

REZONING PETITION
FOR PUBLIC HEARING
2024-XXX

REZONING PETITION

CARMEL PARK TOWNS
CHARLOTTE, NC

OA DEVELOPMENT
100 ASHFORD CENTER NORTH, SUITE 310
ATLANTA, GA 30338
404-906-0807

**OVERALL
SITE PLAN**

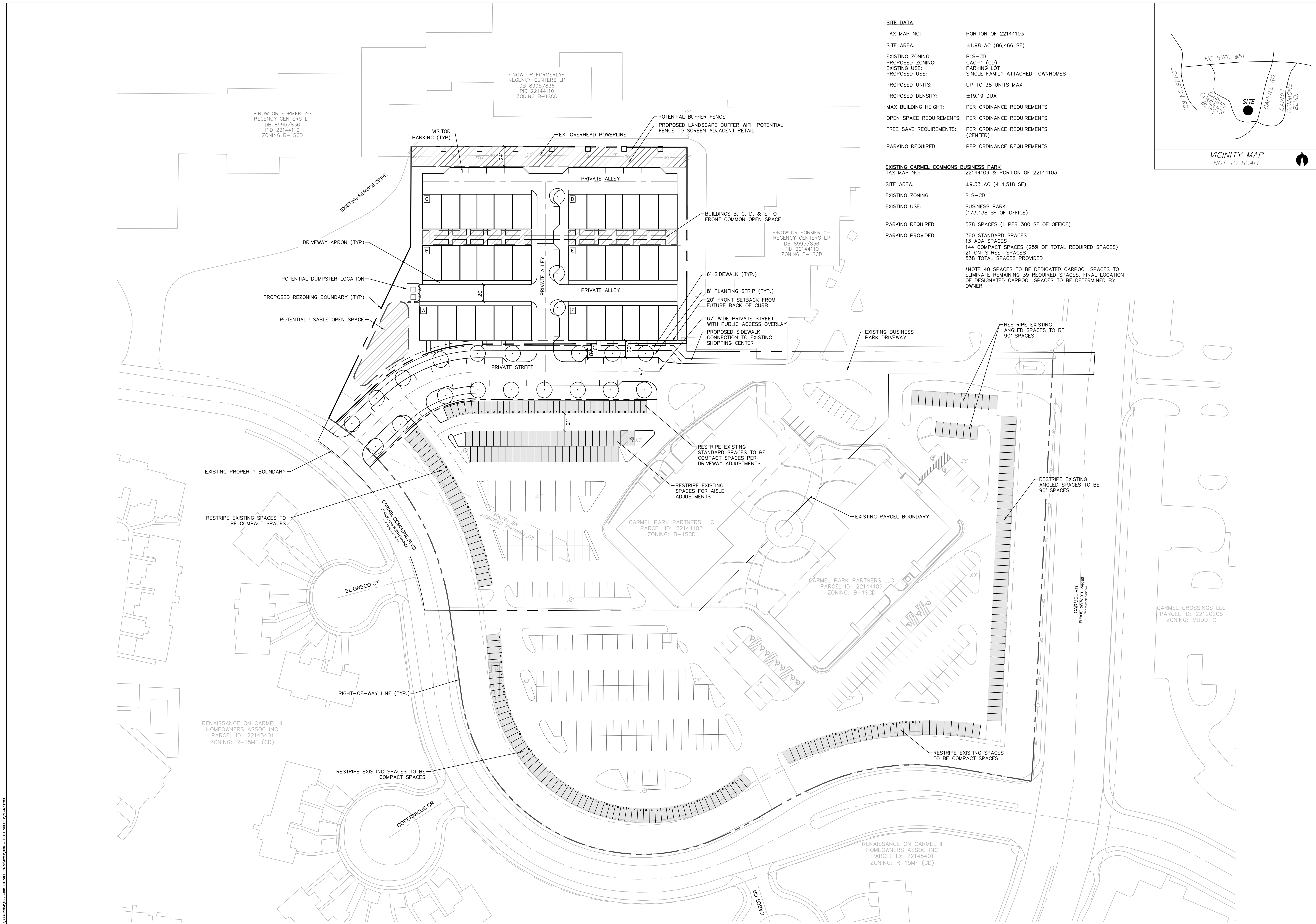
SCALE: 1" = 50'

PROJECT #: 1086-001
DRAWN BY: TM
CHECKED BY: JG

MAY 24, 2024

REVISIONS:

RZ-1.0

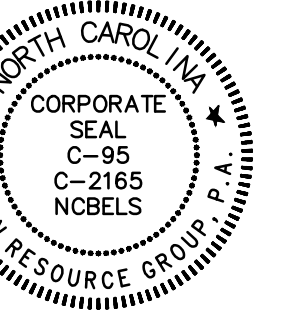


SITE DATA

TAX MAP NO: PORTION OF 22144103
SITE AREA: ±1.98 AC (86,466 SF)
EXISTING ZONING: B1S-CD
PROPOSED ZONING: CAC-1 (CD)
EXISTING USE: PARKING LOT
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS: UP TO 38 UNITS MAX
PROPOSED DENSITY: ±19.19 DUA
MAX BUILDING HEIGHT: PER ORDINANCE REQUIREMENTS
OPEN SPACE REQUIREMENTS: PER ORDINANCE REQUIREMENTS
TREE SAVE REQUIREMENTS: PER ORDINANCE REQUIREMENTS (CENTER)
PARKING REQUIRED: PER ORDINANCE REQUIREMENTS

EXISTING CARMEL COMMONS BUSINESS PARK

TAX MAP NO: 22144109 & PORTION OF 22144103
SITE AREA: ±9.33 AC (414,518 SF)
EXISTING ZONING: B1S-CD
EXISTING USE: BUSINESS PARK (173,438 SF OF OFFICE)
PARKING REQUIRED: 578 SPACES (1 PER 300 SF OF OFFICE)
PARKING PROVIDED: 360 STANDARD SPACES
13 ADA SPACES
144 COMPACT SPACES (25% OF TOTAL REQUIRED SPACES)
21 ON-STREET SPACES
538 TOTAL SPACES PROVIDED
*NOTE 40 SPACES TO BE DEDICATED CARPOOL SPACES TO ELIMINATE REMAINING 39 REQUIRED SPACES. FINAL LOCATION OF DESIGNATED CARPOOL SPACES TO BE DETERMINED BY OWNER



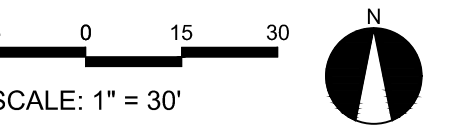
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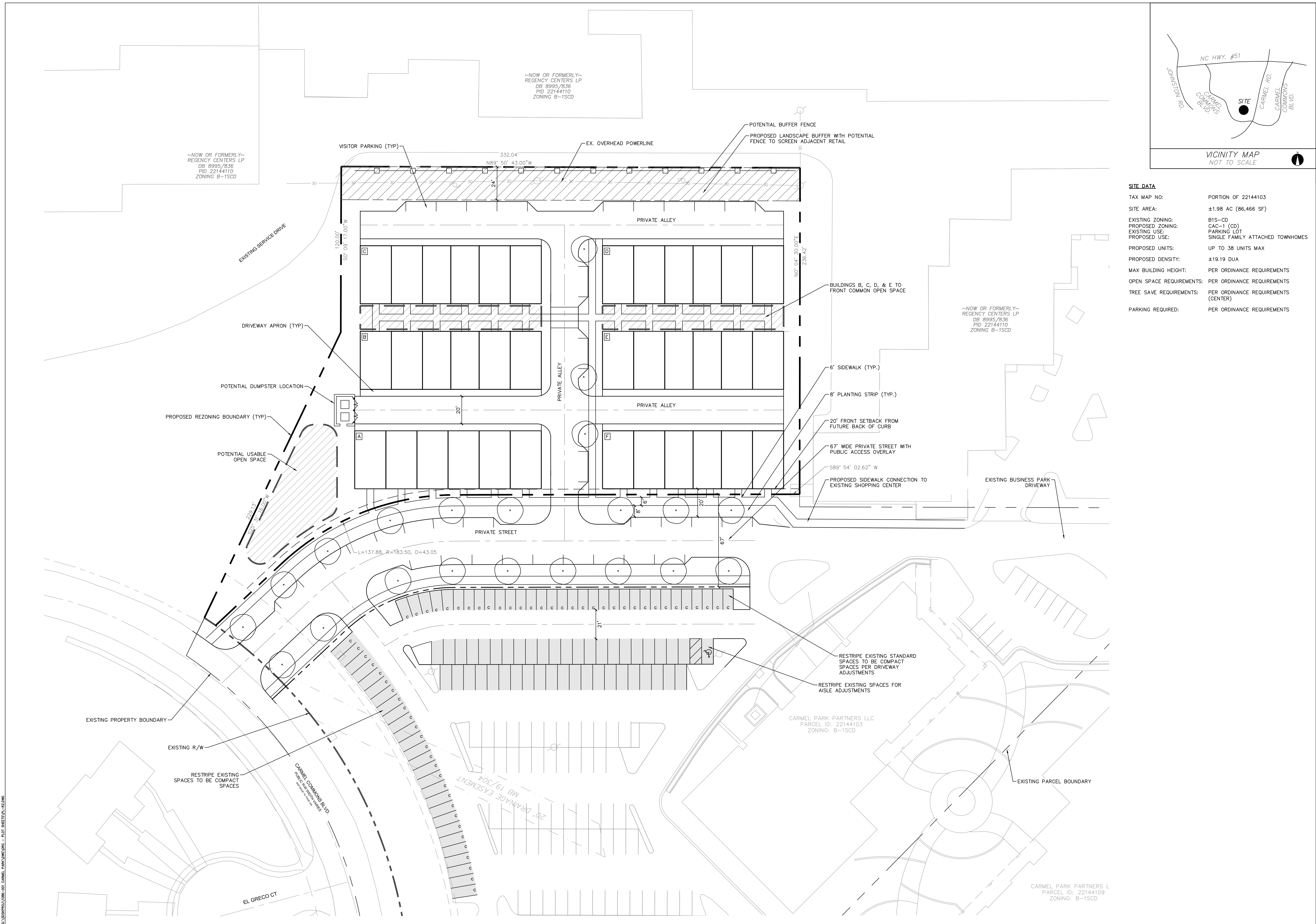
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EXISTING ZONING:	B1S-CD
PROPOSED ZONING:	CAC-1 (CD)
EXISTING USE:	PARKING LOT
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	UP TO 38 UNITS MAX
PROPOSED DENSITY:	±19.19 DUA
MAX BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
OPEN SPACE REQUIREMENTS:	PER ORDINANCE REQUIREMENTS
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DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CARMEL PARK PARTNERS, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 1.98 ACRE SITE LOCATED ON CARMEL COMMONS BOULEVARD, WEST OF CARMEL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 221-441-03.
- B. THE 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 UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CAC-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- D. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE ADJACENT PRIVATE STREET AND INTERNAL PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- E. 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 ARTICLE 37 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 38 MULTI-FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE CAC-1 ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.

3. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- B. THE ALIGNMENTS OF THE ADJACENT PRIVATE STREET, THE INTERNAL PRIVATE ALLEYS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

4. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
- B. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OF OR A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.
- C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- D. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, STANDARD ARCHITECTURAL SHINGLES, METAL ACCENTS AND STANDING SEAM ROOFS AND AWNINGS MAY BE UTILIZED ON THE EXTERIORS OF THE MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE.
- E. THE ACTUAL SIZES OF THE MULTI-FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
- F. EACH MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.

5. STREETScape

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE ADJACENT PRIVATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. OPEN SPACE/GREEN AREA

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

7. ENVIRONMENTAL FEATURES

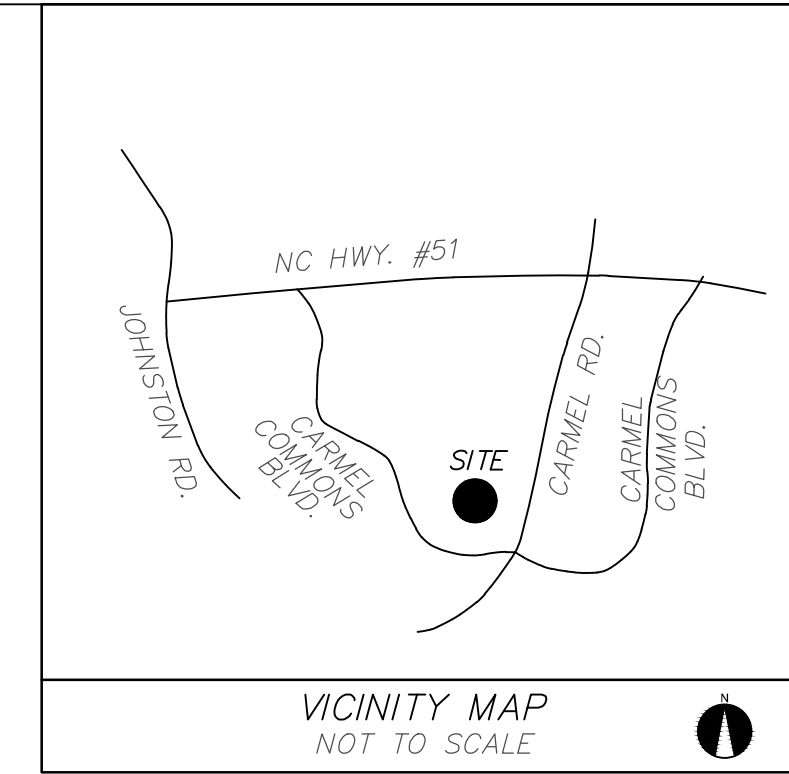
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

8. LANDSCAPE AREA/FENCE

- A. A MINIMUM 24 FOOT WIDE LANDSCAPE AREA PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THE NORTHERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. A MINIMUM 6 FOOT TALL WOODEN SCREEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FENCE SHALL MEET THE REQUIREMENTS OF SECTION 20.9.H OF THE ORDINANCE.

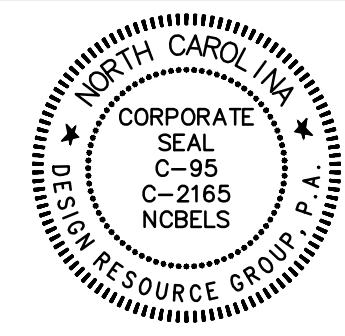
9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. 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.
- B. 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.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgpr.com



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TECHNICAL
DEVELOPMENT
SHEET



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