

NOT FOR CONSTRUCTION

TREMONT 54 APARTMENTS
 TREMONT AND EUCLID AVENUES
 CHARLOTTE, NORTH CAROLINA
 GATEWAY COMMUNITIES, LLC

FOR PUBLIC HEARING

PROJECT A-1259

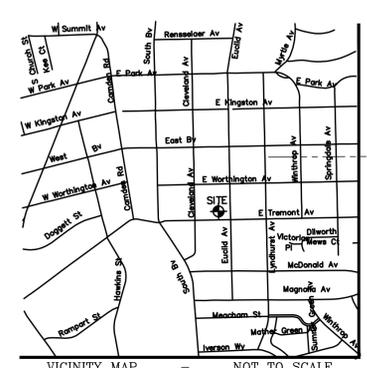
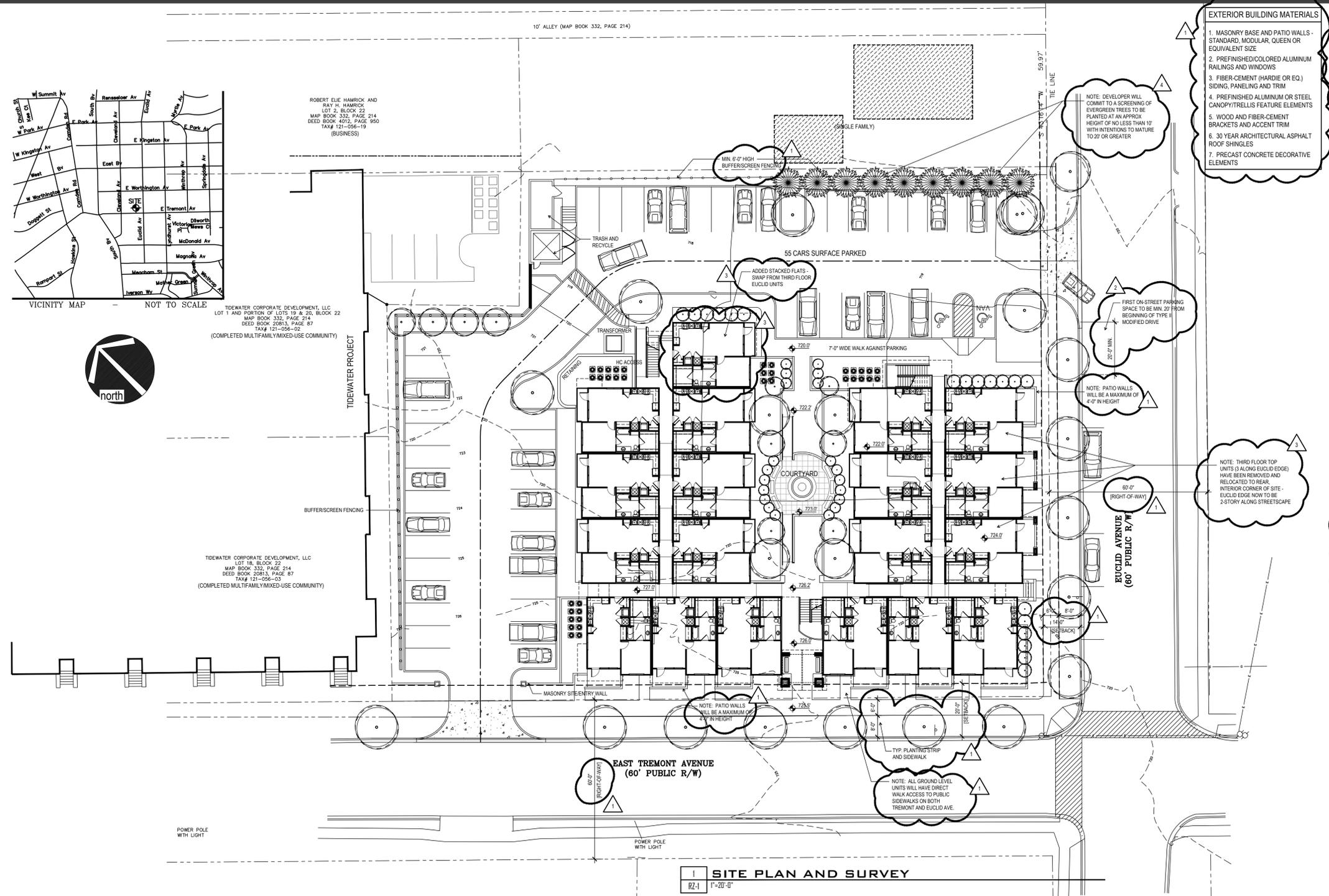
REZONING PLAN
REZONING PETITION
#2013-027

APRIL 18, 2013
 REVISION 1 - 2-20-13 (Site Plan comments)
 REVISION 2 - 3-22-13 (Planning comments)
 REVISION 3 - 4-8-13 (Revisions for HDC and Neighbor concerns)
 REVISION 4 - 4-19-13 (Revisions for Zoning Committee review)

RZ-1

- EXTERIOR BUILDING MATERIALS**
1. MASONRY BASE AND PATIO WALLS - STANDARD, MODULAR, QUEEN OR EQUIVALENT SIZE
 2. PREFINISHED/COLORED ALUMINUM RAILINGS AND WINDOWS
 3. FIBER-CEMENT (HARDIE OR EQ.) SIDING, PANELING AND TRIM
 4. PREFINISHED ALUMINUM OR STEEL CANOPY/TRELLIS FEATURE ELEMENTS
 5. WOOD AND FIBER-CEMENT BRACKETS AND ACCENT TRIM
 6. 30 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES
 7. PRECAST CONCRETE DECORATIVE ELEMENTS

- DEVELOPMENT DATA TABLE**
- a. SITE AREA: 1.1 ACRES
 - b. TAX PARCEL ID NUMBERS: 12105604, 12105605, 12105606, 12105607, 12105608, 12105609
 - c. EXISTING ZONING: UR-2 (CD) AND HD-O (Dilworth)
 - d. PROPOSED ZONING: UR-2 (CD) AND SPA HD-O (Dilworth)
 - e. EXISTING USE = MULTI AND SINGLE FAMILY - PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
- f. (52) MULTIFAMILY DWELLING UNITS
 - g. PROPOSED RESIDENTIAL DENSITY = 47.3
 - h. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
 - i. PROPOSED F.A.R.: 0.395
 - j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
 - k. PARKING REQUIRED: 1 CAR PER UNIT (PER UR-2) = 52 CARS
2 CAR PER UNIT MAXIMUM
- l. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING
- GENERAL PROVISIONS**
- a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
 - b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.
- OPTIONAL PROVISIONS (N/A)**
- PERMITTED USES**
- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
 - b. PROHIBITED USES = NON-RESIDENTIAL
 - c. OTHER RESTRICTIONS (N/A)
- TRANSPORTATION**
- a. DEDICATED AND RESERVATION OF STREET R/W TO CITY
 - b. TRANSPORTATION IMPROVEMENTS (N/A)
 - c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT TO TREMONT AND EUCLID AVENUES - DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.
 - d. PARKING TO BE ALL SURFACE - BEHIND NEW STRUCTURE
 - e. TRANSIT FACILITIES (N/A)
 - f. RIGHT-OF-WAY ABANDONMENT (N/A)
 - g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN
 - h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY
- ARCHITECTURAL STANDARDS**
- a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.
 - b. ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
 - c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH GATHERING SPACE IS LOCATED IN THE MIDDLE OF THE TREMONT AVE. ELEVATION - PROVIDING VISIBILITY AND ACCESS TO CENTRAL, INTERNAL COURTYARD. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCRACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS AND CORNERBOARDS.
 - d. A DUMPSTER/COMPACTOR WILL BE LOCATED INTERNALLY (REAR CORNER OF SITE) WITH OFFSTREET TRUCK ACCESS.
 - e. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- STREETSCAPE AND LANDSCAPING**
- a. SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
 - b. SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING
- ENVIRONMENTAL FEATURES**
- a. TREE SAVE - PER ORDINANCE
 - b. PCCO TREATMENT - PER ORDINANCE
 - c. ENVIRONMENTAL PROVISIONS (N/A)
- PARKS GREENWAYS AND OPEN SPACE**
- a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)
 - b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)
 - c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)
 - d. PRIVATELY CONSTRUCTED OPEN SPACE (N/A)
- FIRE PROTECTION**
- a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADII STANDARDS.
- SIGNAGE**
- a. SIGN LIMITATIONS (N/A)
- LIGHTING**
- a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.
 - b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE
- PHASING**
- a. DEVELOPMENT PHASING (N/A)
- OTHER**
- a. IMPROVEMENTS WITHIN THE SETBACKS WILL COMPLY WITH THE SOUTHTEND TRANSIT STATION AREA PLAN.



ROBERT ELIE HAMRICK AND RAY H. HAMRICK
 LOT 2, BLOCK 22
 MAP BOOK 332, PAGE 214
 DEED BOOK 4012, PAGE 950
 TAX# 121-056-19 (BUSINESS)

TIDEWATER CORPORATE DEVELOPMENT, LLC
 LOT 1 AND PORTION OF LOTS 19 & 20, BLOCK 22
 MAP BOOK 332, PAGE 214
 DEED BOOK 20813, PAGE 87
 TAX# 121-056-02 (COMPLETED MULTIFAMILY MIXED-USE COMMUNITY)

TIDEWATER CORPORATE DEVELOPMENT, LLC
 LOT 18, BLOCK 22
 MAP BOOK 332, PAGE 214
 DEED BOOK 20813, PAGE 87
 TAX# 121-056-03 (COMPLETED MULTIFAMILY MIXED-USE COMMUNITY)