

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 12107605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616

TOTAL SITE AREA: ± 2.71 ACRES

ZONING:
 EXISTING: B-2 and R-5
 PROPOSED: UR-3

SETBACK: 14' From B.O.C.

TOTAL UNITS:
 MULTI-FAMILY BLDG: 45 UNITS MAX.
 DUETS: 16 UNITS (8 BLDGS.)

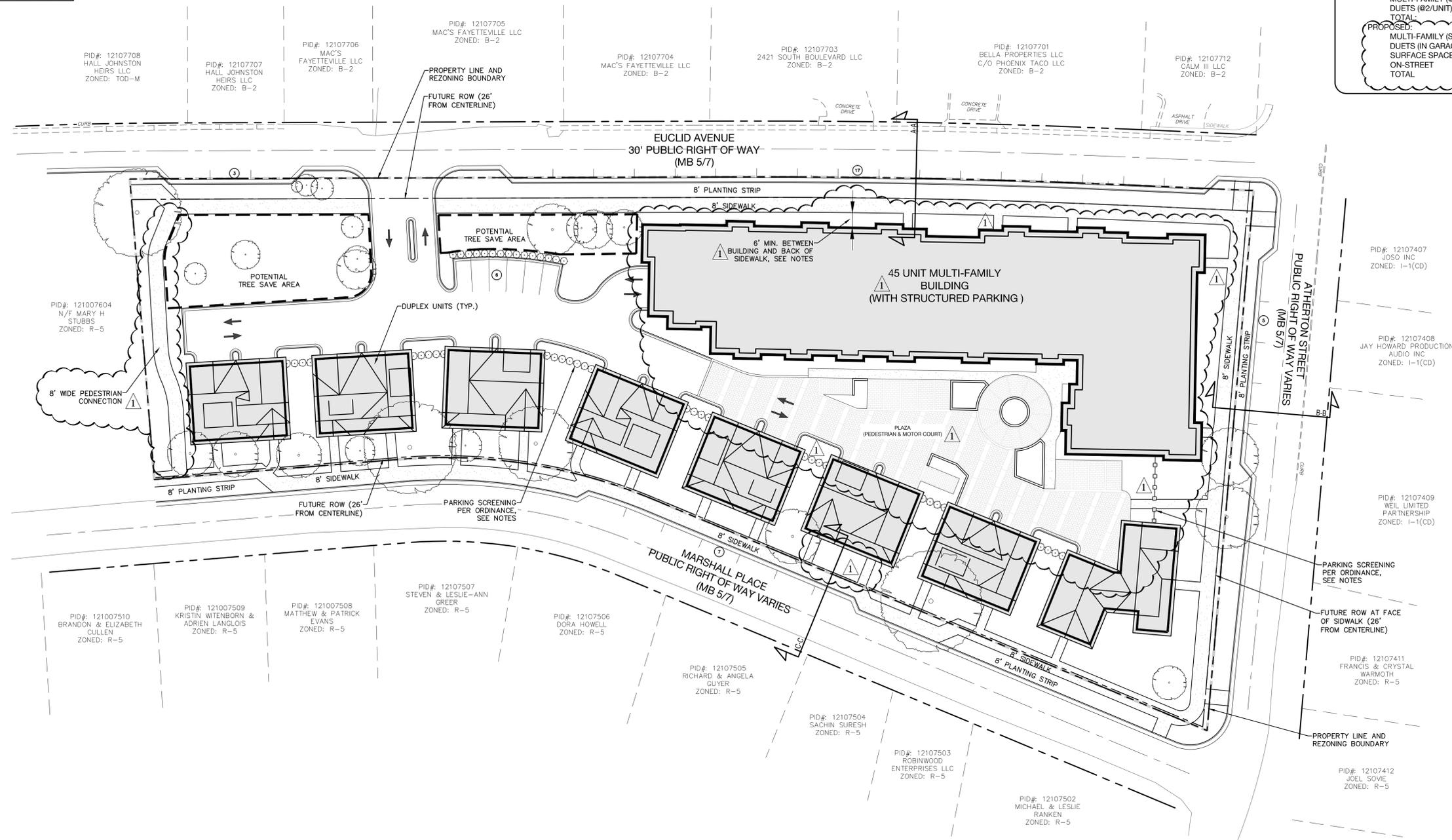
DENSITY: 22.5 D.U.A.

VEHICULAR PARKING:
 REQUIRED:

MULTI-FAMILY (@1.5/UNIT)	77
DUETS (@2/UNIT)	32
TOTAL	121 SPACES

PROPOSED:

MULTI-FAMILY (STRUCTURED)	65
DUETS (IN GARAGE)	32
SURFACE SPACES	11
ON-STREET	32
TOTAL	140 SPACES

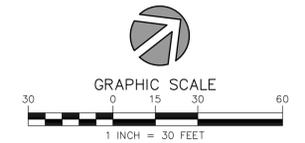


TPM Properties

EUCLID/ABERTOWN SITE

Rezoning Site Plan
 Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	1.15.16	UDP	PER STAFF COMMENTS



REZONING PETITION #2016-017

Project No: 15-065
 Date: 11.02.2015
 Designed by: udp
 Drawn By: udp
 Scale: 1"=30'
 Sheet No:

RZ-1



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 1



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 2



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 3



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 4



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 5



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 6



PROPOSED MARSHALL PLACE DUPLEX ELEVATION - OPTION 7



PROPOSED CORNER DUPLEX ELEVATION (MARSHALL PLACE)



PROPOSED CORNER DUPLEX ELEVATION (ATHERTON ST.)



**URBAN
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EUCLID/ATHERTON SITE

Architectural Elevations (Duplex Units)
Charlotte, North Carolina

NO.	DATE	BY	REVISIONS
1	1.15.16	UDP	PER STAFF COMMENTS

Project No: 15-065
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Scale: NTS
Sheet No:



DEVELOPMENT STANDARDS

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Rockwell Capital, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.71 acre site located at the northwest corner of the intersection of Atherton Street and Marshall Place, which site is more particularly depicted on the Rezoning Plan (the "Site").
- 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 zoning district shall govern all development taking place on the Site.
- 4. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- 1. The Site may be devoted only to a residential community containing up to 16 for sale duplex dwelling units and up to 45 for sale multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-3 zoning district.

C. Transportation

- 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT").
- 2. As depicted on the Rezoning Plan, the Site will be served by an internal private drive, and minor adjustments to the location of the internal private drive shall be allowed during the construction permitting process.

- 3. The Site shall comply with the parking requirements of the UR-3 zoning district under the Ordinance. Notwithstanding the foregoing, a minimum of 108 parking spaces shall be provided on the Site for the permitted uses on the Site, and a minimum of 32 on-street parking spaces shall be installed by Petitioner along the Site's public street frontages as provided below in paragraph 4.

- 4. Provided that CDOT and other applicable governmental authorities approve the installation of the following parking spaces, a minimum of 7 on-street parking spaces shall be installed along the Site's frontage on Marshall Place, a minimum of 20 on-street parking spaces shall be installed along the Site's frontage on Euclid Avenue and a minimum of 5 on-street parking spaces shall be installed along the Site's frontage on Atherton Street.

- 5. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

- 6. Prior to the issuance of a certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Euclid Avenue, Atherton Street and Marshall Place as required to provide right of way measuring 26 feet from the existing centerline of such rights of way, to the extent that such right of way does not already exist.

D. Architectural Standards

- 1. The maximum height in feet of the duplex dwelling units shall be 40 feet as measured from the average grade at the base of the structure.
- 2. The maximum height in feet of the building containing the multi-family dwelling units (the "Multi-Family Building") shall be 50 feet as measured from the average grade at the base of the structure.

- 3. Attached to the Rezoning Plan are conceptual, schematic images of the Euclid Avenue and Atherton Street elevations of the Multi-Family Building that are intended to depict the general conceptual architectural style and character of these elevations. Accordingly, the Euclid Avenue elevation and the Atherton Street elevation of the Multi-Family Building shall be designed and constructed so that the Euclid Avenue elevation and the Atherton Street elevation are substantially similar in appearance to the relevant conceptual, schematic images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

- 4. The permitted exterior building materials for the Euclid Avenue and Atherton Street elevations of the Multi-Family Building are designated and labelled on the attached conceptual, architectural images of these building elevations.

- 5. The interior elevations of the Multi-Family Building shall be substantially similar in appearance to the Euclid Avenue and Atherton Street elevations of the Multi-Family Building with respect to architectural style and character, and the interior elevations of the Multi-Family Building shall be clad with the same exterior building materials as the Euclid Avenue and Atherton Street elevations. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

- 6. Attached to the Rezoning Plan are conceptual, schematic images of front elevations of the buildings containing the duplex dwelling units that are intended to depict the general conceptual architectural style and character of the front elevations of the buildings containing the duplex dwelling units. Accordingly, the front elevation of each building containing duplex dwelling units shall be designed and constructed so that the front elevation is substantially similar in appearance to one or more of the conceptual, schematic images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

- 7. Vinyl shall not be a permitted exterior building material on any building constructed on the Site provided, however, that vinyl may be utilized on the soffits and trim, and vinyl windows may be installed on the buildings to be constructed on the Site.

- 8. The ground level floor plan and parking exhibit relating to the Multi-Family Building that is attached to the Rezoning Plan is provided for the sole purpose of illustrating the portion of the parking structure that will be located below grade. The layout and dimensions of the interior improvements of the multi-family building may be changed from what is depicted on this exhibit.

E. Streetscape and Landscaping

- 1. Subject to the terms of paragraph 2 below, Petitioner shall install a minimum 8 foot planting strip and a minimum 8 foot sidewalk along the Site's frontages on Euclid Avenue, Atherton Street and Marshall Place as depicted on the Rezoning Plan. The sidewalks may meander to preserve existing trees.

- 2. Pursuant to Section 9.407(4)(c) of the Ordinance, the widths and locations of the sidewalk and planting strip located along the Site's frontage on Marshall Place may vary from the standard requirements as depicted on the Rezoning Plan to preserve existing trees and to allow context sensitive design options.

- 3. Petitioner shall install a curbless, woonerf-style motor court and pedestrian plaza (the "Plaza") in the general area designated by cross hatching on the Rezoning Plan. Surfacing materials for the Plaza may include, without limitation, scored, patterned or decorative concrete, pavers, grasspave or other specialty hardscape. Standard asphalt with typical curb and gutter shall not be allowed. The Plaza may include seat walls, planters, bollards, benches and other similar features. The precise area of the Plaza and the layout and design of the Plaza will be determined during the construction permitting process and may differ from what is depicted on the Rezoning Plan.

- 4. Prior to any grading being performed on the Site, Petitioner shall engage a certified tree arborist to inspect the existing trees located along the Site's frontage on Marshall Place that the Petitioner will attempt to preserve and to prepare a tree protection plan for such trees that will be implemented during the construction process.

- 5. All surface parking areas shall be screened in accordance with the requirements of the Ordinance, and Petitioner may elect to screen the surface parking areas with shrubs, walls or fencing or a combination thereof.

F. Lighting

- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- 2. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- 3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

G. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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Development Standards
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