

1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	2.7 ACRES
b. TAX ID	12522428
c. EXISTING ZONING	R-22 MF
d. PROPOSED ZONING	UR-C (CD)
e. EXISTING USES	MULTI-FAMILY (QUADRUPLX)
f. PROPOSED USES	MULTI-FAMILY - 99 UNITS
g. FLOOR AREA RATIO	1.2 FAR (MAX 3.0 FAR ALLOWED)
h. MAXIMUM BUILDING HEIGHT	60'-0"
i. NUMBER OF PARKING SPACES REQUIRED:	PER ZONING ORDINANCE

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 UR-C ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. 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 THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE.
- c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THE SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
- d. CHANGES TO THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- e. NOT APPLICABLE.

4. PERMITTED USES

- f. DEVELOPMENT WILL BE RESTRICTED TO MULTI-FAMILY APARTMENT UNITS AND WILL CONFORM TO THE UR-C DISTRICT REQUIREMENTS.
- g. 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

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

6. ARCHITECTURAL STANDARDS

- k. THE BUILDING MATERIALS USED ON THE 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.
- l. NO EXPANSE OF SOLID WALL WILL EXCEED 20'-0" IN LENGTH.
- m. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES.
- n. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.
- o. ROLLOUT COLLECTION WILL BE USED WHERE ALLOWED BY ORDINANCE. 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

- p. SIDEWALKS AND PLANTING STRIPS WILL BE AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
- q. EXISTING TREES TO BE PRESERVED WILL HAVE "TREE PROTECTION FENCING" PLACED AROUND THEIR DRIP LINES TO PREVENT DISTURBANCES TO ROOT ZONES DURING ALL PHASES OF CONSTRUCTION.
- r. BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SEC. 12.302.
- s. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SEC. 12.303 OF THE ZONING ORDINANCE.
- t. ON-SITE PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303.
- u. PLANTINGS IN SIGHT TRIANGLE WILL BE LOW LYING AND WILL NOT OBSTRUCT VISIBILITY.

8. ENVIRONMENTAL FEATURES

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

9. PARKS, GREENWAYS & OPEN SPACE

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

10. SIGNAGE

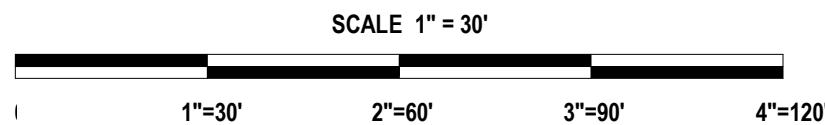
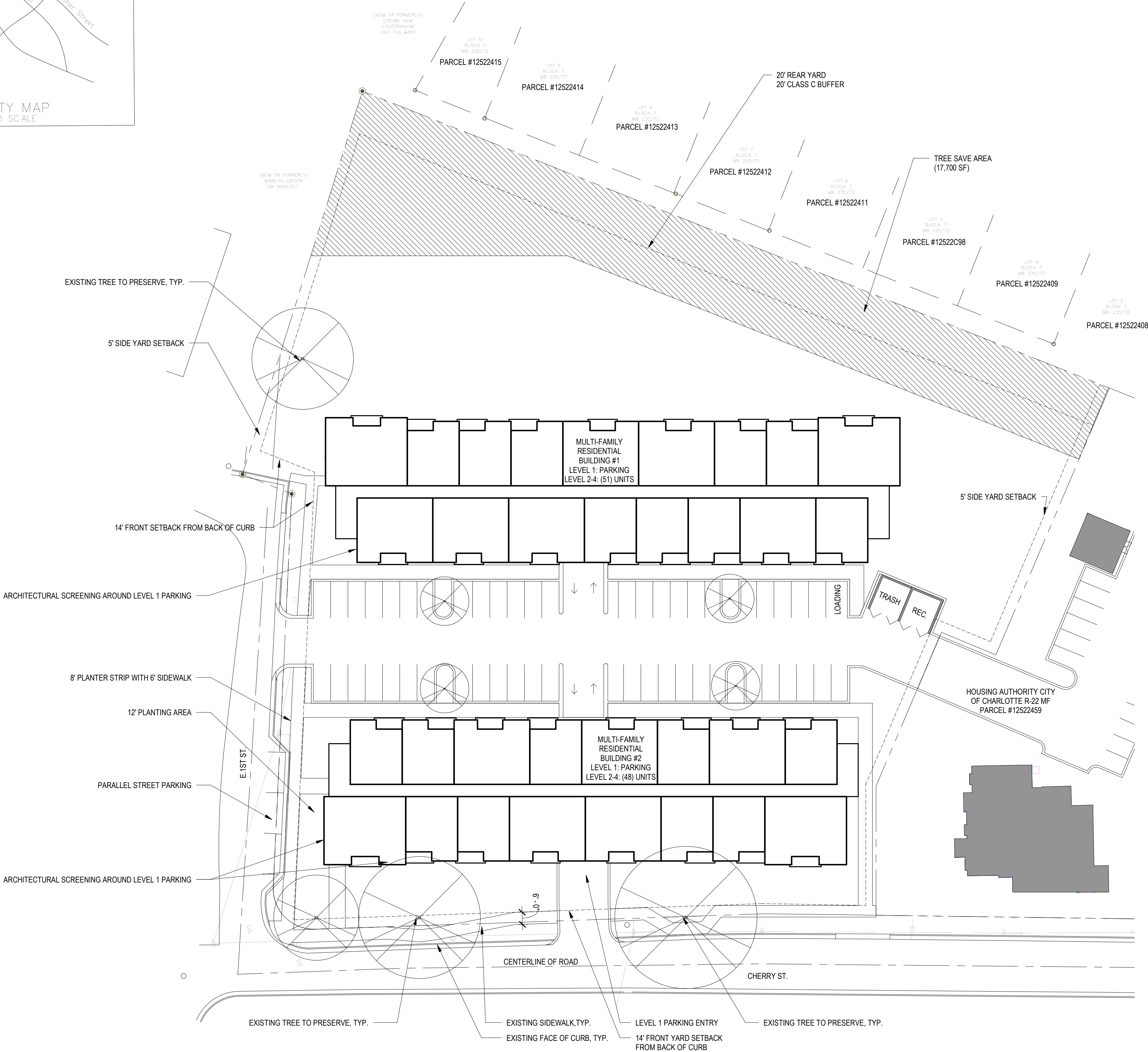
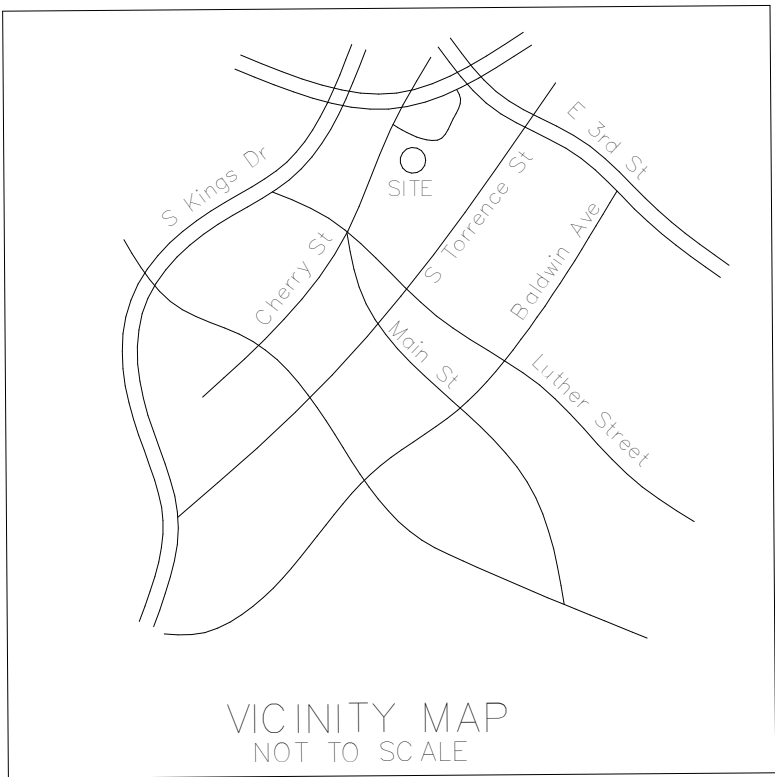
- z. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF THE SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.

11. LIGHTING

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

12. OTHER

- ab. 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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Charlotte Housing Authority Tall Oaks Redevelopment - Site A

No.	Description	Date
1	STAFF COMMENTS	12-18-2015
2	REVISIONS	07-10-2017
3	CITY COMMENTS	09-20-2017

Rezoning Documents Petition #2015-027

SITE PLAN

ISSUE DATE December 22, 2014

CHECKED

JDM

SHEET BY

AM

PROJECT NUMBER

NC 14-023

RZ-1



FRONT ELEVATION



REAR ELEVATION



SITE SECTION

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Charlotte Housing
Authority Tall Oaks
Redevelopment -
Site A

No.	Description	Date
3	CITY COMMENTS	09-20-2017

Rezoning
Documents
Petition #2015-027

ELEVATIONS AND
PERSPECTIVES

ISSUE DATE
December 22, 2014

CHECKED
JDM
SHEET BY
IMS
PROJECT NUMBER
NC 14-023

RZ-2

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PERSPECTIVE FROM
CHERRY ST. NORTH



PERSPECTIVE FROM
CHERRY ST. SOUTH



PERSPECTIVE FROM
FOX ST.

No.	Description	Date
3	CITY COMMENTS	09-20-2017

Rezoning
Documents
Petition #2015-027

PERSPECTIVES

ISSUE DATE December 22, 2014

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Author
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NC 14-023

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