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STUDIO**
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ALPHA MILL II
CHARLOTTE, NC



NORTHWOOD RAVIN



Project No: ---
Issue Date: February 27, 2012
Issued For: Rezoning

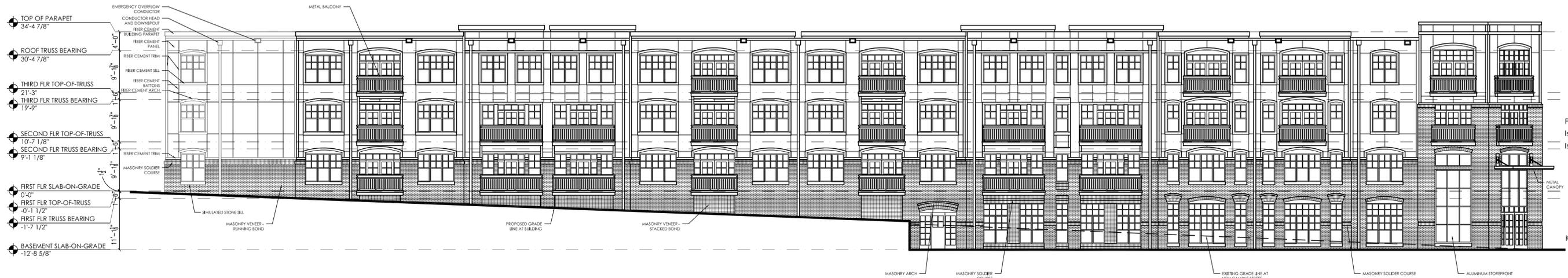
Key Plan

BUILDING
ELEVATIONS - NEW
CALVINE AND
NORTH BREVARD
STREETS

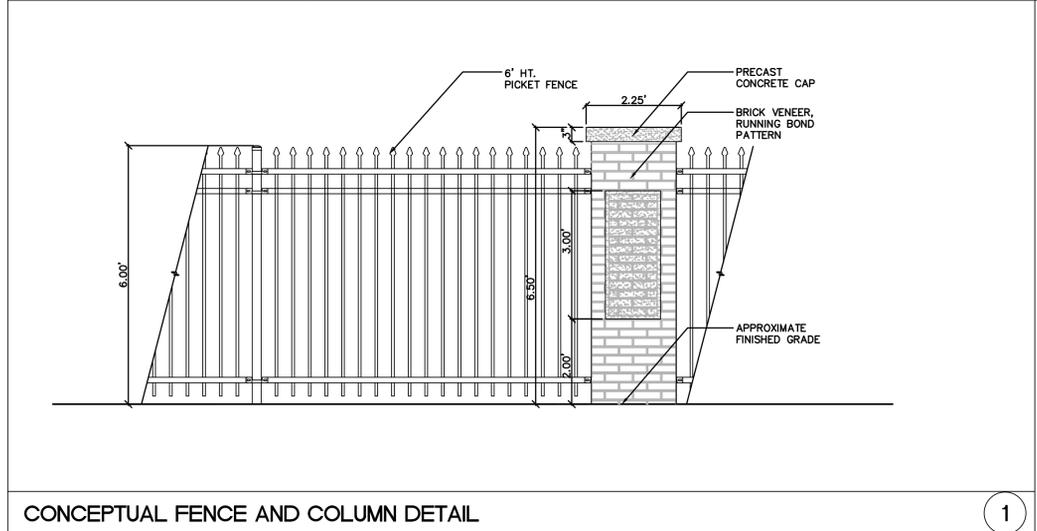
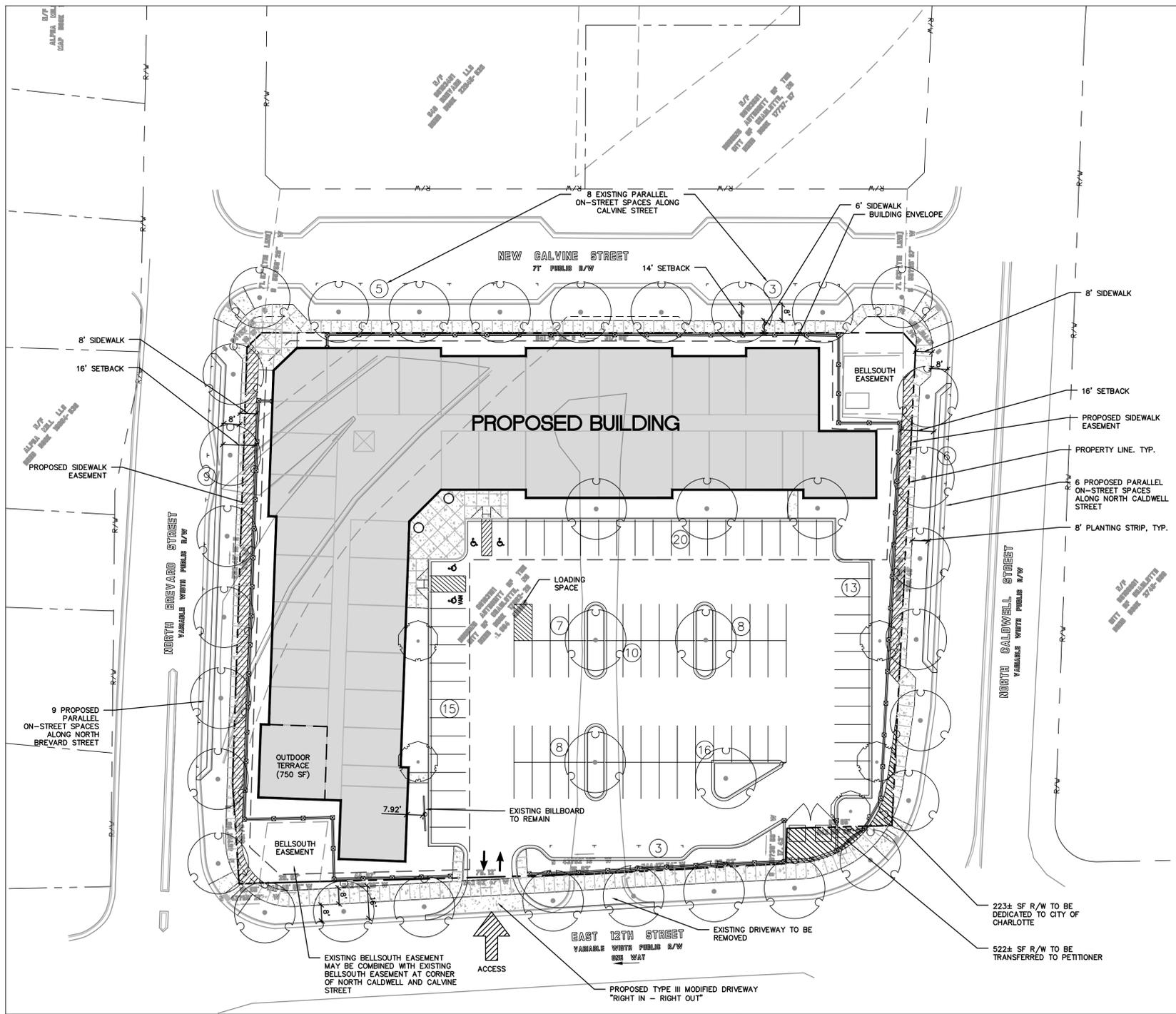
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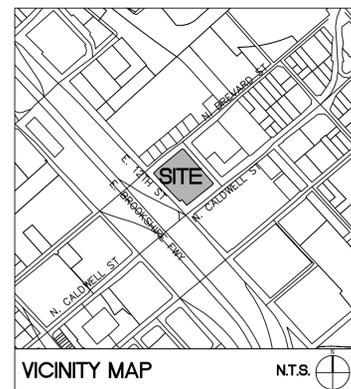
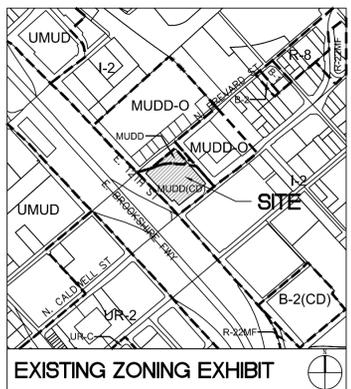
2 NORTH BREVARD STREET ELEVATION
3/32" = 1'-0"



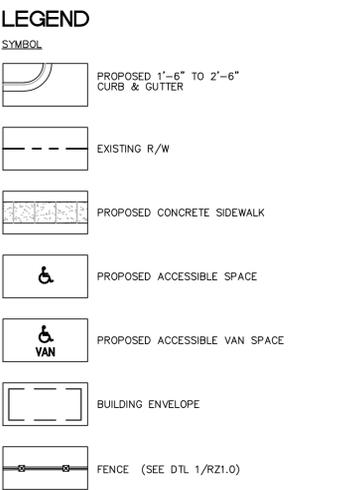
1 NEW CALVINE STREET ELEVATION
3/32" = 1'-0"



RECEIVED
By Michael Cataldo at 10:09 am, Feb 28, 2012



SURVEY DISCLAIMER
TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY
ISSUE DATE JANUARY 11, 2012. PROVIDED BY THE LDSI, 508
W. 5TH ST, SUITE 125, CHARLOTTE, NORTH CAROLINA STATE
28202, (704) 376-7777



- General Provisions:**
 - These Development Standards are part of the Rezoning Petition filed by The City of Charlotte to accommodate development of a Multifamily project on a 1.99 acre site located at the intersection of East 12th and North Brevard Streets (the "Site").
 - Development of the Site will be governed by these Development Standards (collectively referred to as the "Development Standards") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Zoning Ordinance") unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district classification shall govern development taking place on the Site.
 - The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
 - Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- Permitted Uses & Development Area Limitation:**
 - The Site may be developed with the uses allowed in the MUDD zoning district.
- Optional Development Provisions**
 - The Petitioner reserves the right through the MUDD-Optional process to seek deviations from the strict application of the Ordinance as it applies to parking locations. The Petitioner seeks the Optional provision to allow parking and maneuvering between the proposed building and E. 12th Street and N. Caldwell Street, as generally depicted on the Rezoning Plan.
- Access:**
 - Vehicular access to the Site will be from East 12th Street.
- Architectural Standards:**
 - Dumpster and/or recycling areas 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 building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- Streetscape and Landscaping:**
 - Screening requirements of the Ordinance will be met.
 - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- Environmental Features:**
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The Site will comply with the Tree Ordinance.
- Signage:**
 - Signage as allowed by the Ordinance will be provided.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- 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.
- 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.

REZONING SUMMARY

OWNER:	CHARLOTTE HOUSING AUTHORITY 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203
PETITIONER:	NORTHWOOD RAVIN 1057 EAST MOREHEAD STREET SUITE 300 CHARLOTTE, NC 28204
REZONING SITE AREA:	1.99 ACRES
TAX PARCEL #:	08103101
EXISTING ZONING:	MUDD & MUDD (CD)
PROPOSED ZONING:	MUDD-O
EXISTING USES:	VACANT
PROPOSED USES:	MULTI-FAMILY
BUILDING SF:	102,721 SF
# OF UNITS:	112 (MAX)
# OF STORIES:	4
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE
PARKING:	
REQUIRED:	100 (1 SPACE/UNIT)
PROVIDED:	100 (ON-SITE) ¹ 400 (OFF-SITE) ² 8 CALVINE STREET 9 N. BREVARD STREET 6 N. CALDWELL STREET 123 TOTAL
OPEN SPACE:	
REQUIRED:	1,027 SF (15F O.S. / 100 SF BUILDING)
PROVIDED:	750 SF (OUTDOOR TERRACE) 308 SF (INDOOR AMENITIES - 30%) 1,058 SF TOTAL

* 1 LOADING SPACE

ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities

Land Planning
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ALPHA MILL II

Charlotte, North Carolina

REZONING PLAN
Petition #: 2012-###

Project No.
4138

Issued
02.27.12

Revised



RZ1.0 of 1

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FOR PUBLIC HEARING
PETITION #2012-###

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