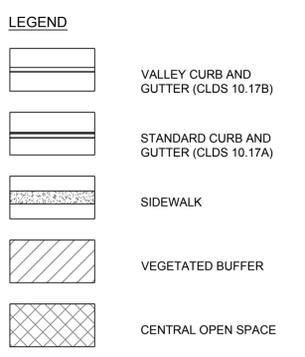
EXISTING USE: VACANT/COMMERCIAL

PROPOSED USE: SINGLE FAMILY ATTACHED

NUMBER OF UNITS: UP TO 74 UNITS

PROPOSED DENSITY: UP TO 17 UNITS/ACRE

MINIMUM SETBACK: 21' FROM FUTURE ROAD BACK OF CURB
16' FROM FUTURE PARKING BACK OF CURB



Site Development Data:

- Acreage:** ± 4.39 gross area; 4.35 acres net of existing right-of-way.
- Tax Parcel #:** 199-064-22, 119-064-30, 119-064-23, 119-063-13
- Existing Zoning:** I-1
- Proposed Zoning:** I-1 with TS-O
- Existing Use:** Vacant/Commercial
- Proposed Uses:** Up to 74 attached dwelling units together with accessory uses, as allowed in the I-1 and TS zoning districts.
- Proposed Floor Area Ratio:** As allowed in the I-1 zoning district and the TS zoning district.
- Maximum Building Height:** A maximum building height of four (4) stories and up to 45 feet.
- Parking:** Parking as required by the Ordinance and as allowed by the Optional Provisions below will be provided. No less than 4 on-site visitor parking spaces will be provided on the Site.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolina Capital Investment Partners ("Petitioner") to accommodate the development of a townhome community on approximately 4.35 acre site located along W. Tremont Avenue (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the I-1 zoning classification and the TS-O zoning district and Optional Provisions below shall govern.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, 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 layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed 18. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Optional Provisions:

a. The optional provision to allow more than 1.6 off-street parking spaces unit. A maximum of two (2) spaces per unit plus an additional 12 off-street parking spaces may be provided (this optional provision would allow up to 42 more off-street parking spaces than allowed by the TS zoning district). The additional parking spaces may be located along the internal private drives as generally depicted on the Rezoning Plan.

b. The optional provision to allow one ground mounted detached sign up to four (4) feet high and with up to 24 square feet of sign area.

Note: The optional provision regarding signs is an addition/modification to the standards for signs in the TS district and is to be used with the remainder of the TS standards for signs not modified by these optional provisions.

3. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 74 attached dwelling units, together with accessory uses allowed in the I-1 zoning district and the TS-O district.

4. Access and Transportation:

a. Access to the Site will be from W. Tremont Avenue in the manner generally depicted on the Rezoning Plan.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along W. Tremont Avenue as generally depicted on the Rezoning Petition. If the sidewalk along W. Tremont Avenue is located outside of the right-of-way for W. Tremont Avenue a sidewalk easement will be provided.

c. A six (6) foot sidewalk will be provided along some of the Site's internal private alleys and open space areas so that each building has access to W. Tremont Avenue via a six (6) foot sidewalk as generally depicted on the Rezoning Plan.

d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

f. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

g. The Petitioner will convey the proposed eight (8) foot sidewalk and utility easement (six (6) feet for the sidewalk and two (2) feet behind the sidewalk for maintenance) along W. Tremont Avenue to the City of Charlotte prior to the issuance of the first certificate of occupancy for the Site.

5. Architectural Standards, Court Yards/Amenity Areas:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl and aluminum as a building material may

only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.

b. The ends of the buildings facing the internal private alleys will not have not have blank walls that exceed 20 feet in length on all building levels. The end units will have no less than four (4) windows on the end facades to avoid a blank walls.

c. Each unit will have a two car garage.

d. Porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.

e. The units abutting W. Tremont Avenue will be raised from the average sidewalk grade a minimum of 18" to 24" inches.

f. Pitched roofs, if provided, should be symmetrically sloped no less than 5:12, except that: (i) roofs for porches or stoops and attached sheds may be no less than 2:12 unless a flat roof architectural style is employed; and (ii) if units with roof top terraces/patios are constructed then the roof pitch may be reduced to no less than 2:12.

g. Townhome buildings shall be limited to a maximum of 160 feet in length.

h. Meter banks will be screened from adjoining properties and from Sharon Road.

i. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

6. Streetscape, Buffers, Yards, Landscaping and Street Names:

a. A setback of no less than 16 feet as measured from the recessed on street parking spaces back of curb will be provided along W. Tremont Avenue as generally depicted on the Rezoning Plan.

b. A decorative four (4) to five (5) foot metal fence may be installed within the setback and behind the proposed sidewalk along W. Tremont Avenue Road as generally depicted on the Rezoning Plan.

c. A 20 foot rear yard will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan.

d. A 10 foot landscape area with a solid six (6) foot vinyl fence will be provided along the northern property line where the Site abuts existing single-family homes as generally depicted on the Rezoning Plan. The Petitioner may also add fencing along the perimeter of the Site, chain link fencing will not be allowed.

e. Along the eastern and western property boundaries the Petitioner will provide small maturing evergreen trees approximately 20 feet on center to provide a buffer and screen of the Site from the adjoining properties. The small maturing evergreen trees will be four (4) to six (6) feet tall at installation.

f. Street trees will be installed along the interior private drive as generally depicted on the Rezoning Plan. The number of street trees indicated is based on a unit depth of 41 feet that will allow the planting of street trees as generally depicted on the Rezoning Plan, however, if the proposed unit depth is greater than 41 feet the number of proposed street trees may be reduced, but in no case will there be less than 35 street trees placed along the internal private drives.

g. A total of 10 trees located at the beginning of the two entrance drives accessing the Site from W. Tremont Avenue will be planted with a minimum caliper size of 4" inches (a total of 10 trees between W. Tremont Avenue and the first residential 2-way alley parallel to W. Tremont Avenue).

h. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of W. Tremont Avenue, but may be located within the setback behind the proposed sidewalk.

i. In order to commemorate the former use of the property, "Tremont Music Hall", the Petitioner will seek to have approved a street name for the Site that recognizes and/or utilizes all or portions of the Tremont Music Hall name (e.g. "Tremont Music Way"). The naming of the internal streets is subject to approval by the City and must follow the City's policies regarding street names. If the names proposed commemorating the Tremont Music Hall are not approved by the City then the Petitioner may utilize other names.

7. Central Open Space:

a. An improved Central Open space area will be provided on the Site as generally depicted on the Rezoning Plan. The Central Open space area will be improved with landscaping elements such as lawn panels, walkways, seating areas, and lighting. The Central Open space may also include other amenities appropriate to the open space provided. The minimum size of the Central Open space will be 3,000 square feet.

8. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. 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 implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The storm water detention, water quality area will be screened/buffered from the proposed units by a combination of trees and shrubs as generally depicted on the rezoning plan. The final arrangement of trees and shrubs to be determined during the land development approval process.

c. The Site will comply with the Tree Ordinance.

d. All utilities within the Site will be placed underground.

9. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 16 feet in height.

c. Decorative pedestrian scale lights will be provided along the internal private drives.

d. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

10. Signage:

a. As allowed by the I-1 TS zoning districts and the Optional Provisions above.

11. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

12. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
03/07/2017	REVISED PER CITY COMMENTS
03/13/2017	REVISED PER CITY COMMENTS
03/17/2017	REVISED PER CITY COMMENTS
04/17/2017	REVISED PER CITY COMMENTS
05/16/2017	REVISED PER CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 12/22/2016

DRAWN BY: J. HORTON

DESIGNED BY: J. HORTON

CHECKED BY: C. TODD

SCALE: 1"=40'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

TREMONT TOWNHOMES

CHARLOTTE, NORTH CAROLINA

ZONING SITE PLAN

REZONING PETITION #: 2017-035

JOB NO. 39306

SHEET NO. RZ-100