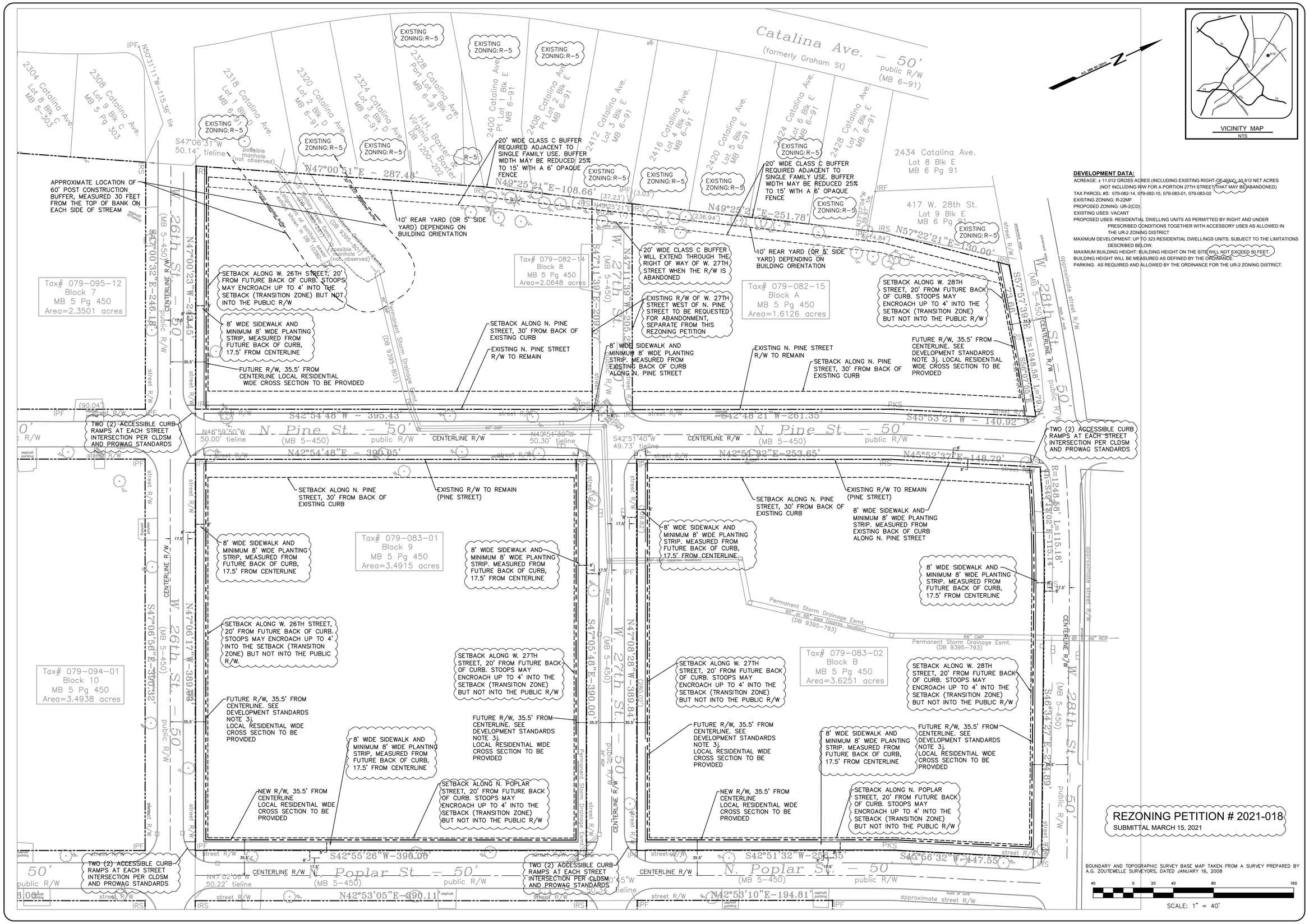

DEVELOPMENT DATA:

ACREAGE: ± 11.012 GROSS ACRES (INCLUDING EXISTING RIGHT-OF-WAY), 10.812 NET ACRES (NOT INCLUDING R/W FOR A PORTION 27TH STREET THAT MAY BE ABANDONED)
TAX PARCEL #S: 079-082-14, 079-082-15, 079-083-01, 079-083-02
EXISTING ZONING: R-22MF
PROPOSED ZONING: UR-2(CD)
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT
MAXIMUM DEVELOPMENT: UP TO 323 RESIDENTIAL DWELLINGS UNITS; SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL NOT EXCEED 50 FEET.
BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

REZONING PETITION # 2021-018
SUBMITTAL MARCH 15, 2021

BOUNDARY AND TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY A.G. ZOUTEWELLE SURVEYORS, DATED JANUARY 16, 2008

SCALE: 1" = 40'

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ENGINEERING • SURVEYING
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Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: C-0565(ENG)
NC FIRM LICENSE: C-279(LA)

DATE	REVISIONS	BY

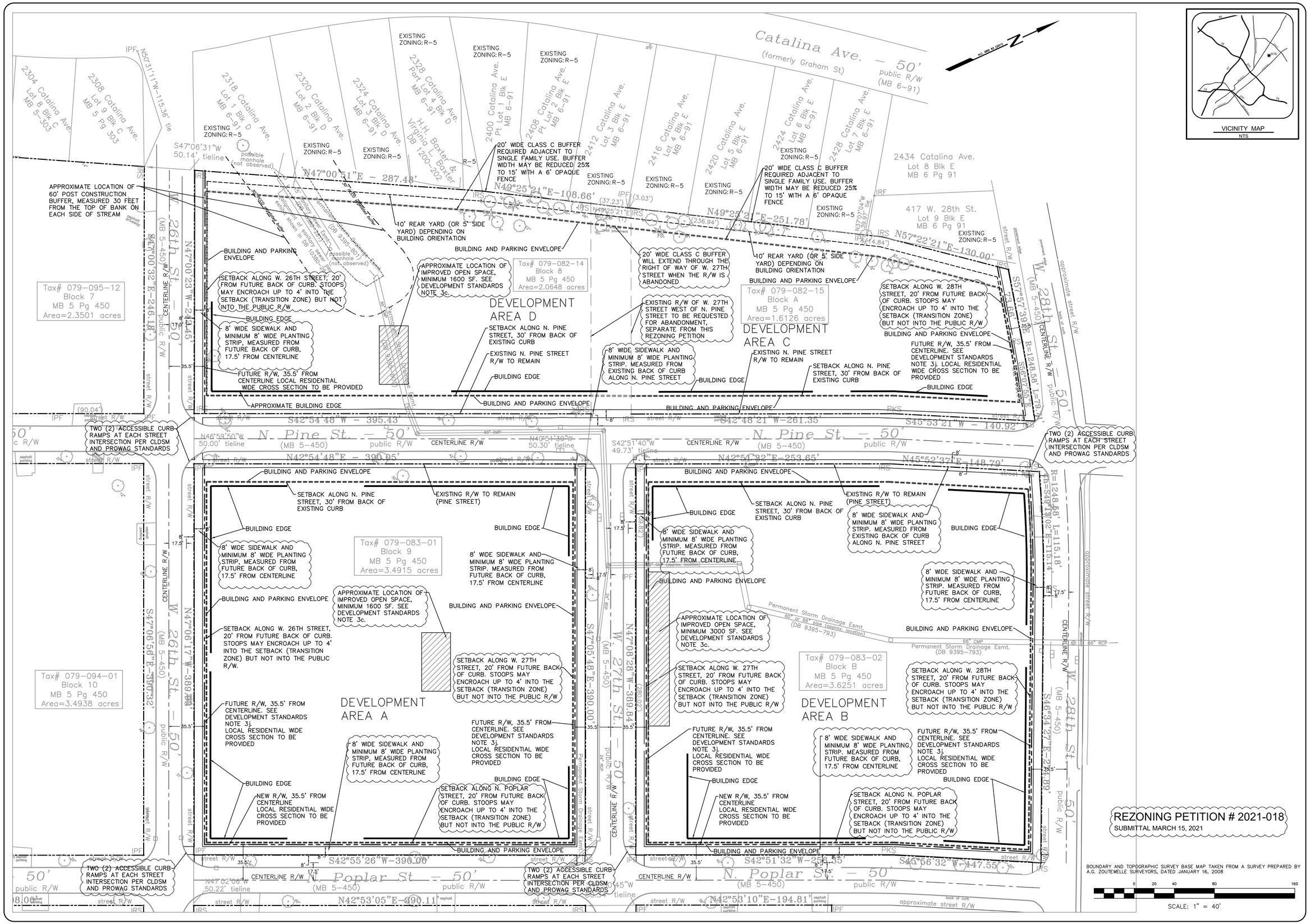
PROJECT MANAGER: KMG
PROJECT DATE: 3-15-2021
DRAWN BY: KMG
PROJECT NUMBER:
REVIEWED BY: KMG
TASK: PHASE:
APPROVED BY: KMG
FILE NAME:
SCIT DATE:

NORTH POPLAR MULTI–FAMILY

NORTH POPLAR DEVELOPMENT PARTNERS LLC

TECHNICAL DATA SHEET

RZ–1



DATE	REV.	

DRAWING SCALE: 1" = 40'
PROJECT DATE: FEBRUARY 22, 2021
PROJECT MANAGER: KMc
DESIGNED BY: KMc
APPROVED BY: KMc
TASK: PHASE:
FILE NAME:
EDIT DATE:

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NORTH POPLAR MULTI-FAMILY

NORTH POPLAR DEVELOPMENT PARTNERS LLC

SCHEMATIC SITE PLAN

RZ-2

North Poplar Development Partners
Development Standards
03/15/2021
Rezoning Petition No. 2021-018

Site Development Data:

--**Acreage:** ± 11.012 gross acres (including existing right-of-way); 10.812 net acres (not including r/w for a portion 27th Street that may be abandoned)
--**Tax Parcel #s:** 079-082-14, 079-082-15, 079-083-01, 079-083-02
--**Existing Zoning:** R-22MF
--**Proposed Zoning:** UR-2(CD)
--**Existing Uses:** Vacant
--**Proposed Uses:** Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
--**Maximum Development:** Up to 323 residential dwellings units, subject to the limitations described below.
--**Maximum Building Height:** Building height on the Site will not exceed 50 feet. Building height will be measured as defined by the Ordinance.
--**Parking:** As required and allowed by the Ordinance for the UR-2 zoning district.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by North Poplar Development Partners ("Petitioner") to accommodate development of a residential community on an approximately 10.812 acre site generally bounded by W. 26th and W. 28th and located on the west side of N. Poplar Street and both sides of N. Pine (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 UR-2 zoning classification shall govern all development taking place on the Site.

c. **Graphics and Alterations**. The general 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 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.

2. Permitted Uses, Development Area Limitations:
a. The Site may be developed with up to 323 residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.

b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the Area Median Income (AMI). The Petitioner shall ensure that no fewer than 16 of the units located on the Site (equal to 5% of the total number of units allowed on the Site), for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 80% or less as defined by the AMI.

3. Access, Buffers, Screening, Open Space and Pedestrian Circulation.

a. Access to the Site will be from W. 26th Street, W. 27th Street, W. 28th Street, N. Pine, and N Poplar Street. The number and location of access points will be determined during the land development approval process.

b. Surface parking areas over 100 feet in length with frontage on an existing public street will be screened by a low (3.0) foot masonry wall.

c. An improved open space area will be provided within each Development area as generally depicted on the Rezoning Plan. Each open space area will be improved with a combination of landscaping including lawn panels, walkways, seating areas, as well as other amenities appropriate to the design of the open space. The minimum size of each open space area is indicated on the Rezoning Plan.

d. All portions of the existing public streets that abut the Site will be improved with eight (8) foot sidewalks, and a minimum of eight (8) foot planting strips. Two accessible ramps will be provided at each accessible street crossing across each road adjacent to the Site. Accessible ramps will meet CLDSM standards and Public Right-of-way Accessible Guidelines (PROWAG).

e. The Petitioner will work with the City Arborist and the Urban Forestry staff to determine the health of the existing street trees on the Site during the land development approval process.

f. The portions of the following streets that abut the Site or both sides of the street if wholly located within the Site will be improved to a residential wide Street cross-section where possible) W. 26th Street, W. 27th Street, W, 28th St and N. Poplar Street.

g. The existing street cross-section for N. Pine Street will not be improved in order to match the cross-section of N. Pine that was developed on the abutting parcel to the south of the Site.

h. On-street parking will not be allowed on streets with less than 26 feet clear width.

i. The Petitioner will construct required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as allowed by City regulations.

j. The Petitioner will dedicate via fee simple conveyance any required right-of-way as 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.

k. The Petitioner will be seeking to abandon the portion of W. 27th Street located between N. Pine Street and the western property boundary as generally depicted on the Rezoning Plan.

4. Architectural Standards and Parking Location Restrictions:

a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Aluminum siding exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed pressboard are prohibited, except when used as a decorative feature or accent. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.

b. A minimum of a 20-foot setback as measured from the future back of curb will be provided along each side of the following existing public streets W. 26th Street, W. 27th Street, W. 28th, N. Pine Street and N. Poplar Street. The last four (4) feet of the proposed 20-foot setback will be a transition zone in which stairs and stair rails, stoops, one-story open-air porches, and other architectural features will be allowed as long as they do not extend into the right-of-way.

c. "Building Edges/Build-to-Lines" have been provided along the existing public streets as generally depicted on the Technical Data Sheet. The buildings constructed on the Site must adhere to the Building Edges/Build-to-Lines generally depicted on the Technical Data Sheet (plaza/outdoor dining areas will be considered part of the buildings for the purposes of compliance with this provision). Parking areas may be located between buildings and to the rear of the proposed buildings but not between the buildings and the Building Edges/Build-to-Lines.

g. **General Site Considerations**

i. The proposed buildings will be oriented toward the existing Public Streets to reinforce the streetscape.
ii. Orient buildings in a way to enclose and define public space, open space and green space.
iii. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public streets, except where ends of buildings front these streets. When the ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
iv. Architectural treatment shall continue all sides of a building except as specifically noted otherwise.
v. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, artwork and landscaping. Blank walls shall not exceed 20 feet in any direction and cannot be addressed with landscape elements only.
vi. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).

g. **Facade Composition**

h. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances. Ground floor units facing the public streets will have an entrance that is designed as a main entrance from the street.
ii. Windows shall be vertically shaped with a height greater than their width. However, in instances of large, feature windows, fenestrations may be used to provide a similar vertical appearance. Square windows may be used as a secondary design element.

1. Facades shall incorporate windows and doors as follows:

i. Windows and doors shall be provided for at least 20% of the total Facade area along the proposed streets, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor facing a public street shall not exceed 20 feet in height and 20 feet in length in any direction. Changes in materials and other treatments may be used to break up walls where windows are not possible due to building layout (e.g. stairwells and/or mechanical/utility rooms).
ii. The above requirement for windows and doors may be reduced by 50% where a Facade is not visible from a public street and the maximum contiguous area without windows or doors on any floor may be increased to 20 feet in height and 40 feet in length.
iii. The Facades of first/ground floor of the buildings along the public streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

During the land development approval process for the Site the design team will provide the necessary calculations demonstrating compliance with the standards indicated above.

2. Façade articulation:

i. Facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total Facade length for Facades over 75 feet in length. Patios and balconies are acceptable projections.

3. Additional Street Fronting Facade requirements on Public Streets:

i. Street fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
iii. First Story Facades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements.
iv. Facades shall provide visual divisions between the first and second stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.
v. Facades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
vi. No more than four different materials, textures, colors, or combinations thereof may be used on a single building. This requirement shall not include materials used on windows, doors, porches, balconies, foundations, awnings or architectural details.
vii. Materials may be combined horizontally or vertically, with the heavier below the lighter when horizontal.
viii. Exterior materials of buildings along the Public Streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, cementitious siding, glass, manufactured stone or granite.
ix. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.

(a) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

i. **Roofs**

i. Pitched or flat roofs are acceptable. The pitch of the building's primary roof shall have a minimum slope of 4:12. Flat roofs shall be screened from the view of Public Streets by a parapet.
ii. Accessory features on a roof shall be screened from the view of the Public Streets by a parapet or other architectural feature.
iii. Permitted sloped roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
iv. Vents, stacks, and roof fans are to be painted to blend with the roof color and hidden from Public Street view to the greatest extent possible.

j. **Additional Design Standards**

i. If garages are constructed on the Site they may not be oriented toward the existing or proposed public streets, except when the garage is located behind the principal structure.

5. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems if 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.

b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigation if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

c. The Site will comply with the Tree Ordinance. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs. Removal of trees located in the righ-of-way will require permits and mitigation prior to removal.

6. Lighting:

a. Detached lighting on the Site, except streetlights located along public streets, will be limited to 21 feet in height.

7. Solid Waste Areas:

a. Locations for solid waste containers including recycling containers will be provided as required by the Ordinance.

8. 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 herein and of Chapter 6 of the Ordinance.

9. 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 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.

REZONING PETITION # 2021-018
SUBMITTAL MARCH 15, 2021

REV.	DATE

DRAWING SCALE: N/A
PROJECT DATE: 3.15.21
PROJECT NUMBER:
TASK: PHASE:
SCOT DATE:

PROJECT MANAGER: KMc
DESIGNED BY: KMc
DRAWN BY: KMc
APPROVED BY: KMc
FILE NAME:

GEOSCIENCE GROUP
ENGINEERING
500-K Clanton Road
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NC FIRM LICENSE: C-0595(ENG)
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NORTH POPLAR MULTI-FAMILY

NORTH POPLAR DEVELOPMENT PARTNERS LLC

DEVELOPMENT STANDARDS

RZ-3