



- Site Development Data:**
- Acreage: ±4.54
 - Tax Parcel #: 117-074-01
 - Existing Zoning: R-5 & R-8
 - Proposed Zoning: UR-2(CD)
 - Existing Uses: Vacant
 - Proposed Uses: Up to 135 age-restricted (as defined below) multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district
 - Density: Based on 4.54 acres and a total of 135 units calculated density is 29.74 du/ac.
 - Maximum Building Height: Not to exceed 60 feet, building height increases over 40 feet will be in accordance with Section 9.406(2)(A). Height will be measured as defined by the Ordinance.
 - Parking: As required by the Ordinance will be provided.
- 1. General Provisions:**
- Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Paces Foundation, Inc. ("Petitioner") to accommodate the development of an age-restricted residential community on approximately 4.54-acre site generally located at north of the intersection of West Boulevard and West Tyvola Road (the "Site").
 - 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.
 - Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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.
- 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:
- 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 Limitation:**
- The Site may be developed with up to 135 age-restricted multi-family residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.
 - Parking and vehicular circulation will not be permitted between the building and West Boulevard as generally depicted on the Rezoning Plan. Parking and vehicular circulation will be allowed to the side of the building and may extend beyond the building line toward West Blvd., as generally depicted on the Rezoning Plan.
 - Workforce Housing: The Petitioner shall provide a workforce housing program to ensure that the proposed residential dwelling units constructed on the Site are reasonably priced for persons earning less than the median income for the area ("Affordable Units"). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.
- Age-restricted or age-restricted community shall mean: a community intended and operated for regular occupancy by persons fifty-five (55) years of age or older such that 100% of the units have at least one occupant who is fifty-five (55) years of age or older; in addition, other senior based housing and services, including, without limitation, independent living, retirement care and the like are permitted as part of age-restricted housing or community, whether as principle or accessory uses.*
- 3. Access, Transportation and Improvements:**
- Access to the Site will be from West Boulevard and Elmin Street as generally depicted on the Rezoning Plan. The proposed access to Elmin Street may be gated.
 - The Petitioner will improve West Boulevard with a 16-foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Petition. The proposed sidewalk will extend across the unopened right-of-way.
 - The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along improve Elmin Street. The proposed sidewalk will extend half-way across the unopened right-of-way. Additional improvements along Elmin Street will be provided as required by the Chapter 19 of the City Code. Elmin will be improved to meet a residential medium cross-section.
 - The Petitioner will provide an eight (8) foot sidewalk adjacent to the unopened right-of-way located along the western property line. Pedestrian scale lighting will also be provided along this sidewalk. The back of the proposed sidewalk will be located 29 feet from the center line of the unopened right-of-way. A sidewalk and utility easement will be provided for the portion of the sidewalk located outside of the right-of-way.
 - The Petitioner will construct a curb ramp at the intersection of West Blvd. and the unopened street as generally depicted on the Rezoning Plan.
 - The Petitioner will construct an accessible curb ramp on the south side of Elmin Street across from the intersection of Moreland Street as generally depicted on the Rezoning Plan. The Petitioner will also bring the existing accessible curb ramp located on the north side of Elmin at the intersection of and Moreland Street to City Standards.
 - The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
 - The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
 - The Petitioner will dedicate and convey to CDOT 54 feet of right-of-way from the center line of West Blvd. as generally depicted on the Rezoning Plan.
 - The Petitioner will dedicate additional r/w along Elmin Street to accommodate a residential medium cross-section. A sidewalk easement may be provided to reduce the amount of r/w that is dedicated.
 - The Petitioner will dedicate one (1) foot of additional right-of-way along the unopened street located along the western property boundary for a total of 21 feet from the center line.
 - 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.
 - The Petitioner will dedicate via fee simple conveyance any required right-of-way 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.
- 4. Streetscape, Buffers, Yards, Open Space and Landscaping:**
- A twenty-four (24) foot building and parking setback as measured from the future back of curb will be provided along West Boulevard as generally depicted on the Rezoning Plan.
 - A 20-foot building and parking setback as measured from the future back of curb will be provided along Elmin Street.
 - A 16-foot setback as measured from the future back of curb will be provided along the existing unopened right-of-way located along the western property boundary as generally depicted on the Rezoning Plan.
- 5. Architectural Standards, General Design Guidelines:**
- The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - Preferred Exterior Building Materials: All principal and accessory buildings abutting West Boulevard, Elmin Street and the unopened right-of-way shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
 - Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim).
 - Concrete Masonry Units not architecturally finished.
 - Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 135 feet in length along an existing or proposed right-of-way shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending up and down through the building facade.
 - Architectural Elevation Design - elevations facing public streets shall be designed to create visual interest as follows:
 - Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - Buildings shall be designed with a recognizable architectural base on all facades facing West Boulevard. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - Building elevations facing West Boulevard, Elmin, and the unopened right-of-way shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
 - Meter banks will be screened from adjoining properties and from the abutting public streets including the unopened r/w along the western property boundary.
- 6. Open Space:**
- Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity areas. The improved open space area will contain a minimum of 8,000 square feet.
 - The Petitioner will look for ways to design the storm water and water quality structure proposed along West Blvd. so that attractively landscaped and screened from West Boulevard.
 - An improved urban open space area will also be provided along West Blvd. The proposed improvements to this open space area will be determined during the land development approval process.
- 7. Environmental Features:**
- The location, size and type of storm water management systems 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.
 - The Site will comply with the Tree Ordinance.
 - Lighting:
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - Detached lighting on the Site will be limited to 22 feet in height.
 - CATS West Blvd. Bus Stop Improvements:
 - The Petitioner will construct a new ADA compliant bus waiting pad per Land Development Standards 60.01B along West Blvd. for outbound bus stop # 34580. The final location of the pad will be coordinated with CATS during the permitting process.
- 10. Amendments to the Rezoning Plan:**
- 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 of Chapter 6 of the Ordinance.
- 11. Binding Effect of the Rezoning Application:**
- 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 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.

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Historical Nathaniel Carr Senior Community

Rezoning Site Plan
West Boulevard, Charlotte NC

The Paces Foundation, Inc.
2730 Cumberland Blvd., SE
 Smyrna, GA 30080

NO.	DATE	BY:	REVISIONS:
1	1.11.21	UDP	REVISIONS PER CITY PLANNING STAFF
1	2.08.21	UDP	REVISIONS PER CITY PLANNING STAFF

Project No: 20-CLT-146
Date: 11.12.2020
Designed By: UDP
Checked By: UDP
Sheet No:

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