

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
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Civil Engineering
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Urban Design

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LEGEND

- ZONING BOUNDARY
- PROPERTY LINE/RIGHT-OF-WAY

REZONING SUMMARY:

PETITIONER:	CORAL REEF INVESTMENT PROPERTIES, LLC
PROPERTY OWNER:	WINSTON G. GOODE, REP. OF ALG. JR ESTATE
REZONING SITE AREA:	8.62± AC
TAX PARCEL#:	16704247 & 16705131
EXISTING ZONING:	R-12 MF
PROPOSED ZONING:	R-17 MF
EXISTING USE:	VACANT PARCELS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK:	30'
MIN. SIDE YARD:	10'
MIN. REAR YARD:	50'
MAX. HEIGHT:	100'
MAX. FLOOR AREA RATIO:	0.50
MAX. NO. OF RES. UNITS:	146 UNITS
RESIDENTIAL DENSITY:	MAX. 17 DU/A
REQUIRED PARKING:	219 SPACES
REQUIRED SCREENING:	PER ORDINANCE

GENERAL REZONING NOTES:

1. SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS

CORAL REEF INVESTMENT PROPERTIES, LLC

2100 WEST 76th STREET
SUITE 401
HIALEAH, FL 33016

WEST TYVOLA MULTI-FAMILY

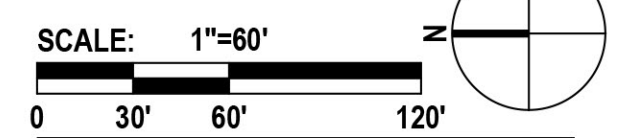
PARCEL ID 16704247 & 16705131
(VICINITY OF 500 W. TYVOLA RD)

REZONING PLAN

Project No.
4766.00

Issued
10/01/2021

Revised



RZ-1

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500 WEST TYVOLA MULTI-FAMILY DEVELOPMENT STANDARDS

OCTOBER 01, 2021

SITE DEVELOPMENT DATA:

--REZONING SITE AREA:	8.62 ± ACRES
--TAX PARCEL #S:	16704247 & 16705131
--EXISTING ZONING:	R-12MF
--PROPOSED ZONING:	R-17MF
--EXISTING USES:	VACANT PARCELS
--PROPOSED USES:	MULTI-FAMILY RESIDENTIAL
--MAX. BUILDING HEIGHT:	100'
--MAX. NO. OF RES. UNITS:	146 UNITS
--RESIDENTIAL DENSITY:	MAX. 17 DU/ACRE
--MAX. FLOOR AREA RATIO:	0.50
--REQUIRED PARKING:	PER ORDINANCE (SEE NOTE BELOW) 1.5 SPACES PER UNIT = 219 SPACES (240 PROVIDED, AS DEPICTED ON SHEET RZ-1)
--REQUIRED SCREENING:	PER ORDINANCE

1. GENERAL PROVISIONS:

a. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE R-17MF ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE REZONING PLAN IS SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT STAGES AS PROVIDED BELOW.

b. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CORAL REEF INVESTMENT PROPERTIES, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 8.62-ACRE SITE LOCATED APPROXIMATELY AT 500 WEST TYVOLA ROAD ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 146 MULTI-FAMILY DWELLING UNITS.

c. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-17MF ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.

d. THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THE MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED 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:

e. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR

iii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1.

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 146 MULTI-FAMILY DWELLING UNITS ACROSS SEVERAL BUILDINGS, WITH ACCESSORY USES ALLOWED IN THE R-17MF ZONING DISTRICT.

3. SETBACKS, SIDE YARDS AND REAR YARDS

a. BUILDING SETBACKS AND YARDS WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THE REZONING PLAN.

- ALONG WEST TYVOLA ROAD, A 30 FOOT SETBACK FROM THE EXISTING BACK OF CURB WILL BE PROVIDED.

- SIDE AND REAR YARD DETERMINATIONS WILL BE BASED ON THE ORIENTATION OF EACH PROPOSED BUILDING TO THE ADJOINING PROJECT PROPERTY LINE, AND ADJACENT ZONING.

b. DECKS SHALL NOT EXTEND INTO ANY REQUIRED SIDE OR REAR YARDS. HOWEVER, AT-GRADE PATIOS MAY BE LOCATED IN WHOLE OR IN PART WITHIN REQUIRED REAR YARDS.

4. SCREENING

a. MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE INSTALLED AT GROUND LEVEL AND ON THE ROOFS OF BUILDINGS CONSTRUCTED ON THE SITE WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM A PUBLIC STREET.

5. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS

a. ACCESS TO THE SITE WILL BE FROM WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN ON SHEET RZ-1.

b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS.

c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS AS APPROVED BY CDOT/NCDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

e. DEDICATION AND FEE OF SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED SHALL BE PROVIDED. AN ADDITIONAL 2.00' BEHIND THE BACK OF SIDEWALK SHALL BE PROVIDED.

f. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING OCCUPANCY IS ISSUED.

6. ARCHITECTURAL STANDARDS:

a. PROHIBITED EXTERIOR BUILDING MATERIALS -- THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED:

- VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM)
- CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED.

b. SERVICE AREA SCREENING -- SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:

- SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL.
- UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.
- WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

7. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE.

8. OPEN SPACE/TREE SAVE AREAS/GREENWAY CONVEYANCE:

a. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE WILL BE PROVIDED.

9. SIGNAGE

a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

10. LIGHTING:

a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

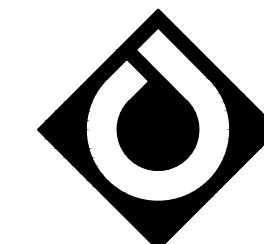
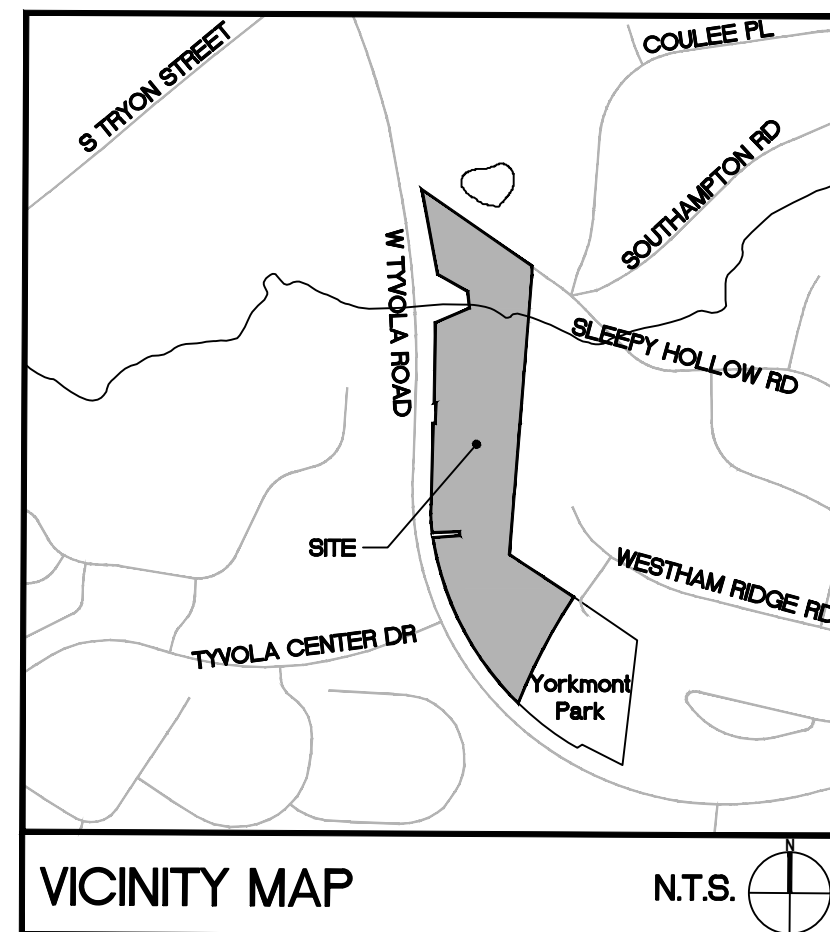
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT.

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 HEREIN AND 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 HEREIN AND UNDER THE ORDINANCE, 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.



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DEVELOPMENT STANDARDS

Project No.

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Revised

SCALE: 1"=60'
0 30' 60' 120'

RZ-2

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