

# McADAMS

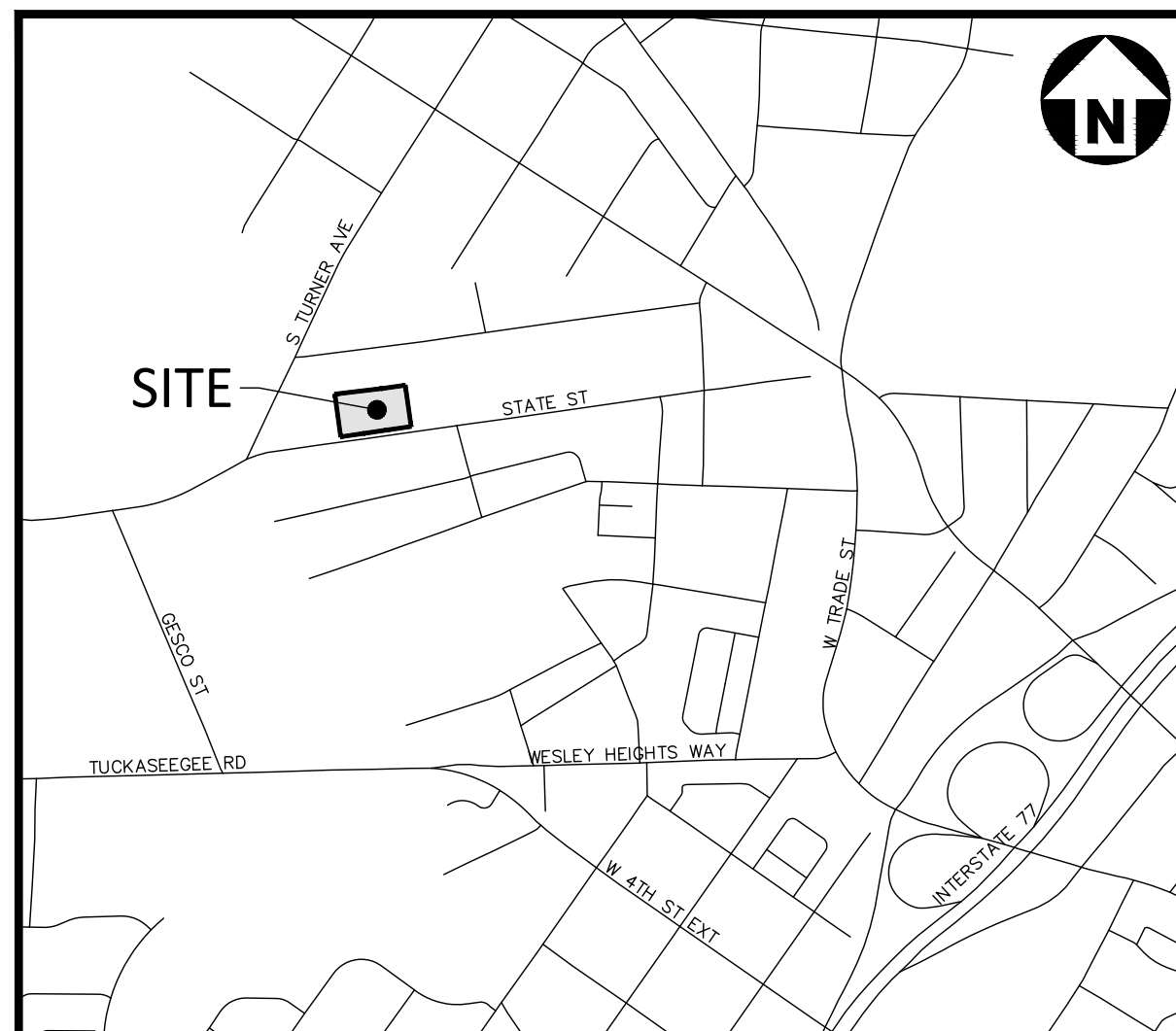
The John R. McAdams Company, Inc.  
2100 South Tryon Street  
Suite 400  
Charlotte, NC 28203  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293, C-187

www.mcadamsco.com

## CLIENT

MR. CHRIS FOLEY  
ALCHEMY DEVELOPMENT LLC  
3324 DRAPER AVENUE  
CHARLOTTE, NORTH CAROLINA 28205

# STATE STREET TOWNS REZONING PETITION #2024-063 430 STATE STREET CHARLOTTE, NORTH CAROLINA 28216



## SITE LEGEND

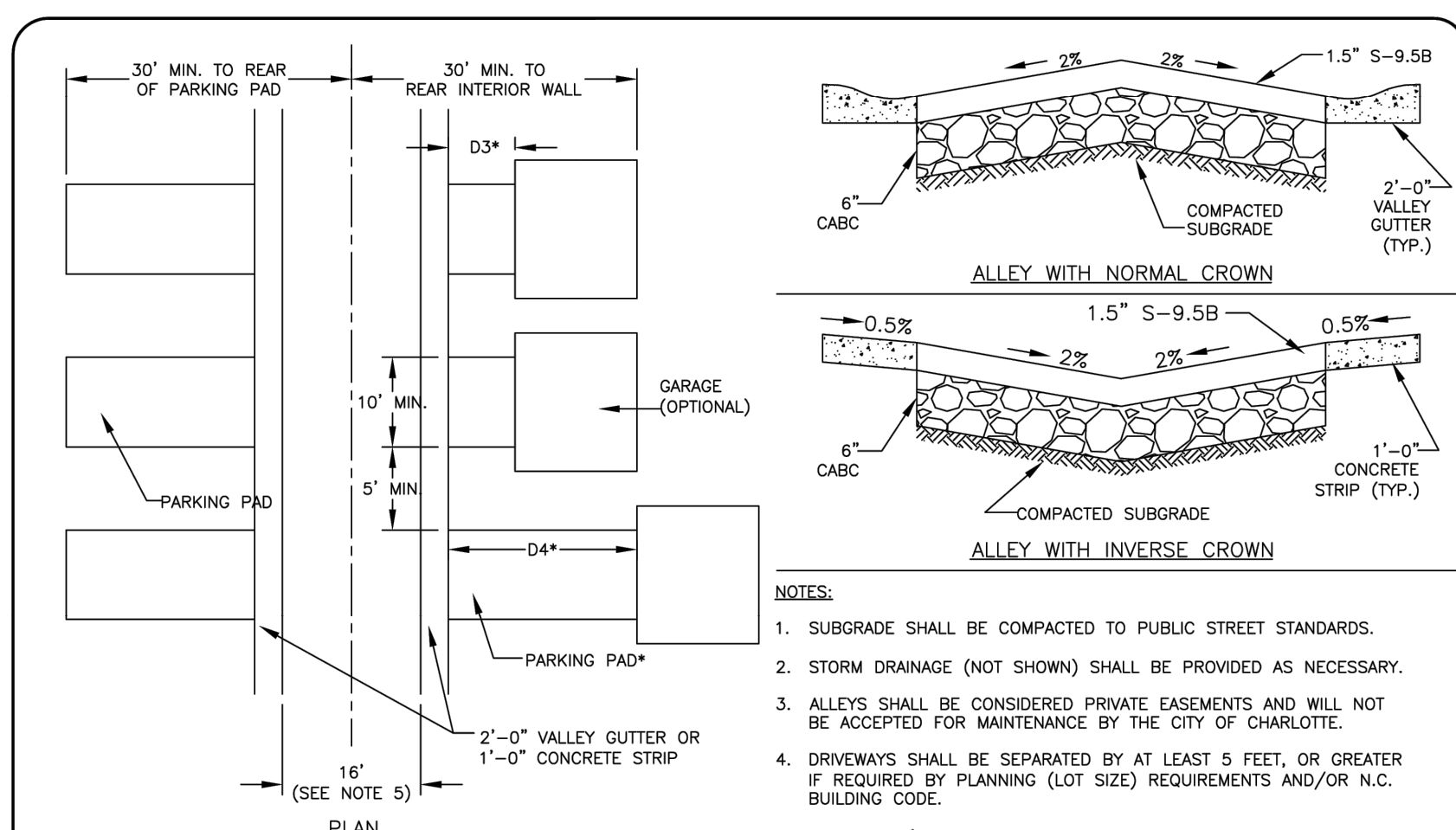
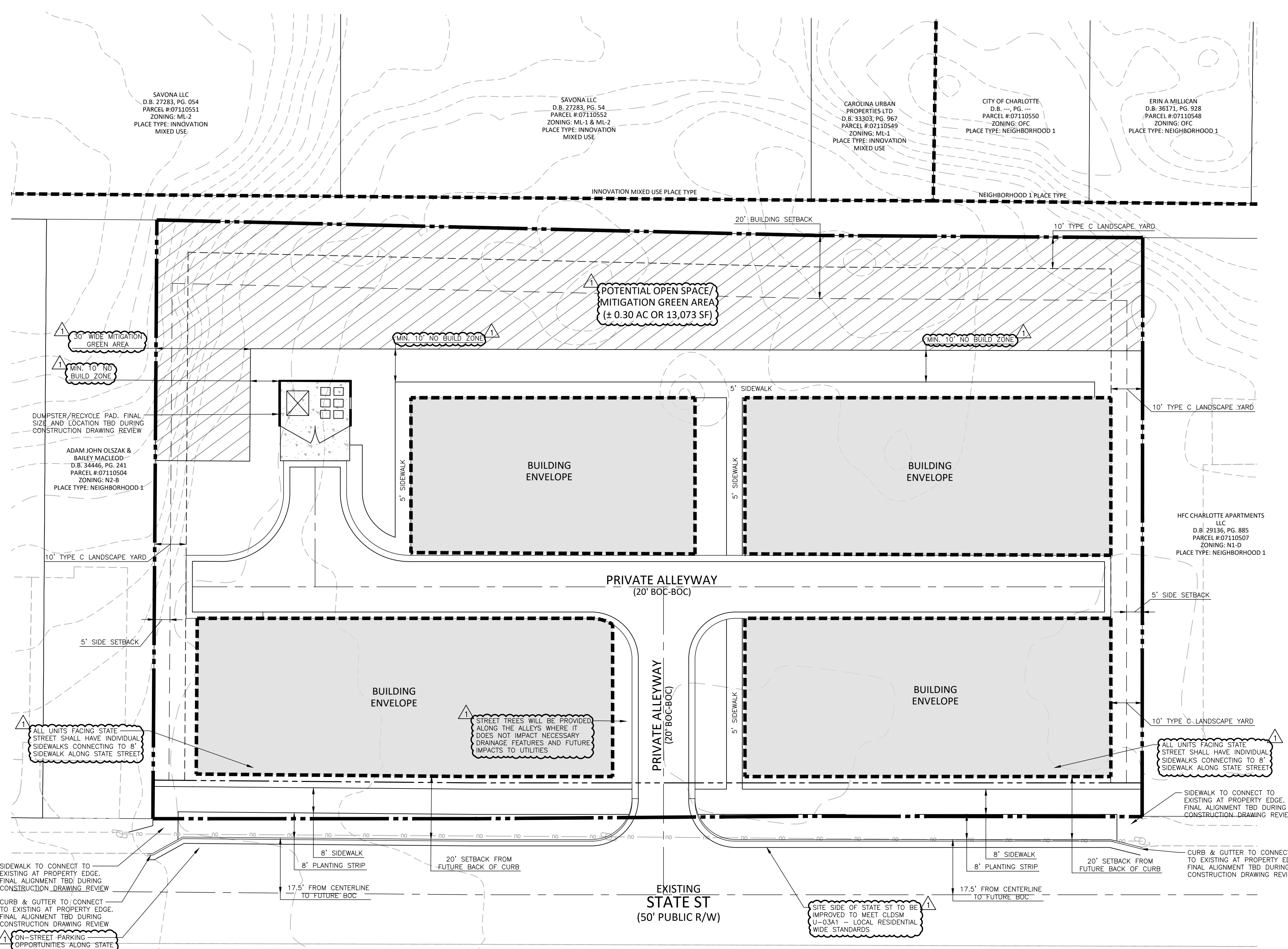
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SUBLOT LINE
---	EASEMENT LINE
---	BUFFER LINE
---	CENTERLINE
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	TREE MITIGATION

## SITE DATA

DEVELOPER: MR. CHRIS FOLEY  
ALCHEMY DEVELOPMENT LLC  
3324 DRAPER AVENUE  
CHARLOTTE, NORTH CAROLINA 28205

PREPARED BY: MCADAMS COMPANY  
2100 SOUTH TRYON STREET, SUITE 400  
CHARLOTTE, NC 28203  
704.527.0800

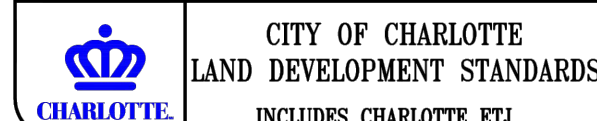
PARCEL NUMBER: 10502125	
TOTAL SITE ACREAGE:	+ 1.33 AC
EXISTING ZONING:	N1-D, N2-B & B-1 (CD)
PROPOSED ZONING:	N2-B (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED DWELLINGS (REAR LOADED)
SETBACK REQUIREMENTS:	
FRONT:	20' FROM BACK OF CURB ALONG STATE STREET AND NORTH PROPERTY LINE DUE TO UNITS FACING TO THE NORTH
REAR:	10'
SIDE:	
MAXIMUM BUILDING HEIGHT:	48 FEET
REQUIRED OPEN SPACE:	150 SF PER UNIT
REQUIRED GREEN AREA (15% OF SITE):	+ 0.1995 AC
REQUIRED GREEN AREA MITIGATION:	0.1995 AC x 150% = 0.29925 AC OR 13,036 SF
PROVIDED GREEN AREA MITIGATION:	+ 0.30 AC OR 13,073 SF
STORMWATER MANAGEMENT:	UNDERGROUND



- NOTES:
- SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
  - STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
  - ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
  - DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.
  - MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE.

\* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.

NOT TO SCALE



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE 874

RESIDENTIAL ALLEY DETAIL  
DOUBLE LOADED W/ TWO-WAY OPERATION

REV. 11.19.17

## REVISIONS

NO.	DATE	PER CITY COMMENTS
1	08.12.2024	PER CITY COMMENTS

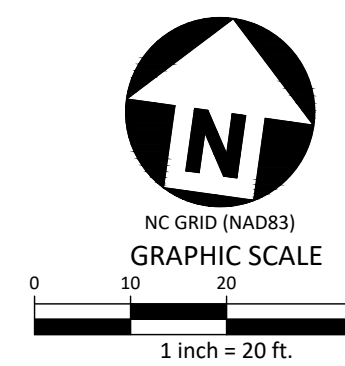
## PLAN INFORMATION

PROJECT NO.	SPEC-24191
FILENAME	SPEC24191-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=20'
DATE	05.20.2024

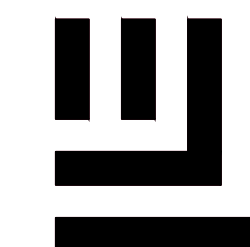
## SHEET

## REZONING PLAN

# RZ.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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STATE STREET TOWNS
REZONING PETITION #2024-063
430 STATE STREET
CHARLOTTE, NORTH CAROLINA 28216

REVISIONS

Table with 2 columns: NO. and DATE. Row 1: 1, 08.12.2024. Column 2: PER CITY COMMENTS

PLAN INFORMATION

Table with 2 columns: FIELD and VALUE. Fields include PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE.

SHEET

REZONING NOTES

RZ.02

Development Standards
Rezoning Petition No. 2024-063

Site Development Data:

- Acreage: ± 1.33
--Tax Parcel #: 07110505 + 07110506
--Existing Zoning: N1-D, N2-B, + B-1(CD)
--Proposed Zoning: N2-B(CD)
--Existing Uses: Residential + Outdoor Storage
--Proposed Uses: Multi-family attached residential dwelling units as permitted by right and under prescribed conditions, together with accessory uses as allowed in the N2-B zoning district. All dwelling units shall be rear loaded.
--Maximum Building Height: 48 feet
--Parking: As required by the Ordinance.

1. General Provisions:

- a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Alchemy Development LLC ("Petitioner") to accommodate the development of a residential community on an approximately 1.33-acre site located at 430 State Street (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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-B zoning classification shall govern all development taking place on the Site.
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space areas, 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 Article 37.3 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are 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 Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Intent. This Rezoning is intended to accommodate development on the Site of multi-family attached residential uses, as consistent with the N2 place type. 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(s) located on the Site.

2. Permitted Uses & Development Area Limitations:

- a. All principal buildings constructed on the Site shall be limited to 5 individual units or fewer. Total number of individual units shall not exceed 29 units. Accessory uses, as allowed by right and under prescribed conditions are permitted per the N2-B zoning district requirements.

3. Access and Transportation Improvements:

- a. Access to the Site will be from State Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.
b. 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 and/or NCDOT in accordance with applicable published standards.
c. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
e. The Petitioner shall provide an eight (8) foot planting strip and eight (8) foot sidewalk/shared-use path along the Site's State Street frontage. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
h. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

4. Streetscape, Buffers, Yards, Open Space, and Landscaping:

- a. A ten (10) foot wide Class C Landscape Yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.
b. Walkways shall be provided to connect all residential entrances to the proposed sidewalk along State Street.
c. The proposed development shall provide either 150 square feet of Private Open Space per dwelling unit on each unit Sublot or outside the Sublots of the Site shall be provided as Useable Common Open Space per Article 5.4 A.2. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance.

5. Architectural Standards:

- a. The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
b. Meter banks will be screened from adjoining properties and from public streets.
c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along the State Street frontage and not visible from an abutting frontage.
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.
e. Buildings shall be limited to 5 individual units or fewer. Maximum building length is limited to 150 feet or less.
f. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
g. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
h. 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.
i. Buildings along State Street shall have either a porch or stoop oriented toward State Street.

- j. To provide privacy, all residential entrances within 15 feet of the sidewalk, along State Street, shall be raised from the average sidewalk grade a minimum of 24 inches.
k. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
l. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front or side of the unit or provide blank wall provisions that limit the blank wall expanse to 10 feet on all building levels.

6. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. Tree save areas will comply with the requirements of the Charlotte Tree Manual.
c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. There are no Water Quality Buffers identified on the Site.
d. For adjoining parcels receiving storm water discharge, the Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to the nearest right-of-way in the natural drainage path. If the existing storm water conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.
e. Storm Water Quality Treatment - For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP design manual.
f. Volume and Peak Control - For defined watershed greater than 24% built-upon area (BUA), control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Manual.
g. For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.
h. For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

7. Lighting:

- a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.