

DEVELOPMENT SUMMARY

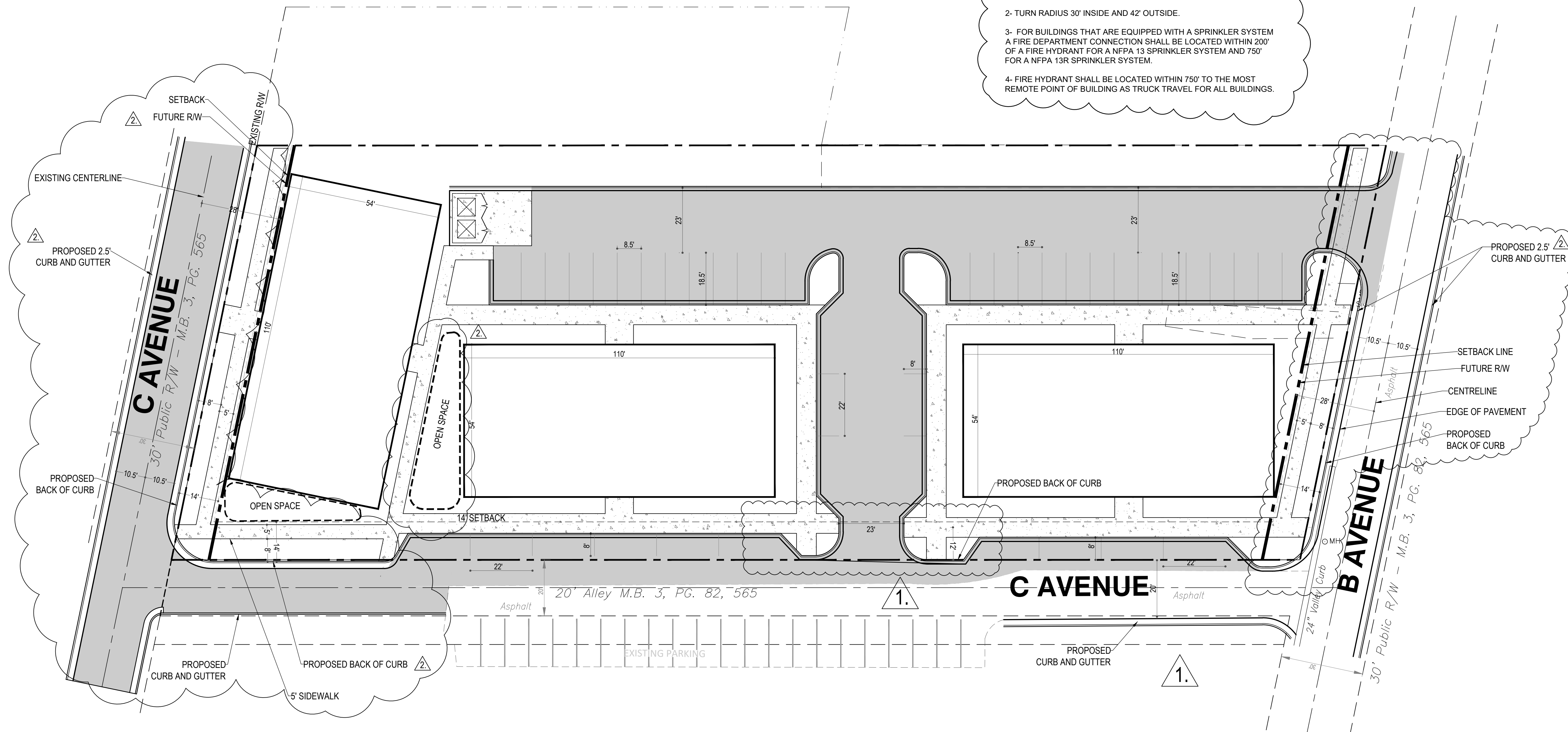
PROJECT NAME: B AVENUE APARTMENTS
TAX PARCEL NUMBER: 04105414, 04105415, 04105416, 04105417
TOTAL SITE AREA: ±1.35 ACRES
EXISTING ZONING: R-4 AND R-17 MF
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: VACANT, RESIDENTIAL
PROPOSED USE: SEE DEVELOPMENT STANDARDS
PROPOSED UNITS: UP TO 36 UNITS
PARKING: AS REQUIRED BY ORDINANCE WILL BE PROVIDED



VICINITY MAP
NOT TO SCALE

FIRE PREVENTION NOTES:

- 1- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 POUNDS.
- 2- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- 3- FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
- 4- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

| Revisions | No. | Name | Date |
|-----------|-----|-----------------------------|----------|
| Revised | 1. | REVISED PEER STAFF COMMENTS | 08-03-21 |
| Revised | 2. | REVISED PEER STAFF COMMENTS | 10-01-21 |

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REZONING PETITION 2021-056

B AVENUE APARTMENTS
 W 5TH STREET & FRAZIER AVE
 CHARLOTTE, NC 28216

REZONING PLAN

Drawing No. **RZ-1.0**

B Avenue Apartments
Development Standards
07/13/2021
Rezoning Petition No. 2021-056

Site Development Data:
--Acreage: ± 1.35 acres
--Tax Parcel #: 04105414, 04105415, 04105416, 04105417
--Existing Zoning: R-4 and R-17 MF
--Proposed Zoning: UR-2 (CD)
--Existing Uses: Vacant, Residential
--Proposed Uses: Multifamily
--Maximum Building Height: As Define by Ordinance
--Parking: AS REQUIRED BY ORDINANCE WILL BE PROVIDED

1.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Urban Trends Real Estate. ("Petitioner") to accommodate the development of a residential community on approximately 1.35-acre site, made up of 4 parcels, generally located at B Avenue and C Avenue (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 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.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, 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. 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:
 - i. 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.

d. Number of Buildings Principal and Accessory. The total number of principal residential buildings to be developed on the Site shall not exceed three (3). 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, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 36 multi-family residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

- a. Access to the Site will be from B Avenue and C Avenue alley as generally depicted on the Rezoning Plan.
- b. Any required roadway improvement 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 request that CDOT allow a bond to be post for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- c. 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 in accordance with applicable published standards.
- d. 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.

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

- a. Side and rear yards will be provided as required by the Ordinance and per the Planned Multi-family standards.
- b. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links to the buildings on the Site and to the sidewalks along the abutting public streets. The minimum width for this internal sidewalk will be five (5) feet.

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5. Architectural Standards, General Design Guidelines:

- a. 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.
- b. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff.
- c. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim).
 - ii. Concrete Masonry Units not architecturally finished.

d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

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- e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - i. Buildings exceeding 100 feet in length 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 and extend up and down along the exterior of the building facade.

- f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. Building elevations shall be designed with vertical bays or articulated architectural facade features which shall include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - iii. On buildings facing public streets blank wall shall be limited to 20 ft in all directions.

- g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - i. 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.
 - ii. 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.
 - iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- h. 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.
- i. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space:

a. 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 area. A minimum of 1,200 sf of open space area shall be provided.

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7. Environmental Features:

- a. 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.
- b. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- c. The Site will comply with the Tree Ordinance.

8. Lighting:

- a. 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.
- b. Detached lighting on the Site will be limited to 22 feet in height.

9. Garbage/Recycling Requirements

a. Twelve (12) or more residential units, eligible under Chapter 10 of the City Code as amended, for large container (e.g. dumpster(s)/compactor) solid waste services; however, the property must provide a large container (e.g. dumpster(s)/compactor). Any recycling carts shall be placed near any large container (e.g. dumpster(s)/compactor). The minimum space allocation shall be an eight (8) cubic yard dumpster-type of large waste container per every thirty (30) units or an eight(8) cubic yard compactor-type of large waste container per every ninety (90) units. Required space allocation for recycling stations in multi-family developments: Number of Units/Allocate space for: Approximate Sq. footage required/No space required/No space required
12-80 One recycling station/144 sq. ft. 81-160 Two recycling stations/2 x 144 sq. ft. (288 sq. ft. total) 161-240 Three recycling stations/3 x 144 sq. ft. (432 sq. ft. total) 241-320 Four recycling stations/4 x 144sq. ft. (576 sq. ft. total) 321-400 Five recycling stations/5 x 144 sq. ft. (720 sq. ft. total) 401-480 Six recycling stations/6 x 144 sq. ft. (864 sq. ft. total) For each subsequent group of 80 units, space for one recycling station must be added. Each recycling station represents space for five 96-gallon carts and is approximately 144sq. ft. Space for recycling stations may be distributed throughout the development, however, space for each individual station must equal 144 sq. ft. with a minimum width of 34 inches and accommodate five 96-gallon carts. Space requirements for dumpster(s)/compactor and recycling is required to be set aside even if property owner and/or developer elects to use a private hauler for individual rollout cart service

9. 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 of Chapter 6 of the Ordinance.

10. 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 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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RZ-2.0