

VICINITY MAP
NTS

SITE LEGEND

 SITE ACCESS

SITE DEVELOPMENT DATA

ACREAGE: ± 9.91 ACRES
TAX PARCEL #S: 091-112-03, 091-112-04, 091-112-05, 091-112-07, 091-112-08
EXISTING ZONING: I-1, UR-2(CD)

PROPOSED ZONING: TOD-M (CD)

EXISTING USES: RESIDENTIAL, VACANT

PROPOSED USES: RESIDENTIAL DWELLINGS UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

TOD-M (CD) ZONING REQUIREMENTS:

MINIMUM DENSITY:
20 RESIDENTIAL DWELLING UNITS PER ACRE WITHIN ¼ MILE WALKING DISTANCE FROM A TRANSIT STATION
15 RESIDENTIAL DWELLING UNITS PER ACRE WITHIN ½ MILE TO ¾ MILE WALKING DISTANCE FROM A TRANSIT STATION

MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET AS DEFINED BY THE ORDINANCE.

MIN. FRONT SETBACK: 16' (OF THE FUTURE OR EXISTING BACK OF CURB, WHICHEVER IS GREATER)

MIN. SIDE YARD WIDTH: NONE REQUIRED, EXCEPT IF A SIDE AND/OR REAR YARD IS PROVIDED, THE MINIMUM WIDTH SHALL BE FIVE (5) FEET.

MIN. REAR YARD WITH: NONE REQUIRED, EXCEPT IF A SIDE AND/OR REAR YARD IS PROVIDED, THE MINIMUM WIDTH SHALL BE FIVE (5) FEET.

PARKING: NO MIN. PARKING REQUIRED, 1.6 PARKING SPACES MAX.

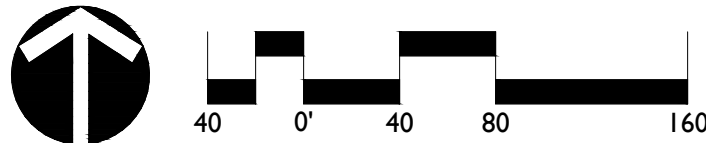
PROPOSED PLANNED DEVELOPMENT TOD-M(CD):

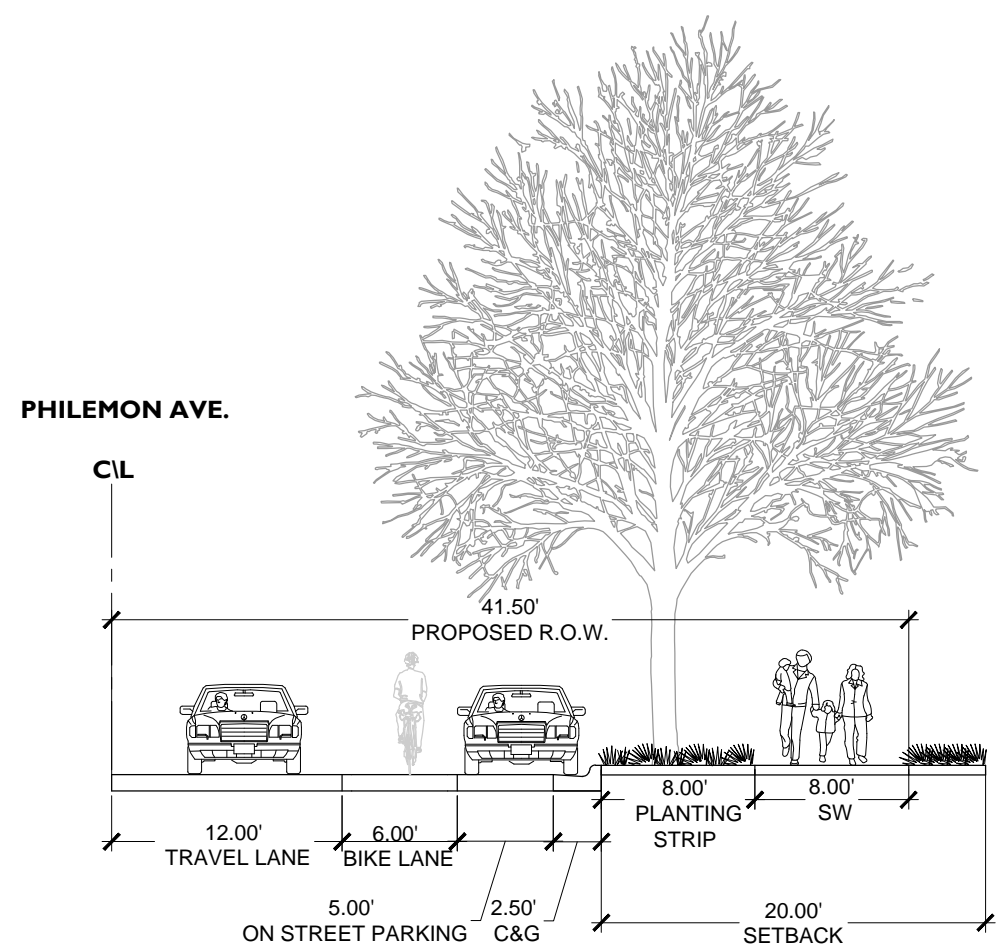
UP TO 300 UNITS (30 DUA)

A MAXIMUM BUILDING HEIGHT OF FOUR (4) STORIES AND UP TO 60' AS ALLOWED BY THE ORDINANCE. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.

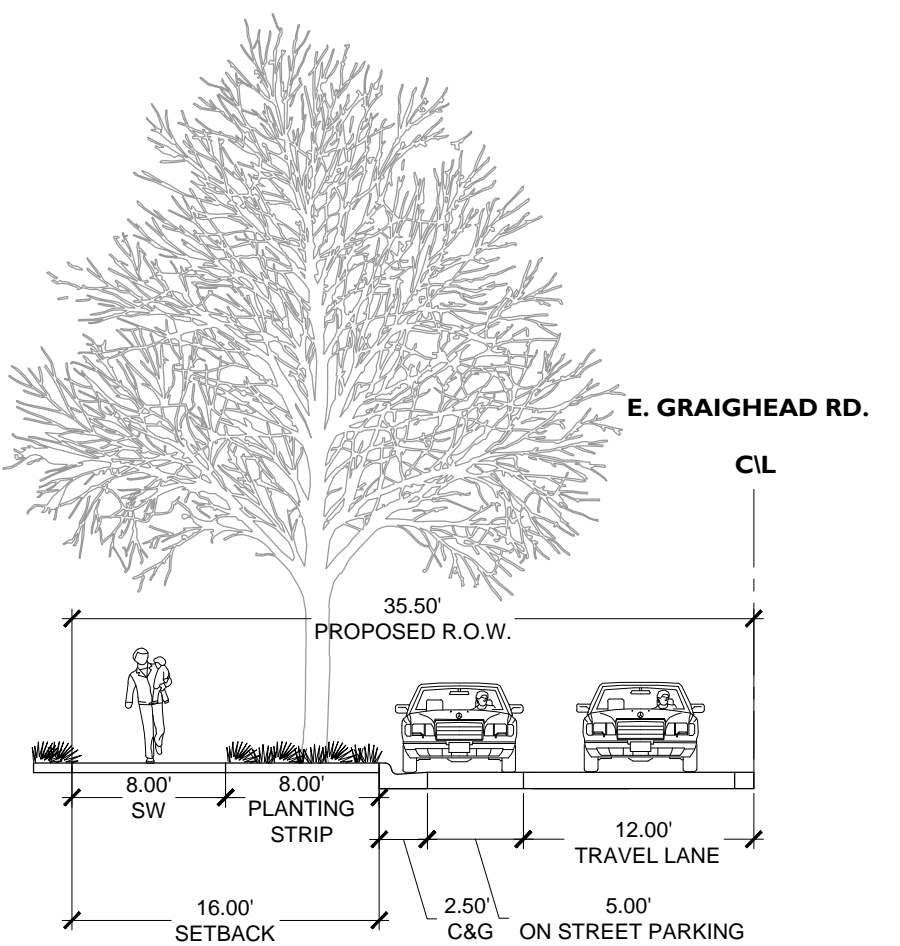
16' SETBACK ALONG E. GRAIGHEAD ROAD, 20' SETBACK ALONG PHILEMON AVE.

AS PER ORDINANCE REQUIREMENTS





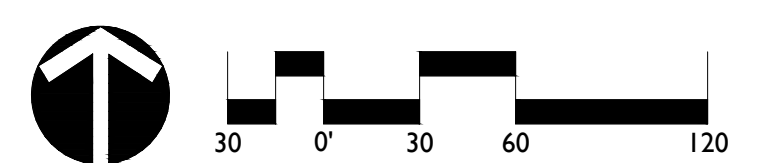
SECTION - A



SECTION - B

SITE LEGEND

- SITE ACCESS
- PEDESTRIAN CIRCULATION



Philemon NODA Partners, LLC
Development Standards
06/22/16
Rezoning Petition No. 2016-000

Site Development Data:

- Acreage: ± 9.91
--Tax Parcel #: 091-112-03, 091-112-04, 091-112-05, 091-112-07 and 091-112-08
--Existing Zoning: I-1 and UR-2(CD)
--Proposed Zoning: TOD-M(CD)
--Existing Uses: Residential/Vacant
--Proposed Uses: Residential dwellings units together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted below in Section 3).
--Maximum Amount of Development: Up to 300 residential dwelling units as allowed and required by the TOD-M zoning district.
--Maximum Building Height: A maximum building height of four (4) stories and up to 60 feet as allowed by the Ordinance. Building height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Philemon NoDa Partners, LLC (“Petitioner”) to accommodate the development of transit supportive residential community on an approximately 9.91 acre site located on the southwest quadrant of the intersection of Philemon Avenue and E. Craighead Road (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the TOD-M zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Optional Provisions.

a. N/A.

3. Permitted Uses, Development Area Limitations:

a. The Site may be developed with up to 300 residential dwelling units as permitted by right and under prescribed conditions in the TOD-M Zoning district together with accessory uses as allowed in the TOD-M zoning district.

4. Access and Right-of-way Dedication:

a. Vehicular access to the Site will be from Philemon Avenue and E. Craighead Road as generally depicted on the Rezoning Plan.

b. The southernmost access point to the Site from Philemon Avenue may not be open or utilized until Philemon Avenue is improved beyond the proposed driveway.

c. The location of the driveway may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

d. Along Philemon Avenue the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation of any necessary utility easements) that portion of the Site located along Philemon Avenue as may be necessary to provide for a right-of-way extending 41.5 feet from the proposed or existing centerline as generally depicted on the Rezoning Plan; said dedication and conveyance to occur prior to issuance of the first certificate of occupancy for the first residential dwelling building constructed on the Site.

e. The Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation of any necessary utility easements) that portion of the Site located along Craighead Road as may be necessary to provide for a right-of-way extending 35.5 feet from the existing centerline as generally depicted on the Rezoning plan; said dedication and conveyance to occur prior to issuance of the first certificate of occupancy for the first residential building constructed on the Site.

5. Streetscape, Landscaping Open Space and Screening:

a. Along Philemon Avenue a 20 foot setback as measured from the future back of curb will be provided. Along E. Craighead Road a 16 foot setback as measured from the future back of curb will be provided.

b. As part of the development of the Site, the Petitioner will provide the following streetscape improvements along Philemon Avenue and E. Craighead Road; an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the rezoning plan.

c. The open space areas on the Site will be improved with landscaping, lighting, seating and hardscape elements.

d. Meter banks will be screened where visible from public view at grade level.

6. Architectural Standards.

a. The building materials used on the principal buildings constructed on Site will be a combination of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings

b. The Petitioner will contribute funds to the Arts and Science Fund established to implement public Art on the Site. A minimum of \$20,000 dollars will be contributed to this fund by the Petitioner prior to the issuance of a certificate of occupancy for the proposed building. Unless approved by the Petitioner the art work secured or commissioned by these funds must be located on the Site or off-site in the NoDa

neighborhood if approved by the Petitioner. The Petitioner will have the right to review and approve the art work purchased or commissioned by these funds.

c. The portions of the buildings facing Philemon Avenue and E. Craighead Road will have building entrances oriented toward these public streets at least every 100' linear feet.

d. The ground floor shall be taller than and architecturally different than upper floors with more transparency than upper floors, this standard will only apply to building walls located along public streets.

e. In addition to the Blank Wall provisions of the TOD-M zoning district Blank Walls shall be treated with both horizontal and vertical variations in wall planes.

f. Ground floor residential units shall be raised an average of 24” above grade. Units shall be no more than 5' above grade and 2' below.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with the Tree Ordinance.

8. Lighting:

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REVISIONS:

DATE: 06/22/16
DESIGNED BY: ST
DRAWN BY: NG
CHECKED BY: ST
SCALE: AS SHOWN
PROJECT #: 1016151
SHEET #:

RZ-3

NODA SOUTH VILLAGE MULTI-FAMILY
REZONING PETITION No. 2016-000
CHARLOTTE

DEVELOPMENT STANDARDS

PHILEMON NODA
PARTNERS, LLC

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