

McADAMS

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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

REVISIONS

NO. DATE

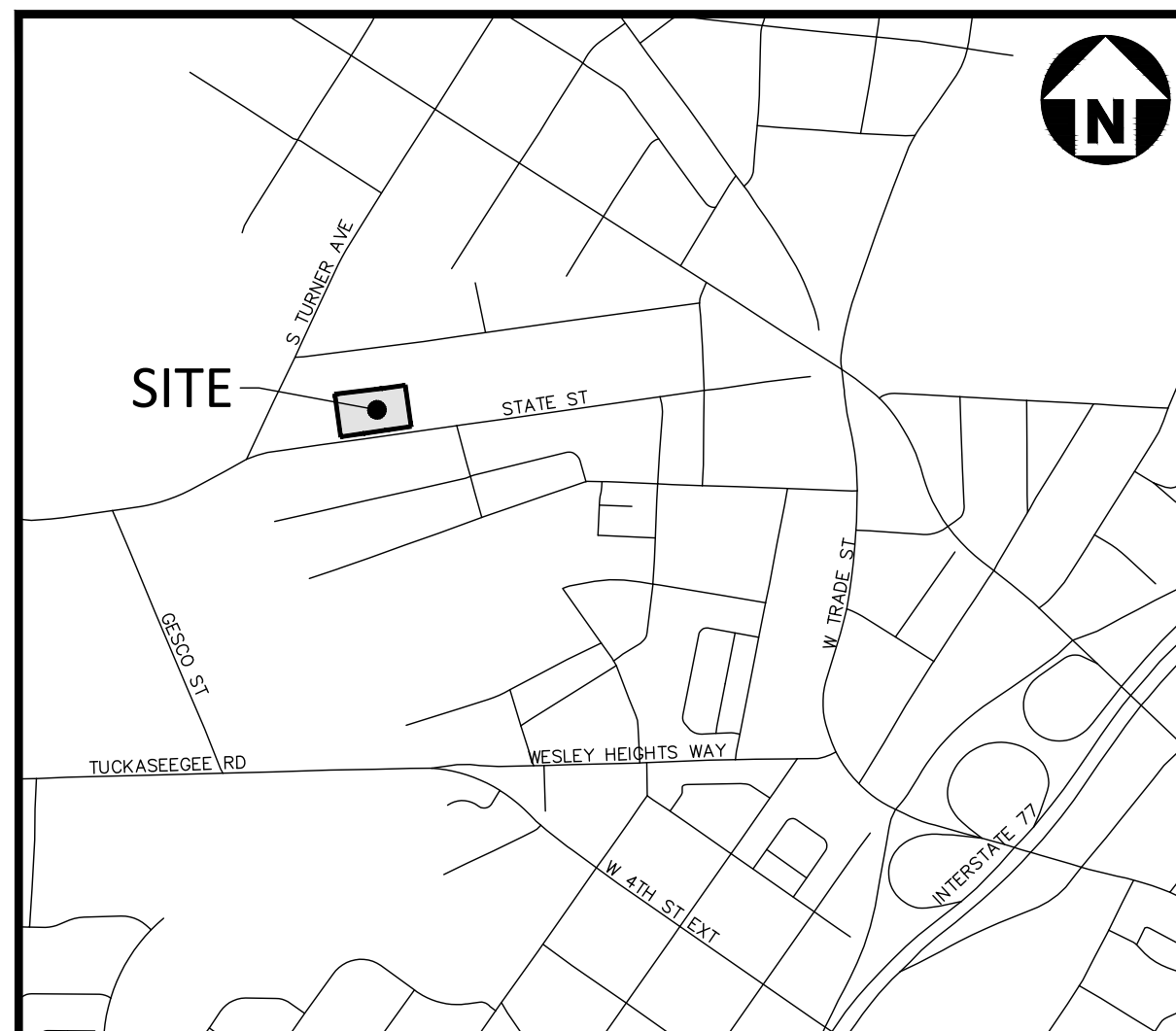
PLAN INFORMATION

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

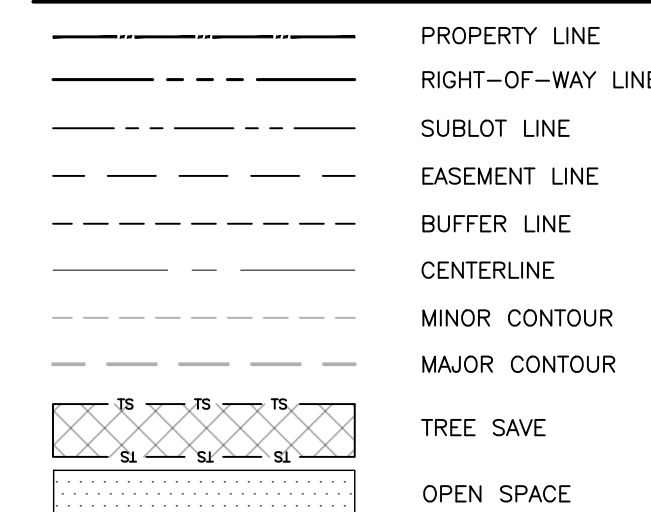
SHEET

REZONING PLAN

RZ.01

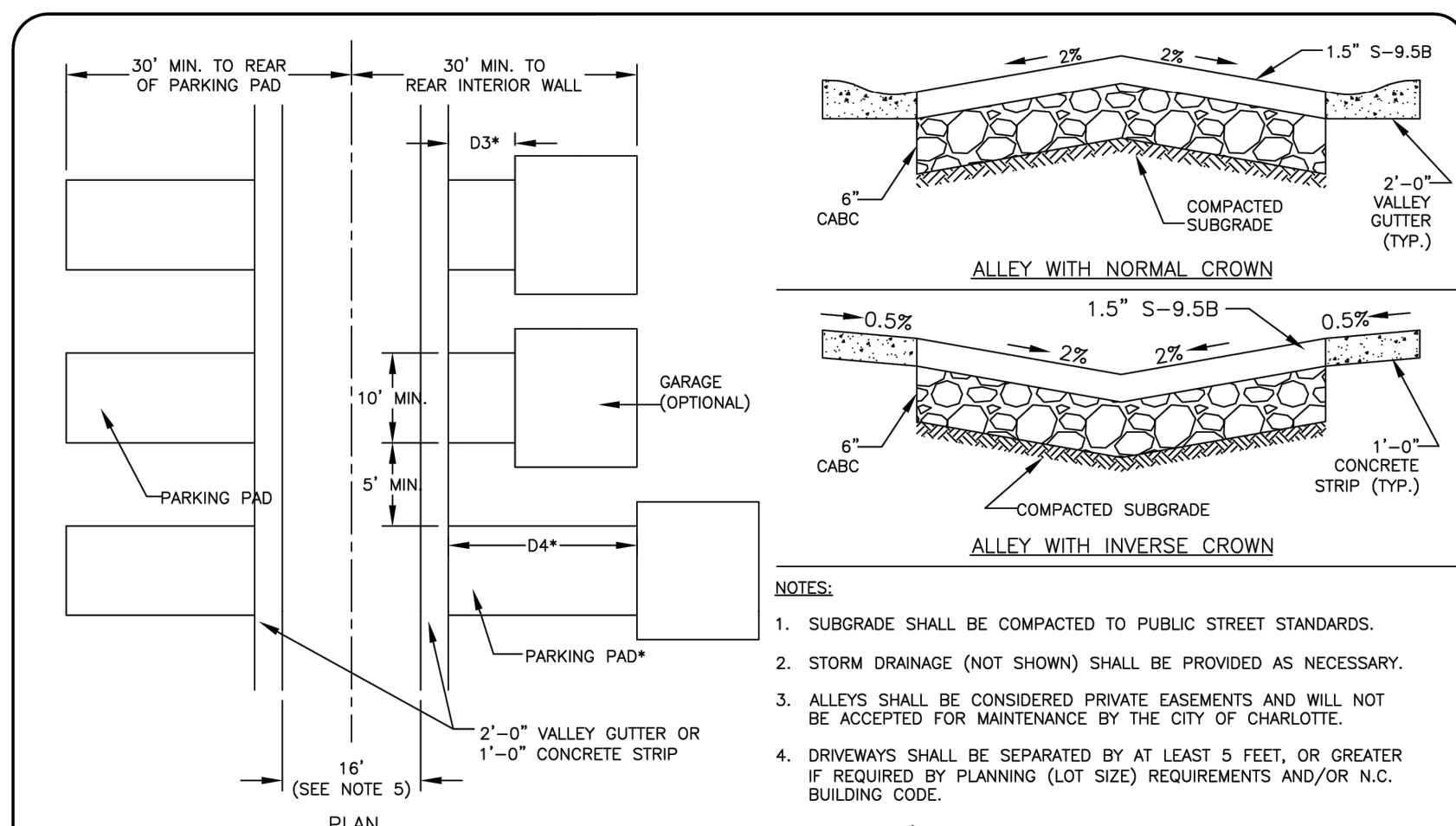
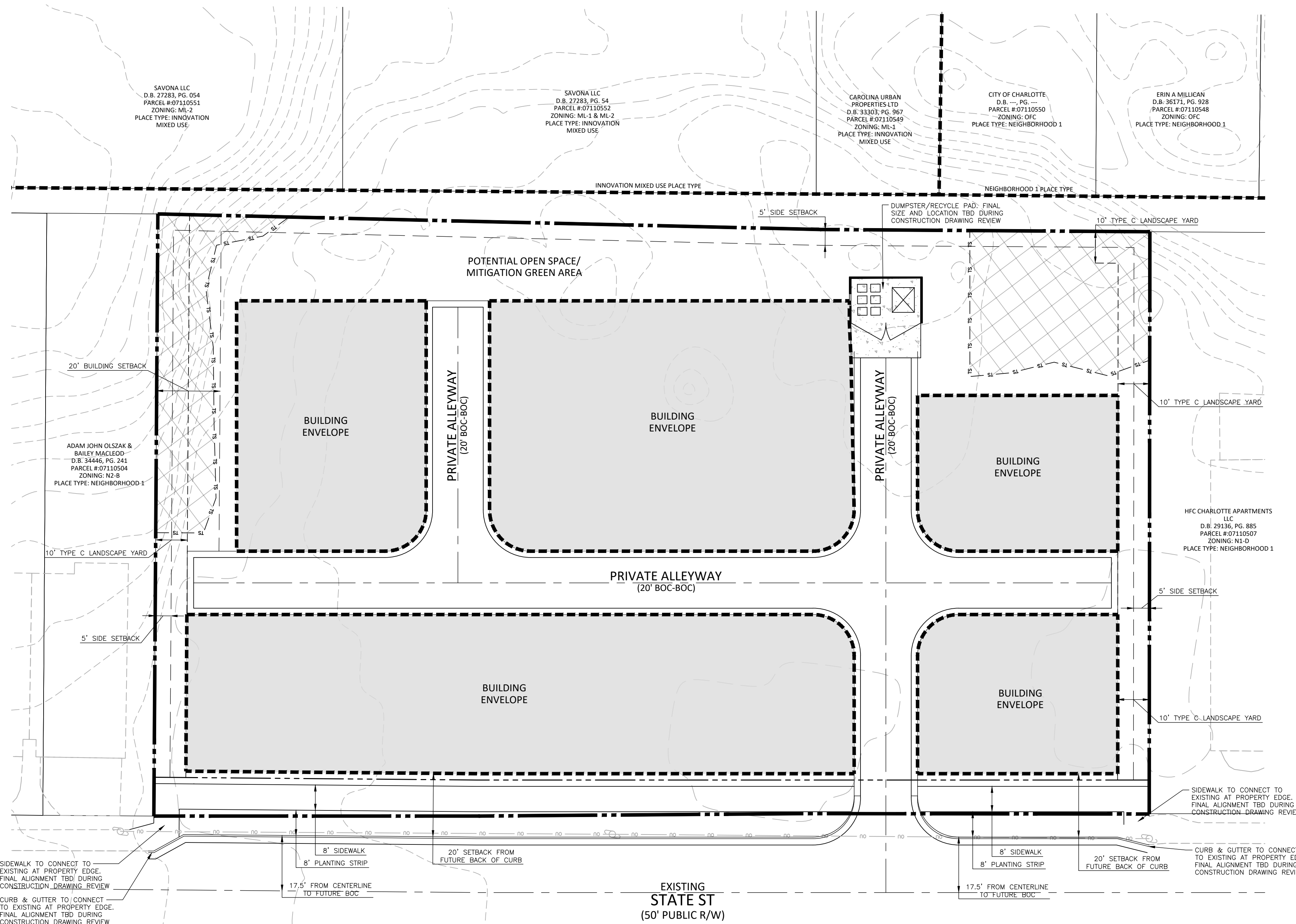


SITE LEGEND



SITE DATA

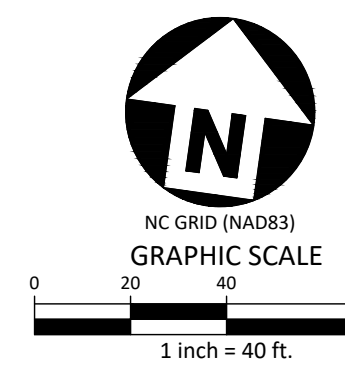
Table with site data including Developer (Mr. Chris Foley), Prepared by (McAdams Company), Parcel Number (10502125), Total Site Acreage (1.33 AC), Existing Zoning (N2-B & B-1 (CD)), Proposed Zoning (N2-B (CD)), Proposed Use (Single Family Attached Dwellings), and various setback and green area requirements.



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

NOT TO SCALE

CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE 871
DOUBLE LOADED W/ TWO-WAY OPERATION
REV 11.19.17



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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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: Single-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.
--Maximum Building Height: As per the N2-B building height standards.
--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...
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...
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...
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.

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 single-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.

2. Permitted Uses & Development Area Limitations:

- a. The principal buildings constructed on the Site shall not exceed five (5) attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.

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. 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, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
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. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approved by CDOT prior to construction/installation.
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.

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. The number of units in a building may be increased or decreased so long as the number of total buildings do not exceed eight (8).
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.

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. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

- 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.

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.

REVISIONS

NO. DATE

PLAN INFORMATION

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FILENAME SPEC24191-R21
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SCALE
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REZONING NOTES

RZ.02