

DEVELOPMENT DATA TABLE

a. SITE AREA: 1.95 ACRES

b. TAX PARCEL ID NUMBERS: 095-077-09, 095-077-10, 095-077-11,

095-077-12, 095-077-13, and 095-077-36

c. EXISTING ZONING: B1, MUDD-CD d. PROPOSED ZONING: MUDD (CD)

e. EXISTING USE = BUSINESS - PROPOSED USE = MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE + GROUND LEVEL COMMERCIAL (FACING CENTRAL AVENUE) (97) MULTIFAMILY DWELLING UNITS

PROPOSED RESIDENTIAL DENSITY = N/A PROPOSED F.A.R.: 2.0

j. BUILDINGS WILL NOT EXCEED 60' IN HEIGHT

k. PARKING REQUIRED: 1 SPACE PER RESIDENTIAL UNIT AND 1 SPACE PER 600 SF OF NON-RESIDENTIAL. TOTAL PARKING PROVIDED = 124 SPACES

IS REQ. PER 100 SF OF BUILDING. GROSS BUILDING = 91,669 SF / 100 = 917 SF OPEN SPACE REQUIRED. 5,500 SF PROVIDED ON SITE (APPROX 73% AS RESIDENT AMENITY SPACE)

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.

c. 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 SHALL

a. ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE ACCESSORY USES. SMALL SCALE AMENITY/CLUB/LEASING USES AND 1 COMMERCIAL SHELL SPACE WITHIN MUDD WILL BE ALLOWED UP TO

## c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

a. PETITIONER AGREES TO DEDICATE SUFFICIENT R.O.W. TO PROVIDE A WIDTH EQUAL TO 40' FROM CENTERLINE OF CENTRAL AVE AS GENERALLY INDICATED ON REZONING PLAN. b. TRANSPORTATION IMPROVEMENTS (N/A)

c. PUBLIC/PRIVATE STREETS - NO PUBLIC OR PRIVATE STREETS ARE BEING CONSTRUCTED AS PART OF THIS PROJECT. PROJECT WILL BE SERVED BY A FULL ACCESS DRIVEWAY CONNECTION TO CENTRAL AVE. AS GENERALLY DEPICTED ON THE REZONING PLAN. DRIVE WILL BE TYPE II MODIFIED PER CDOT STANDARDS.

d. PARKING TO BE INTERNAL, SURFACE + ON-STREET

e. TRANSIT FACILITIES (N/A)

f. RIGHT-OF-WAY ABANDONMENT (N/A)

g. PETITIONER WILL PROVIDE A 6' SIDEWALK AND 8' PLANTING STRIP AS MEASURED FROM THE BACK OF FUTURE CURB AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED

. SEE BUILDING MATERIALS KEY NEXT TÕ BUILDIÑG ELEVÄTION FOR NOTES. ALL UNITS WITH FRONTAGE ON CENTRAL AVENUE WILL HAVE EXTERIOR BALCONIES, STOOPS OR PATIOS.

BUILDING WILL BE ON THE SITE c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE:

GROUND LEVEL STOREFRONT COMMERCIAL DOORS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. COMMON ENTRY WITH LEASING OFFICE AND CLUB ACCESS IS PROVIDED ON INTERIOR RIGHT EDGE OF MAIN BUILDING. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCROACH 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, MASONRY, STUCCO, AND FIBER

CEMENT TRIM, PANELING AND SIDING.
d. TRASH WILL BE COLLECTED AT ONE ON-SITE COMPACTOR FOR PRIVATE COLLECTION ON-SITE

STREETSCAPE AND LANDSCAPING

a. PETITIONER WILL PROVIDE STREET TREES PER CITY OF CHARLOTTE TREE ORDINANCE WITHIN THE PLANTING STRIP AS GENERALLY DEPICTED ON THE SITE PLAN

a. PROJECT WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE. IF PETITION IS APPROVED, IT WILL BE EXEMPT FROM THE COMMERCIAL TREE SAVE AREA REQUIRMENTS; SITE WILL BE A MUDD PARCEL WITH A TRANSIT STATION AREA AS IDENTIFIED ON APPROVED METRO TRANSIT COMMISSION PLAN (PECAN AVE. STATION OF THE

LYNX SILVER AND/OR GOLD LINE)

b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

FIRE PROTECTION

a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADII STANDARDS.

## 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.

ARCHITECTURE 333 WEST TRADE ST. SUITE 200 CHARLOTTE, NC 28202 T 704.927.9900 F 704.343.9380

www.axiomarchitecture.com

 $A X I \square$ 

 $\triangleleft$  $\triangleleft$ Z Ш  $\bigcirc$ Д 

∢ 🗅

≖ ∢

Z

ш

 $\geq$ 

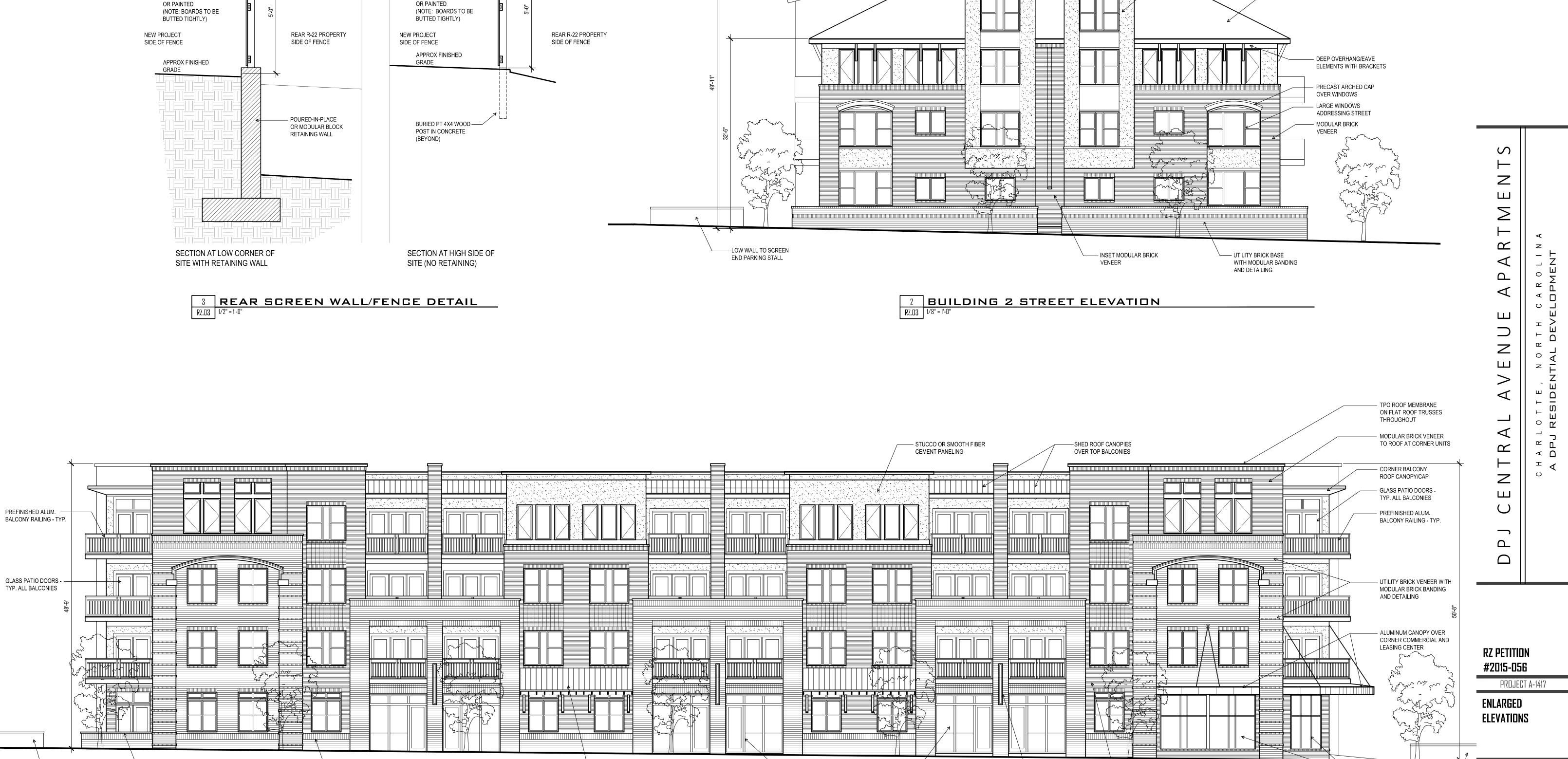
**RZ PETITION** #2015-056

PROJECT A-1417 ARCHITECTURAL SITE PLAN, STREET **ELEVATION AND** 

NOTES MAY 18, 2015 REVISION 1 - CITY COMMENTS

REVISION 2-PRE-HEARING COMMENTS REVISION 3 -ZONING COMMITTEE

COMMENTS REVISION 4 -



— SHED ROOF/AWNING WITH METAL

ROOF AND BRACKET ELEMENTS

OVER COMMERCIAL WINDOWS

GROUND LEVEL STOREFRONT -ENTRIES W/ CLEAR GLASS

AT COMMERCIAL SPACES

— VERTICAL "BLADE"

SIGNAGE AT

COMMERCIAL

**ENTRIES** 

BUILDING 1 STREET ELEVATION

INSET MODULAR BRICK

VENEER

1X WOOD FENCE \_

**RUNNERS ON 4X4** 

PT POSTS - FENCE

TO BE STAINED

— UTILITY BRICK BASE

MASONRY DETAILING

WITH SOLDIER AND ROWLOCK

**BOARDS ON 2X** 

1X WOOD FENCE

**BOARDS ON 2X** 

**RUNNERS ON 4X4** 

PT POSTS - FENCE

TO BE STAINED

— LOW WALL TO SCREEN

END PARKING STALL

- CORNER DWELLING UNIT

WITH GROUND LEVEL PATIO

AND MASONRY GARDEN WALL

ARCHITECTURE 333 WEST TRADE ST. SUITE 200 CHARLOTTE, NC 28202 T 704.927.9900 F 704.343.9380 www.axiomarchitecture.com

— POP-UP DORMER/BAY ELEMENTS ACCENTING

LOFT SPACES IN UPPER

LEVEL UNITS

PITCHED ROOF WITH

ARCHITECTURAL ASPHALT SHINGLES

 $A X I \square M$ 

MAY 18, 2015 REVISION 1 - CITY COMMENTS

REVISION 2 - PRE-HEARING COMMENTS

REVISION 3 -REVISION 4 -

- GROUND LEVEL STOREFRONT

ENTRIES W/ CLEAR GLASS

AT COMMERCIAL SPACES

LOW WALL TO SCREEN —

**END PARKING STALL**