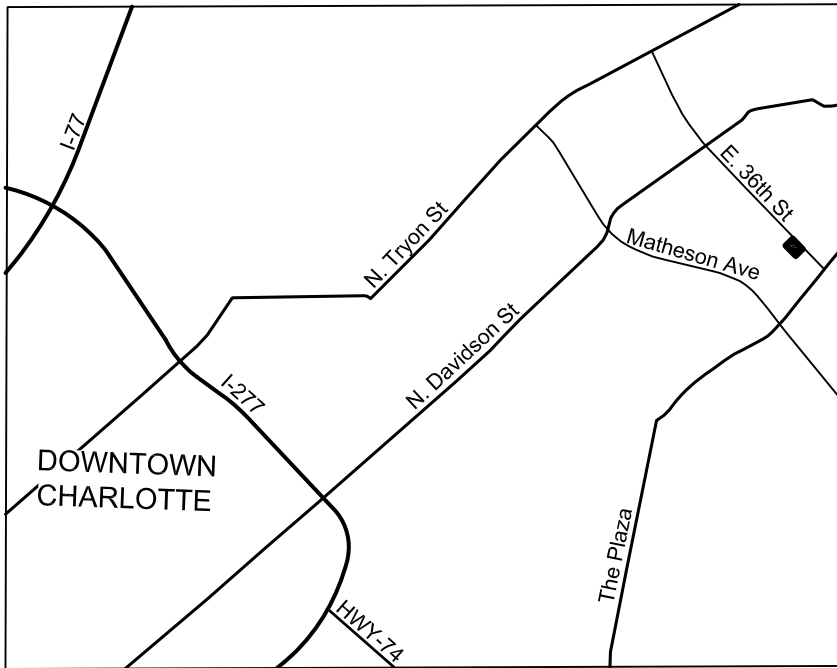
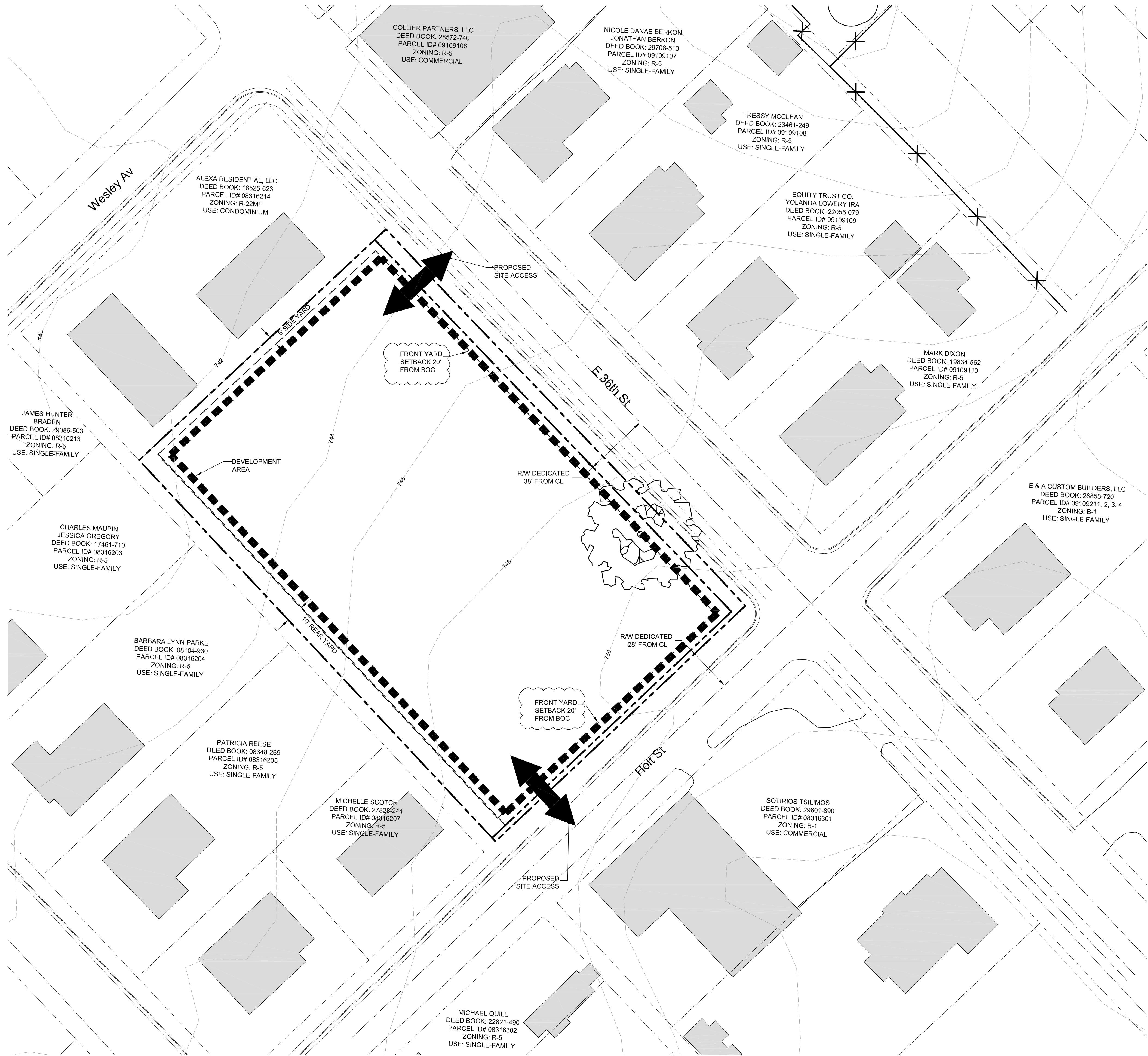


P:\2015 Jobs\15001 - NoDa 36th Street Site\CAD\15001 REZONE BASE.dwg



VICINITY MAP
SCALE: NTS

DEVELOPMENT DATA:

TAX PARCEL ID:	08316208
EXISTING SITE AREA:	±1.34 AC (±1.27 AC NET)
EXISTING ZONING:	R-22MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	Multifamily Apartments
PROPOSED USE:	Multifamily Apartments
EXISTING # OF UNITS:	27
PROPOSED # OF UNITS:	51
DENSITY PROPOSED:	37.95 UNITS / AC
FRONT YARD:	20' from BOC proposed
MIN. SIDE YARD:	5'
REAR YARD:	10'
MAX. FAR:	1.0
PROPOSED BUILDING HEIGHT:	40' Max. (3 Stories Max. Ht)
PARKING REQUIRED:	Min. ± 1 Per Unit; Max. ± 2 Per Unit
PARKING PROVIDED:	1.2/unit on-site
TREE SAVE REQUIRED:	1.27 Ac X 15% = 0.19 AC (8320SF)
WASTE MANAGEMENT:	DUMPSTER

Development Standards

- General Provisions.
- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," 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.
- Purpose
- The purpose of this Rezoning application is to provide for the redevelopment of an existing multifamily apartment community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be multifamily attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via driveway connections to E. 36th Street & Holt Street at a location prescribed by CDOT as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any use of stucco will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site. Ground floor units facing 36th Street and Holt Street will have direct pedestrian access to the adjacent public sidewalk.

Streetscape and Landscaping

Reserved

Environmental Features

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. Storm water and water quality facilities will be designed as part of the overall site construction plans.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

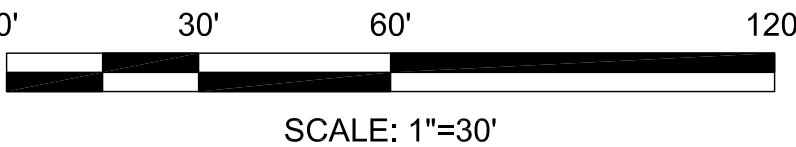
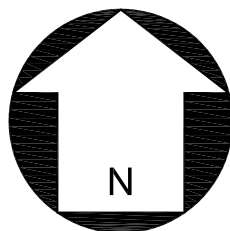
Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
- b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjoining properties. No such light fixtures will be located higher than 20' from the finished first floor elevation.

Phasing

Reserved

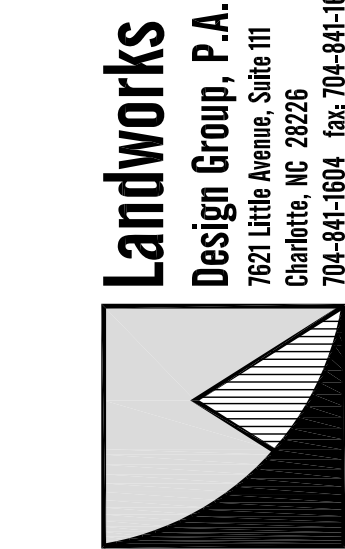
This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=30'

REVISIONS:

No.	Date	By	Description
1	6/15/15	MDL	REVISIONS PER STAFF COMMENTS



36TH ST. MULTIFAMILY
REDEVELOPMENT
36TH STREET AT HOLT ST.
BEATTY INVESTMENTS, LLC
CHARLOTTE, NC

TECHNICAL
DATA SHEET

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL
DRW

Checked By: MDL

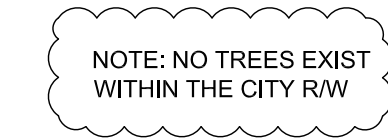
Date: 4/27/15

Project Number: 15001

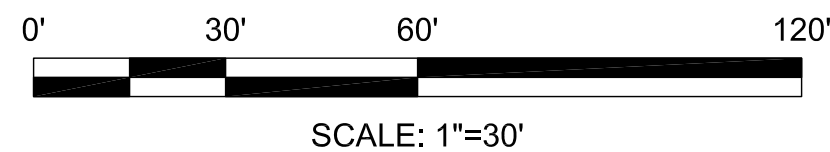
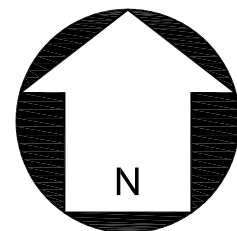
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RZ-100

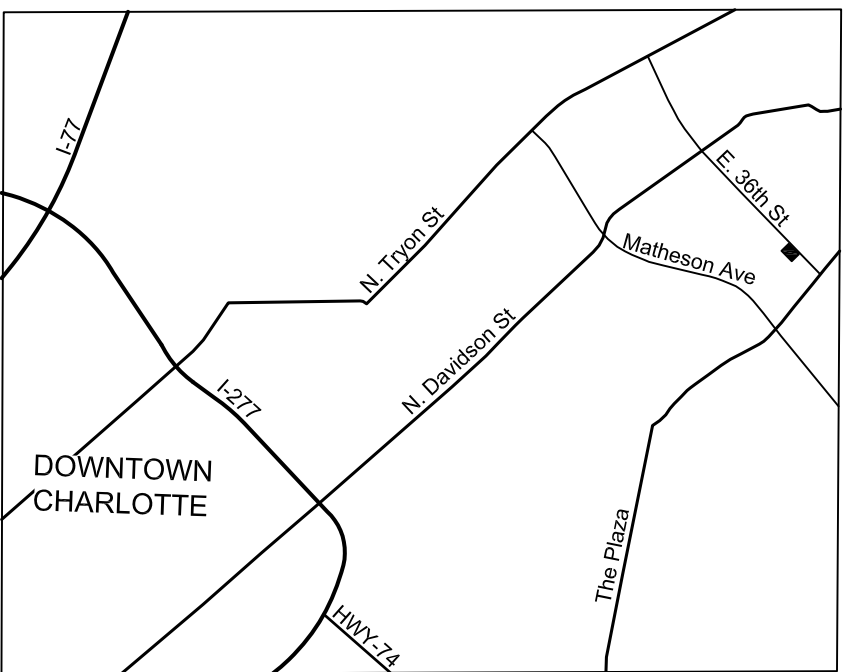
PETITION#: 2015-089
SHEET # 1 OF 3



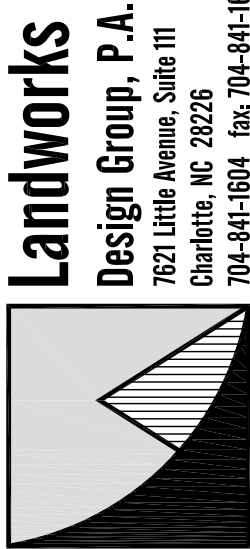
This Plan Is A Preliminary Design.
NOT Released For Construction.



No.	Date	By	Description
1	6/15/15	MDL	REVISIONS PER STAFF COMMENTS



VICINITY MAP
SCALE: NTS



36TH ST. MULTIFAMILY
REDEVELOPMENT
36TH STREET AT HOLT ST.
BEATTY INVESTMENTS, LLC
CHARLOTTE, NC

EXISTING CONDITIONS PLAN

CORPORATE CERTIFICATIONS
 NC PE : C-2930 NC LA : C-253
 SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: MDL
DRW

Checked By: MDL

Date: 4/27/15

Project Number: 15001

Sheet Number:

RZ-101

PETITION#: 2015-089
SHEET # 2 OF 3

