

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	3.03 ACRES
b. TAX ID	12522428
c. EXISTING ZONING	R-22 MF
d. PROPOSED ZONING	UR-C (CD)
e. EXISTING USES	MULTI-FAMILY (QUADRUPLEX)
f. PROPOSED USES	MULTI-FAMILY - 200 UNITS
g. FLOOR AREA RATIO (MAX ALLOWED):	3.0 FAR
h. FLOOR AREA RATIO (PROVIDED):	2.83 FAR
i. MAXIMUM BUILDING HEIGHT	65'-0" TO PEAK OF SLOPED ROOF (5 STORIES) 54'-0" TO PEAK OF SLOPED ROOF (4 STORIES)
j. NUMBER OF PARKING SPACES REQUIRED:	PER ZONING ORDINANCE 1

2. GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE REZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 8.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- c. NOT APPLICABLE.

4. PERMITTED USES

- d. DEVELOPMENT WILL BE RESTRICTED TO MULTI-FAMILY APARTMENT UNITS AND WILL CONFORM TO THE REZONING DISTRICT REQUIREMENTS UNLESS MORE STRINGENT CONDITIONS ARE SHOWN ON THE SITE PLAN. NO COMMERCIAL USES ALLOWED.
- e. THE PROPOSED BUILDINGS ON THE SITE WILL SATISFY OR EXCEED THE SETBACK, SIDE YARD, REAR YARD, SCREENING AND BUFFER REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.

5. TRANSPORTATION

- f. PARKING LAYOUT IS GENERAL AND MAY BE MODIFIED TO SAVE EXISTING TREES PER SECTION 8.207 OF THE ORDINANCE.
- g. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- h. PETITIONER TO COORDINATE FINAL ACCESS AND DRIVEWAY DESIGNS WITH CDOT DURING PERMITTING.

6. ARCHITECTURAL STANDARDS

- i. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS 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.
- j. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (NO EXPANSION OF SOLID WALL WILL EXCEED 20' IN LENGTH).
- k. ONE AMENITY COURTYARD, LOCATED ON THE 4TH LEVEL ON TOP OF THE PARKING GARAGE, IS GENERALLY DEPICTED ON THE REZONING PLAN. THE AMENITY COURTYARD AREA WILL BE DESIGNED AS EITHER PASSIVE OR ACTIVE OPEN SPACE AREAS FOR THE RESIDENTS OF THE SITE. THE AREA WILL BE IMPROVED, AT A MINIMUM WITH SEATING AREAS, PATHWAYS, LIGHTING AND LANDSCAPING. ADDITIONAL FEATURES SUCH AS, BUT NOT LIMITED TO: SPECIALTY PAVING, SIGNAGE (e.g. WAYFINDING, DIRECTIONAL), ART WORK, AND OTHER ELEMENTS MAY BE PROVIDED.
- l. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- m. DUMPSTER AREAS AND 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 PRINCIPAL BUILDING. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.

7. STREETScape AND LANDSCAPING

- n. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- o. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- p. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
- q. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- r. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

- s. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. EACH DEVELOPMENT PARCEL SHALL BE EVALUATED FOR PCOC REQUIREMENTS INDIVIDUALLY.
- t. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- u. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- v. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. SIGNAGE

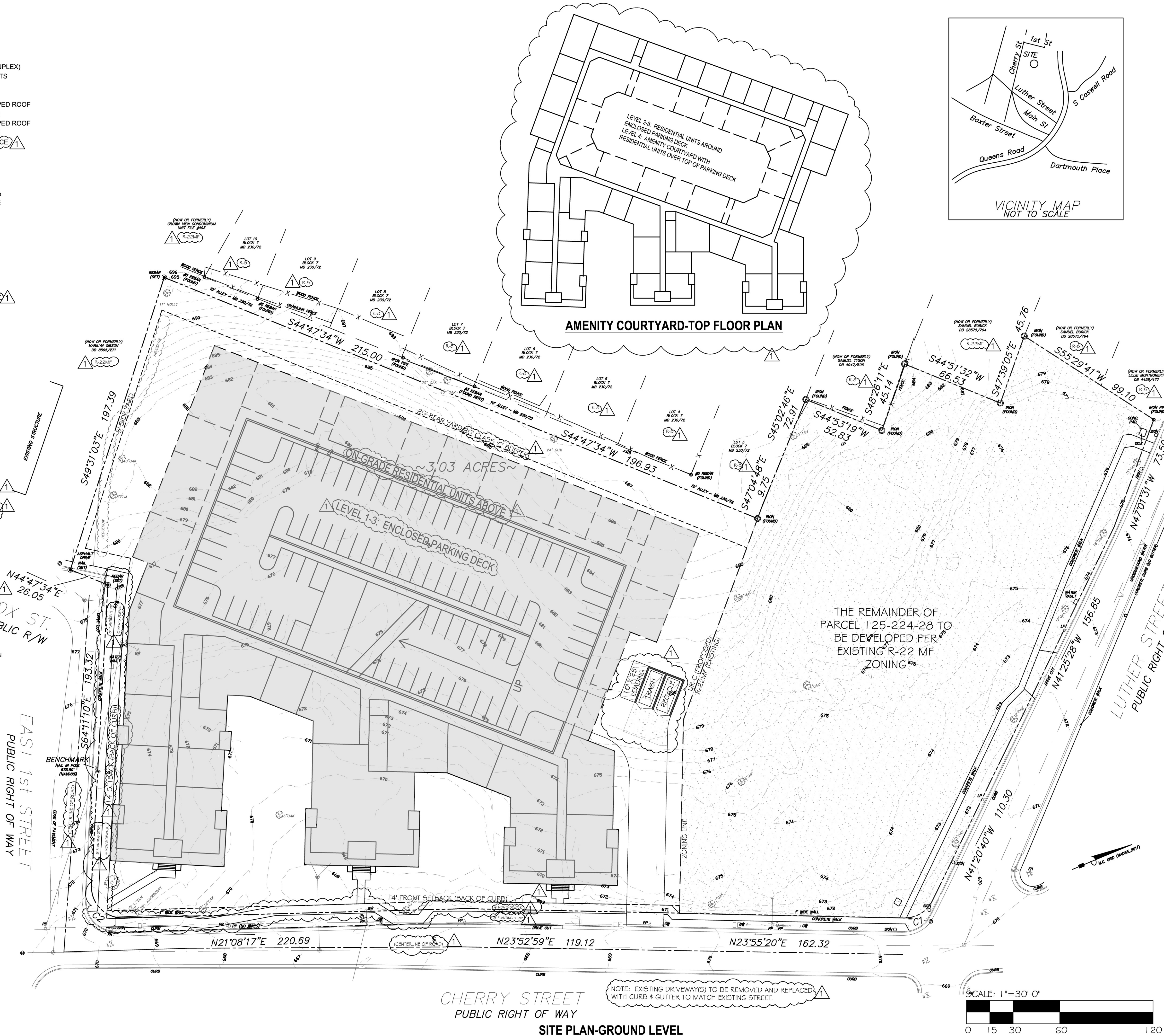
- w. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

- x. DETACHED LIGHTING WILL BE LIMITED TO A HEIGHT OF 20 FEET.

12. OTHER

- y. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



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CHA
Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site A

REV. 1 DATE	1-20-2015
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

Petition #2015-027

SITE PLAN

ISSUE DATE
December 22, 2014

CHECKED
GNW
SHEET BY
CKG
PROJECT NUMBER
NC 14-023

RZ-1



ELEVATION



PERSPECTIVE

