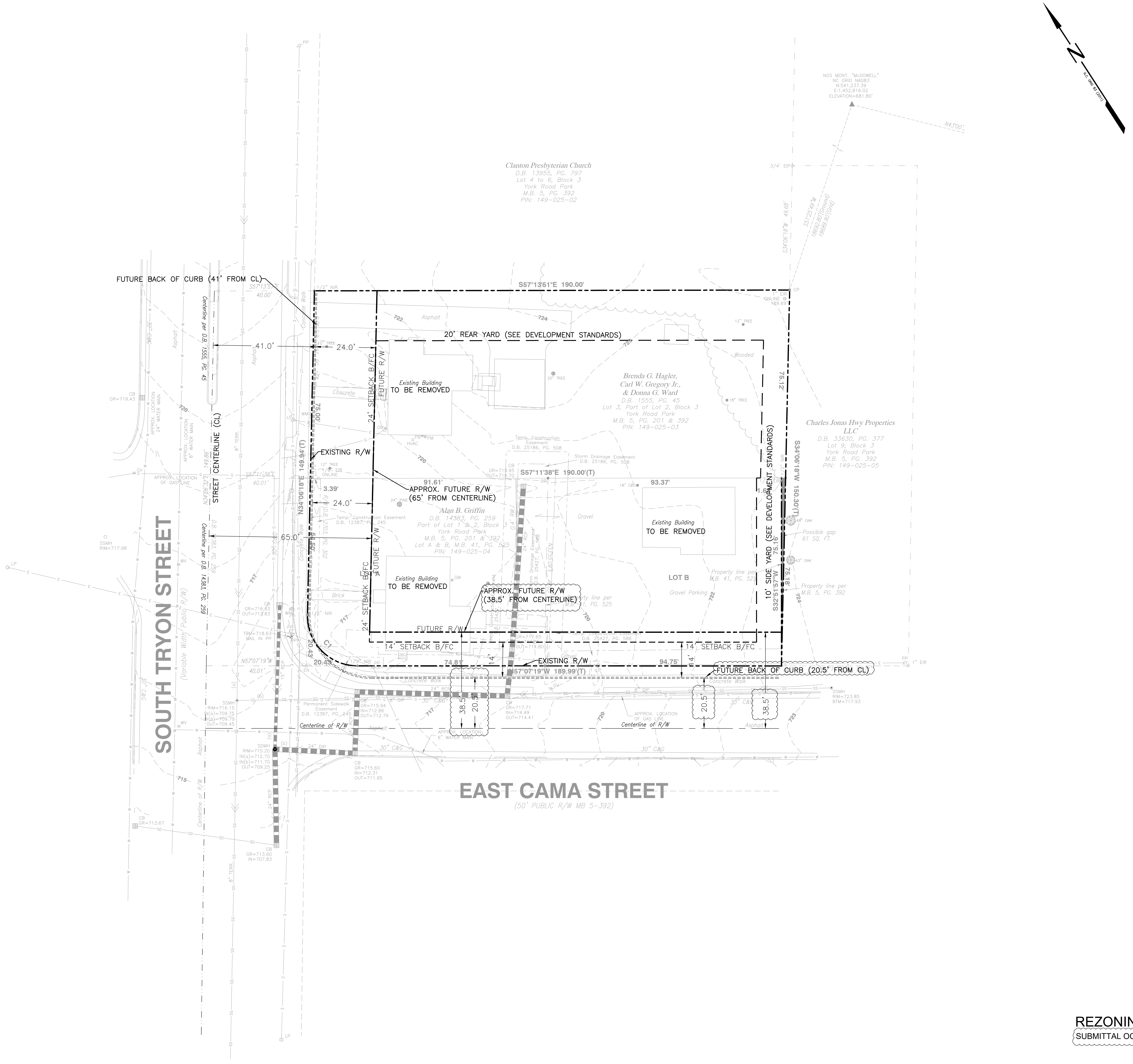
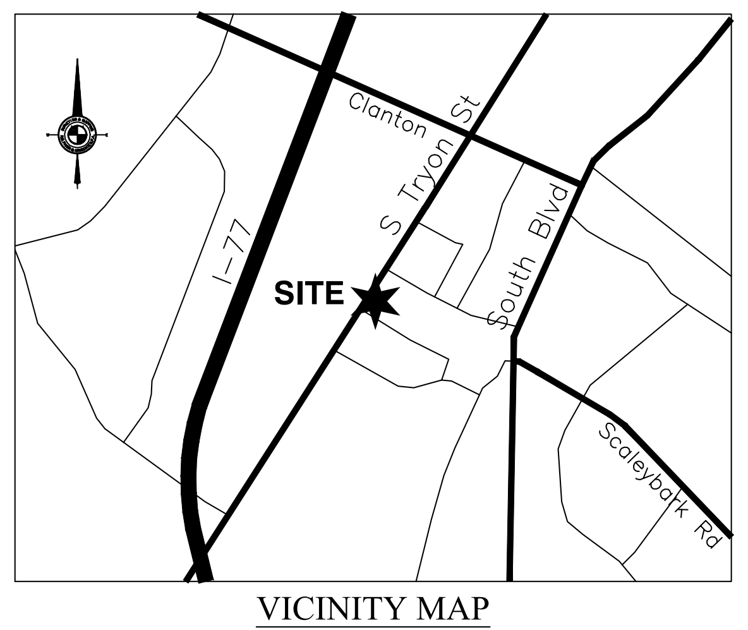




VICINITY MAP
NOT TO SCALE

REZONING PETITION # 2020-013

SUBMITTAL OCTOBER 12, 2020

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM AN ALTA SURVEY PREPARED BY RB PHARR & ASSOCIATES, PA, DATED NOVEMBER 6, 2018.

20 0 10 20 40 80

SCALE: 1" = 20'

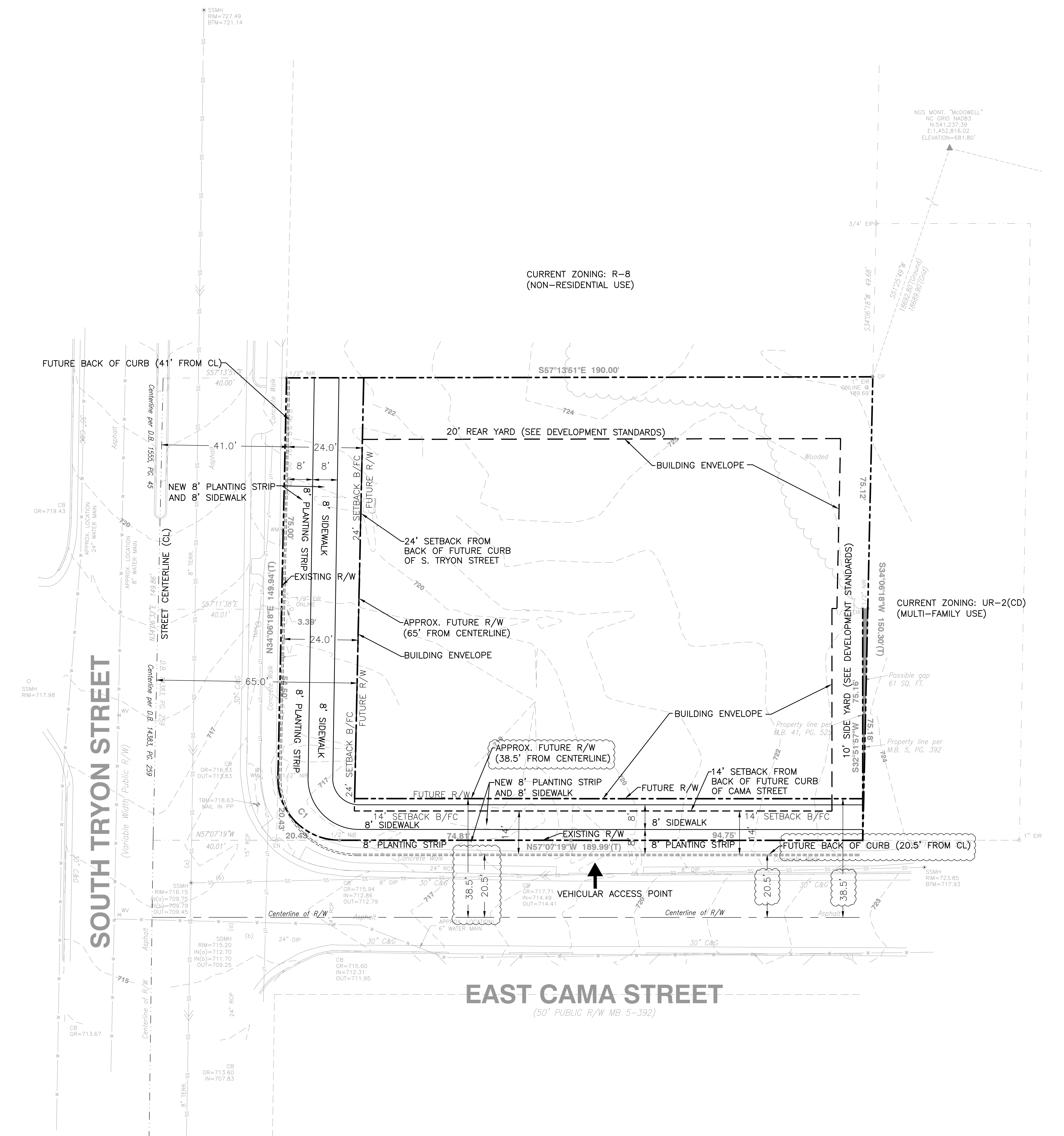
GEOSCIENCE GROUP
Incorporated
500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)

PROJECT MANAGER KMc	DRAWING SCALE 1"=20'	REV.	DATE
DESIGN BY KMc	PROJECT DATE 10-12-20		
APPROVED BY KMc	PROJECT NUMBER		
FILE NAME	TASK / PHASE		
	PLOT DATE		

4029 – 4101 SOUTH TRYON
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

RZ-1



DEVELOPMENT DATA:

SITE AREA : 0.6525 AC
SITE ADDRESS: 4029 - 4101 S. TRYON STREET
TAX ID: 14902504, 14902503
CURRENT ZONING: R-8
PROPOSED ZONING: UR-C(CD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SEE PERMITTED USES IN DEVELOPMENT STANDARDS NOTES
NUMBER OF RESIDENTIAL UNITS: SEE DEVELOPMENT STANDARDS NOTES
MAXIMUM BUILDING HEIGHT : SEE DEVELOPMENT STANDARDS NOTES
PARKING REQUIREMENTS: PER THE ORDINANCE

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM AN ALTA SURVEY PREPARED BY RB PHARR & ASSOCIATES, PA, DATED NOVEMBER 6, 2018.

20 0 10 20 40 80

SCALE: 1" = 20'

REZONING PETITION # 2020-013

SUBMITTAL OCTOBER 12, 2020

DEVELOPMENT STANDARDS

October 12, 2020

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Boulevard Real Estate Advisors, LLC (the "Petitioner") to accommodate the development of an approximately 0.6525 acre site located on the northeast corner of the intersection of South Tryon Street and East Cama Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 149-025-03 and 149-025-04.

2. Development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-C zoning district shall govern the development and use of the Site.

4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of 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 and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.

5. A building envelope is depicted on the Rezoning Plan. All principal and accessory buildings located on the Site shall be located within the building envelope. Parking areas may be located within the building envelope and as permitted under the Ordinance. Notwithstanding anything contained herein to the contrary, parking areas shall be setback a minimum of 10 feet from the eastern boundary line of the Site.

6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted to any use or uses permitted by right or under prescribed conditions in the UR-C zoning district and to any incidental and accessory uses relating thereto that are allowed in the UR-C zoning district.

2. Notwithstanding anything contained herein to the contrary, non-residential uses shall be limited to non-residential uses that are permitted in the B-1 zoning district, except that drive-in windows, automotive sales, service or repair and fuel sales shall not be permitted on the Site.

3. Notwithstanding anything contained herein to the contrary, the uses set out below that are permitted under prescribed conditions in the UR-C zoning district shall be not be permitted on the Site.

(a) Shelters.

(b) Active adult retirement communities.

(c) Beneficial fill sites.

(d) Buildings for dramatic, musical, or cultural activities with less than 1,000 seats and stadiums and coliseums with less than 5,000 seats.

(e) Childcare centers.

(f) Childcare centers in a residence.

(g) Donation drop-off facility.

(h) Family childcare homes.

(i) Land clearing and inert debris landfills (LCID): off-site.

(j) Off-street parking as a separate use.

(k) Outdoor Fresh Produce Stands, and Mobile Produce Market.

(l) Bicycle-sharing station.

(m) Religious institutions.

(n) Single Room Occupancy (SRO) residences.

4. In the event that single family attached dwelling units are developed on the Site, a maximum of 18 single family attached dwelling units may be developed on the Site.

5. In the event that multi-family dwelling units are developed on the Site, a maximum of 50 multi-family dwelling units may be developed on the Site.

6. In the event that non-residential uses are developed on the Site, a maximum of 50,000 square feet of gross floor area devoted to non-residential uses may be developed on the Site.

C. Transportation

1. Vehicular access to the Site shall be from East Cama Street, and the location of the vehicular access point shall be determined during the permitting process. A potential access point from East Cama Street is designated with an arrow on the Rezoning Plan.

2. Internal sidewalks and pedestrian connections shall be provided on the Site as required under the Ordinance.

3. The location of parking on the Site shall be governed by the terms of the Ordinance.

4. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to East Cama Street as required to provide right of way measuring 38.5 feet from the existing centerline of East Cama Street, to the extent that such right of way does not already exist.

5. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City or to the North Carolina Department of Transportation (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to South Tryon Street as required to provide right of way measuring 65 feet from the existing centerline of South Tryon Street, to the extent that such right of way does not already exist.

6. Petitioner shall install and construct two curb ramps on the northeast corner of the intersection of South Tryon Street and East Cama Street (adjacent to the Site).

7. All transportation improvements set out in this Section C shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. Architectural Standards

1. Required side and rear yards shall be based on the orientation(s) of any building(s) developed on the Site and shall be determined during the permitting process. Notwithstanding anything contained herein to the contrary, buildings and parking areas shall be setback from the eastern boundary line of the Site as required by the Ordinance but in no case shall the building and parking setback from the eastern boundary line of the Site be less than 10 feet.

2. The architectural standards set out below shall apply to any single family attached dwelling unit constructed on the Site.

(a) The maximum height of any single family attached dwelling unit constructed on the Site shall be governed by the terms of the Ordinance. Notwithstanding the foregoing, the maximum height of any single family attached dwelling unit (or a portion of any single family attached dwelling unit) located within 20 feet of the eastern boundary line of the Site shall be 50 feet as measured under the Ordinance.

(b) Rooftop terraces may be installed on the single family attached dwelling units constructed on the Site at the option of Petitioner.

(c) The primary exterior building materials for any single family attached dwelling units constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

(d) Vinyl, EIFS or masonite may not be used as an exterior building material on any single family attached dwelling unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings. Additionally, aluminum may be used on trim and garage doors.

(e) Each single family attached dwelling unit constructed on the Site that fronts a public street shall be rear loaded.

(f) 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.

(g) To provide privacy, all residential entrances within 15 feet of a public sidewalk shall be raised from the average sidewalk grade of the public sidewalk a minimum of 12 inches.

(h) Each single family attached dwelling unit constructed on the Site shall have a usable front porch or a front stoop. Usable front porches shall be covered and be at least 6 feet in depth. Front stoops shall be covered and front stoops may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner. Front stoops shall not be required to have a minimum depth of 6 feet, and front stoops shall not be enclosed.

(i) All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

(j) Garage doors visible from public streets shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

(k) Walkways shall be provided to connect all residential entrances to sidewalks fronting public streets.

(l) Townhome buildings that are adjacent to and front a public street shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that do not front a public street or buildings that are adjacent and perpendicular to a public street.

3. The architectural standards set out below shall apply to any non-residential building constructed on the Site.

(a) The maximum height of any non-residential building constructed on the Site shall be governed by the terms of the Ordinance. Notwithstanding the foregoing, the maximum height of any building on the Site (or a portion of any building) located within 20 feet of the eastern boundary line of the Site shall be 50 feet as measured under the Ordinance.

(b) Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets through the following:

(i) Buildings shall be placed so as to present a front or side facade to all streets.

(ii) Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.

(iii) The facades of the first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

(iv) A direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

(v) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and 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.

(vi) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.

(vii) Buildings shall have a minimum height of 22 feet.

(viii) Multi-story buildings shall have a minimum of 20% transparency on all upper stories.

4. The architectural standards set out below shall apply to any multi-family residential building constructed on the Site.

(a) The maximum height of any multi-family residential building constructed on the Site shall be governed by the terms of the Ordinance. Notwithstanding the foregoing, the maximum height of any multi-family residential building on the Site (or a portion of any building) located within 20 feet of the eastern boundary line of the Site shall be 50 feet as measured under the Ordinance.

(b) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), cementitious siding, stucco or other material approved by the Planning Director.

(c) Prohibited Exterior Building Materials:

(i) Vinyl siding (but not vinyl hand rails, windows, doors or door trim).

(ii) Concrete Masonry Units not architecturally finished.

(d) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

(i) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).

(ii) Buildings shall front a minimum of 40% of the total network required street frontage on the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save areas).

(iii) Parking lots shall not be located between any building and any network required public or private street.

(iv) Driveways intended to serve single units shall be prohibited on all network required streets.

(e) 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/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.

(f) Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

(i) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(ii) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

(iii) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

(g) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

(i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

(ii) For pitched roofs the minimum allowed is 4:12 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.

(h) 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 or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

5. The requirement set out below shall apply to any type of building constructed on the Site.

(a) Any building located within 12 feet of the eastern boundary line of the Site shall have an entrance into the building that faces the eastern boundary line of the Site.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontages on South Tryon Street and East Cama Street as generally depicted on the Rezoning Plan.

2. The sidewalks described above, or portions thereof, may be located in a sidewalk utility easement.

F. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, private streets/private alleys and sidewalks, walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

G. Environmental Features

1. Petitioner shall comply with the applicable provisions of the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

2. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

H. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

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TASK
PHASE
PLOT DATE

REV.		DATE

4029 – 4101 SOUTH TRYON
CHARLOTTE, NORTH CAROLINA

SITE PLAN

RZ-2