

Shapiro & Company

architects, p. c.

Memphis Office: 4646 Poplar Ave., Suite 517 Memphis, TN 38117 Ph: 901.685.9001 Fax: 901.685.9054 www.shapiroandco.com

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Company Architects, Inc.

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P.O. Box 1512, Fort Mill SC 29716

Ph: 803.547.7369 www.PPLSSURVEY.COM

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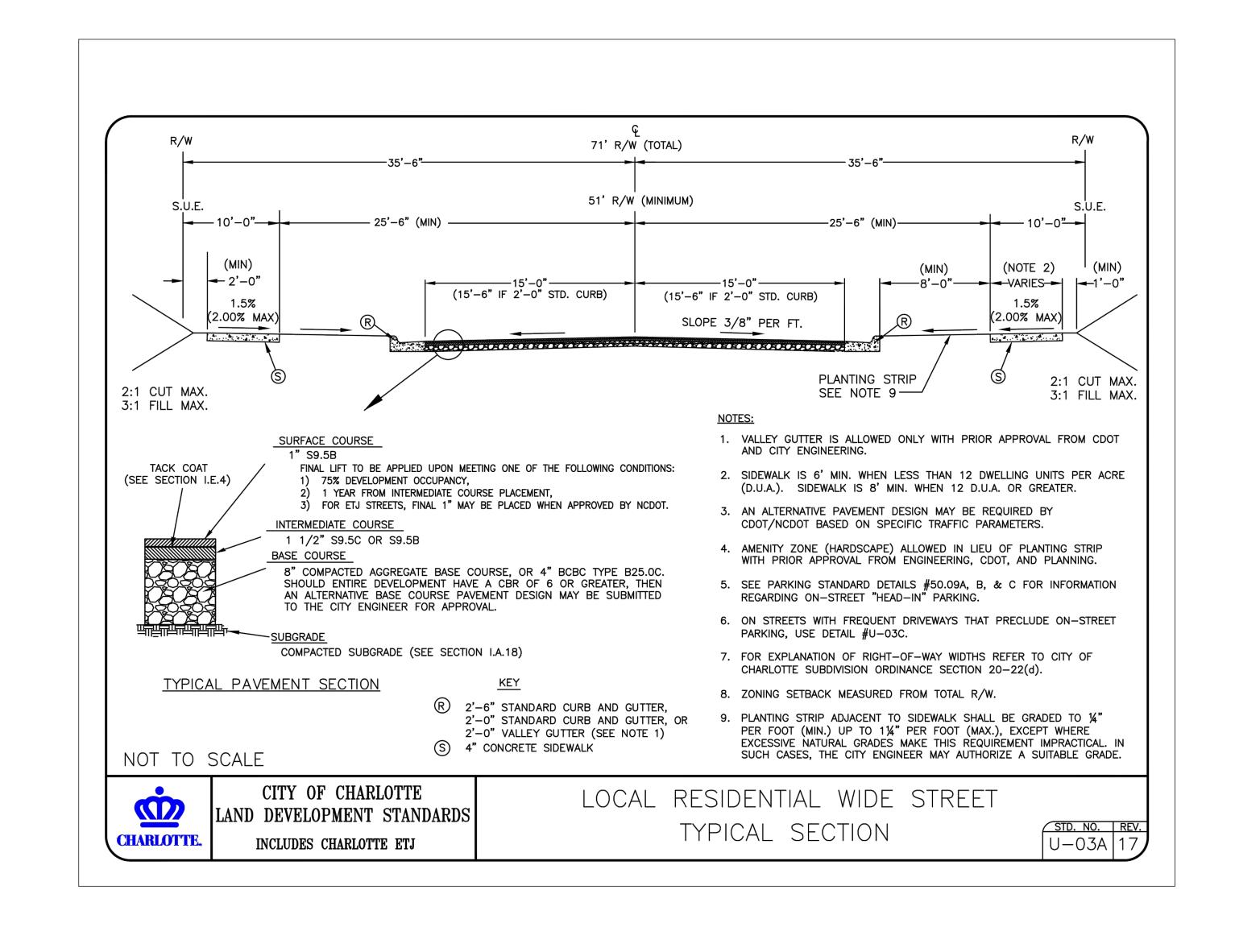
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Site Plan

11/30/18



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Elmington Capitol Group 118 16th Street

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#### **Elmington Capital Group Development Standards** <del>08/20/18</del>10/15/18 Rezoning Petition No. 2018-000108

#### **Site Development Data:**

--Acreage: ±10.795 (gross)/ 10.5310.534 acres net of existing r/w.

- **--Tax Parcel** #: 201-181-02 and 201-181-44
- --Existing Zoning: I-1
- --Proposed Zoning: R-22MF(CD) -- Existing Uses: Vacant.
- --Proposed Uses: Up to 231 multi-family residential dwelling units together with accessory uses, as
- allowed in the R-22MF zoning district. **--Density:** The proposed density will be 22 units to the acre.
- -- Maximum Building Height: Not to exceed four (4) stories and 75 feet, building height will be
- measured as defined by the Ordinance. --Parking: As required by the Ordinance.

#### **General Provisions:**

**Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Elmington Capital Group ("Petitioner") to accommodate the development of a residential community on approximately 10.53 net 10.534 acre site generally located at 2632 S Tryon Street (the "Site").

**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 R-22MF zoning classification shall govern.

**Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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

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Ordinance.

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

Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed 10. 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 buildings located on the Site.

# Permitted Uses & Development Area Limitation:

The Site may be developed with up to 231 multi-family residential dwellings units together with accessory uses allowed in the R-22MF zoning district as generally depicted on the Rezoning Plan.

Surface parking areas (except of parallel or angled on-street parking) will not be allowed between S. Tryon Street, and the new internal Public Street (Nevada Blvd. extension), and the proposed buildings as generally depicted on the Rezoning Plan. Along John Price Road parking areas will be allowed between the buildings and John Price Road as generally depicted on the Rezoning Plan.

# **Access, and Transportation Improvements:**

Access to the Site will be from Public Street A (extension of Nevada Blvd.), via John Price Road and S. Tryon Street as generally depicted on the Rezoning Plan.

The Petitioner will as part of the development of the Site construct one (1) new public street on the Site as generally depicted on the Rezoning Plan (extension of Nevada Blvd.). The proposed public street will be designed to meet local residential wide street cross-section. Parallel andor angled on-street parking will be provided along the new public streets as generally depicted on the Rezoning Plan.

c. The Petitioner will provide a left turn lane from John Price Road onto Nevada Boulevard extension per CDOT standards as generally depicted on the Rezoning Plan.

d. The Petitioner will locate the proposed back of curb along John Price Road 20.5 feet from the existing center line as generally depicted on the Rezoning Plan.

The Petitioner will provide along the extension of Nevada Boulevard, the Petitioner will construct an eight (8) foot planting strips and an eight (8) foot sidewalks as generally depicted on the Rezoning Plan.

The Petitioner will cause to be install a traffic signal at the intersection of Nevada Boulevard and S. Tryon Street when warranted and approved by NCDOT and CDOT. Prior to the installation of the traffic signal at the intersection of Nevada Boulevard and S. Tryon Street the Petitioner will install a pedestrian refuge island on S. Tryon Street as generally depicted on the Rezoning Plan. The Petitioner will also install as part of the pedestrian refuge island an Active Warning Beacon (e.g. Flashing Pedestrian Beacon). The installation of the pedestrian refuge island and Active Warning Beacon is subject to the approval of CDOT and NCDOT.

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The Petitioner will dedicate and convey to CDOT or NCDOT 57.5 feet of right-of-way along S. Tryon Street as measured from the existing center line as generally depicted on the rezoning plan. h. The Petitioner will also provide a 9.5 foot sidewalk and utility easement as measured from the 57.5 foot right-of-way line as generally depicted on the Rezoning Plan.

i. The Petitioner will dedicate 30 feet of right-of-way from the center line of John Price Road as generally depicted on the Rezoning Plan.

All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.

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

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.

g.m. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

#### Architectural Standards, Court Yards/Amenity Areas:

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 or aluminum as a building material may only be used on windows, soffits, interior breezeways, and on handrails/railings.

The Petitioner will provide a minimum of three (3) building entrances from each building along Nevada Boulevard to Nevada Boulevard and a minimum of two (2) building entrances from each building along S. Tryon Street to S. Tryon Street. Each of the entrances will be connected via a sidewalk to the sidewalk along the abutting street as generally depicted on the Rezoning Plan.

The Petitioner will provide a sidewalk connection from the Site to the sidewalk along John Price Road as generally depicted on the Rezoning Plan.

d. b. Meter banks will be screened from adjoining properties and from the abutting public streets.

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

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d. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.

# **Streetscape, Buffers, Yards, Open Space and Landscaping:**

A 37.527 foot Class A Buffersetback will be provided along John Price Road, and S. Tryon Street as generally depicted on the Rezoning Plan and as required by the Ordinance. These buffers may be reduced in width as allowed by the Ordinance (e.g. by installing a fence or a berm). If the zoning or land use on the adjoining properties changes to a use or zoning district that no longer requires a buffer then the buffers indicated may be eliminated or reduced. Along S. Tryon Street a 30 foot setback as measured from the proposed right-of-way line will be provided as generally depicted on the Rezoning Plan.

A Class B buffer as required by the Ordinance will be required provided along the eastern property line as generally depicted on the Rezoning Plan. This buffer may be reduced in width with a fence or a berm as allowed by the Ordinance (e.g. by installing a fence or a berm). If the zoning or land use on the adjoining properties changes to a use or zoning district that no longer requires a buffer then the buffers indicated may be eliminated or reduced

A 15 foot setback as measured from the proposed right-of-way Nevada Blvd. extension will be allowed along a portion of the extension of Nevada Blvd. as provided for in Section 9.303.(19)(f) of the Ordinance and as generally depicted on the Rezoning Plan.

Along the Site's internal parking areas the Petitioner will provide a sidewalk and crosswalk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

# **General Design Guidelines:**

Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 60% of the total street frontage of S. Tryon Street and Nevada Boulevard extension as generally depicted on the Rezoning Plan, (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).

Building massing and height shall be designed to break up long monolithic building forms as follows:

> (i). Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plan (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of six (6) feet extending through the building.

Architectural Elevation Design: elevations shall be designed to create visual interest as

b. Vertical Modulation and Rhythm –(i). Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays

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and features which may include, but not be limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, banding, and change in materials or colors. c. Building Base (ii). Buildings shall be designed with a recognizable architectural base. Each building will be articulated with a water table of Preferred Exterior Building Materials listed above of a minimum of one and a half (1.5) feet in height. (Preferred building materials will be defined as brick, stone, precast stone, precast concrete, stucco, and decorative block).

d. (iii). Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.

e. in all directions and architectural 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.

**f.**-Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:

> (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).

> (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.

> (iii). Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

g. Utility structures need to be screened architecturally or with evergreen plant material. 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.

h. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.

#### **Open Space and Amenity Area Improvements:**

Open space amenity areas will be provided as generally depicted on the Rezoning Plan. The proposed open space areas maywill be improved with trails, landscaping, seating areas, and structures appropriate to the proposed open space area.

#### **Environmental Features:**

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 Site will comply with the Tree Ordinance.

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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. Detached lighting on the Site will be limited to 21 feet in height.

# Amendments to the Rezoning Plan:

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.

# 11. <u>Binding Effect of the Rezoning Application</u>:

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.

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Nashville,

Charlotte,

Shapiro & Company

architects, p. c.

4646 Poplar Ave., Suite 517

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