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NoDa 40

Rezoning Site Plan

Charlotte, North Carolina

[illegible]

Project No: 16-041
Date: August 22, 2016
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Gateway Communities NC, LLC (the "Petitioner") for an approximately 0.68 acre site located north of North Brevard Street northeast of the intersection of North Brevard Street and Faison Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 083-031-45.

B. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R-O zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

D. 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.
2. OPTIONAL PROVISIONS
- The optional provisions set out below shall apply to the development of the Site.
- A. Outdoor lighting fixtures shall be permitted to provide lighting on the proposed multi-use trail along the southeastern boundary of the property. This lighting may extend across the property line to illuminate the future full width of the proposed trail.

B. The development shall not be required to meet street wall requirements of use of clear glass windows and doors on at least 25% of the length of the first floor of the proposed building along the proposed multi-use trail frontage. However, a combination of design elements shall be used on the building facade, or included into the site design, to animate and enliven the streetscape. These design elements may include but are not limited to the following: ornamentation; molding; string courses; changes in material or color; architectural lighting; works of art; fountains and pools; street furniture; stoops, landscaping and garden areas; and display areas.

C. The development shall not be required to provide an operable pedestrian entrance on the facade closest to the proposed multi-use trail. However, a pedestrian access point will be provided from the parking garage directly to the multi-use trail.
3. PERMITTED USES
- A. The Site may be devoted only to a residential building containing a maximum of 40 for-rent apartment units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Incidental and accessory uses may include, without limitation, amenities for residents such as a business center, fitness center, and similar facilities.
4. TRANSPORTATION
- A. Vehicular access to the Site shall be from a newly constructed street as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is 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 and/or the North Carolina Department of Transportation.

2B. Petitioner shall construct and install a local public street which will provide frontage on a public street and a connection from the North Brevard Street as generally depicted on the Rezoning Plan. This local public street shall be built on City of Charlotte owned property through a development agreement with the City. The street will be designed and constructed as a modified version the typical local residential wide street section as specified in the Charlotte Land Development Standards and more particularly illustrated on the Rezoning Plan. Modifications to the street design shall be allowed to accommodate the existing access easement in place. The Petitioner will work with CATS and CDOT to determine the final layout and geometry of the street. The proposed pavement structure for the proposed local public street shall be 8" of B25.0C, 4" of I19.0C, and 3" of S9.5C, and should be placed on a proof-rolled and 100% compacted subgrade and accommodate maintenance vehicles.

2C. All transportation improvements will be constructed and approved prior to the issuance of the Certificate of Occupancy.

2D. The proposed public street will be platted prior to the issuance of the Certificate of Occupancy.
6. ARCHITECTURAL AND DESIGN STANDARDS
- A. The maximum height of the building shall be 5 stories (including parking level) or 60 feet, whichever is greater.

B. Exterior building materials may include brick and/or masonry and/or fiber cement siding and/or glazing and/or windows and/or concrete and/or terra cotta and/or stucco and/or metal or a combination thereof. Vinyl is not allowed as a material except on windows and soffits.
7. STREETScape/LANDSCAPING/OPEN SPACE
- 2A. Petitioner shall install a 5 foot wide section of concrete or asphalt multi-use trail within the Site that will provide a portion of the proposed Cross Charlotte Trail Spur as generally depicted on the Rezoning Plan. Petitioner shall install this 5 foot wide multi-use path prior to the issuance of the Certificate of Occupancy.

B. The Petitioner shall install raised and at-grade planters and benches (freestanding or integral) along the Site's frontage of the Cross Charlotte Trail Spur as generally depicted on the Site Plan and Trail Section. Final design, detailing, and/or selection of the planters and benches will be performed during Land Development permitting process.

C. Urban open space will be provided as required by the Ordinance. The open space, adjacent to the Cross Charlotte Trail Spur, will be improved with seating, plantings, and/or other amenities.

D. Petitioner shall install a curbless driveway entry into the proposed parking garage of the development. Surfacing materials for the drive and adjacent sidewalk may include, without limitation, scored, patterned or decorative concrete, pavers, or other specialty hardscape. Standard asphalt or concrete with typical curb and gutter shall not be allowed. The driveway will be bordered with bollards to provide safety to pedestrians.

E. Petitioner shall screen the internal garage parking from the proposed Cross Charlotte Trail Spur using ornamental metalwork panels, Greenscreen with evergreen vine plantings, or a combination thereof.

F. The Petitioner agrees to provide on site artwork in the amount of up to \$5,000.
8. ENVIRONMENTAL FEATURES
- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

B. Development of the Site shall comply with the requirements of the City of Charlotte Post Construction Ordinance.
9. LIGHTING
- A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.

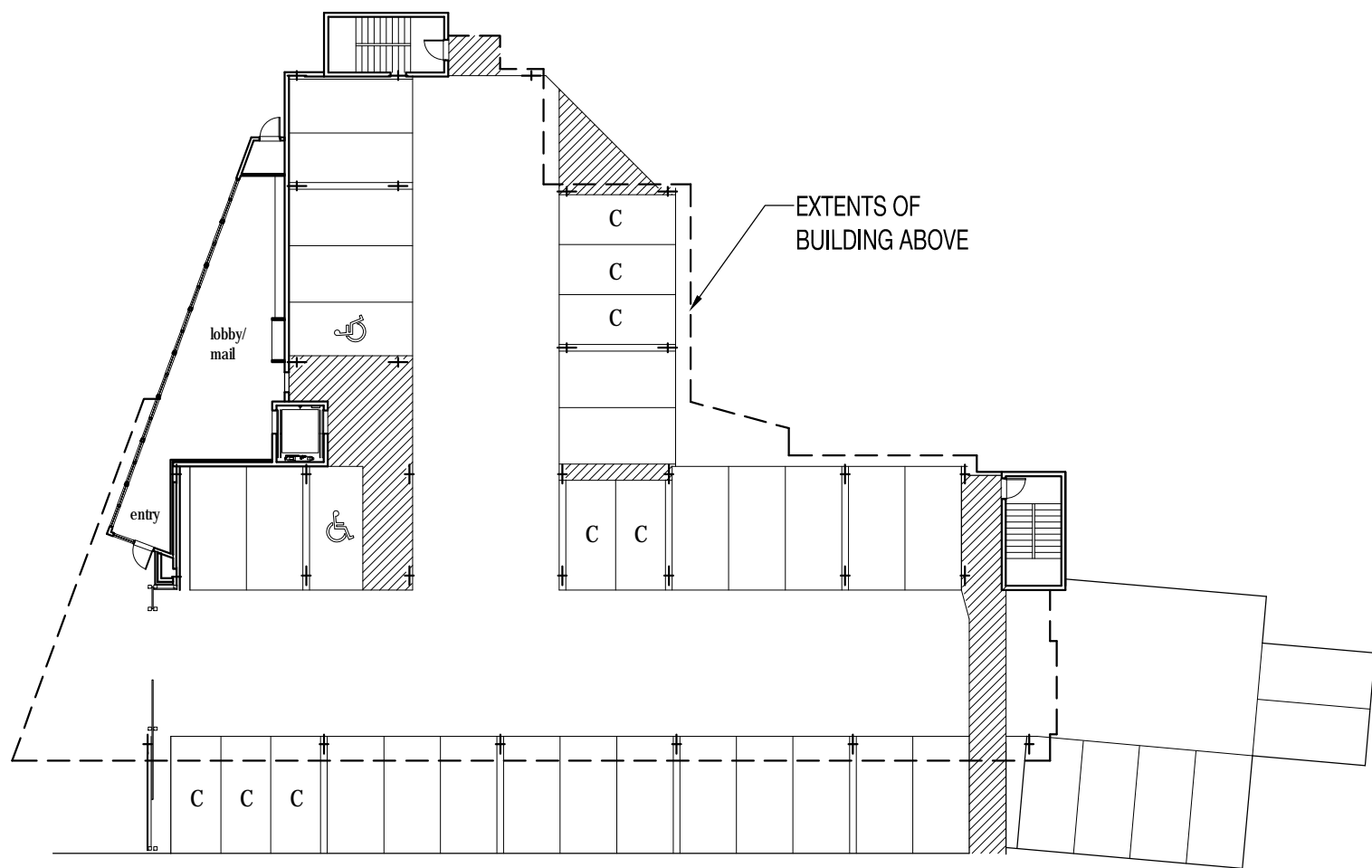
B. The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 26 feet.
10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed 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.

B. 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.

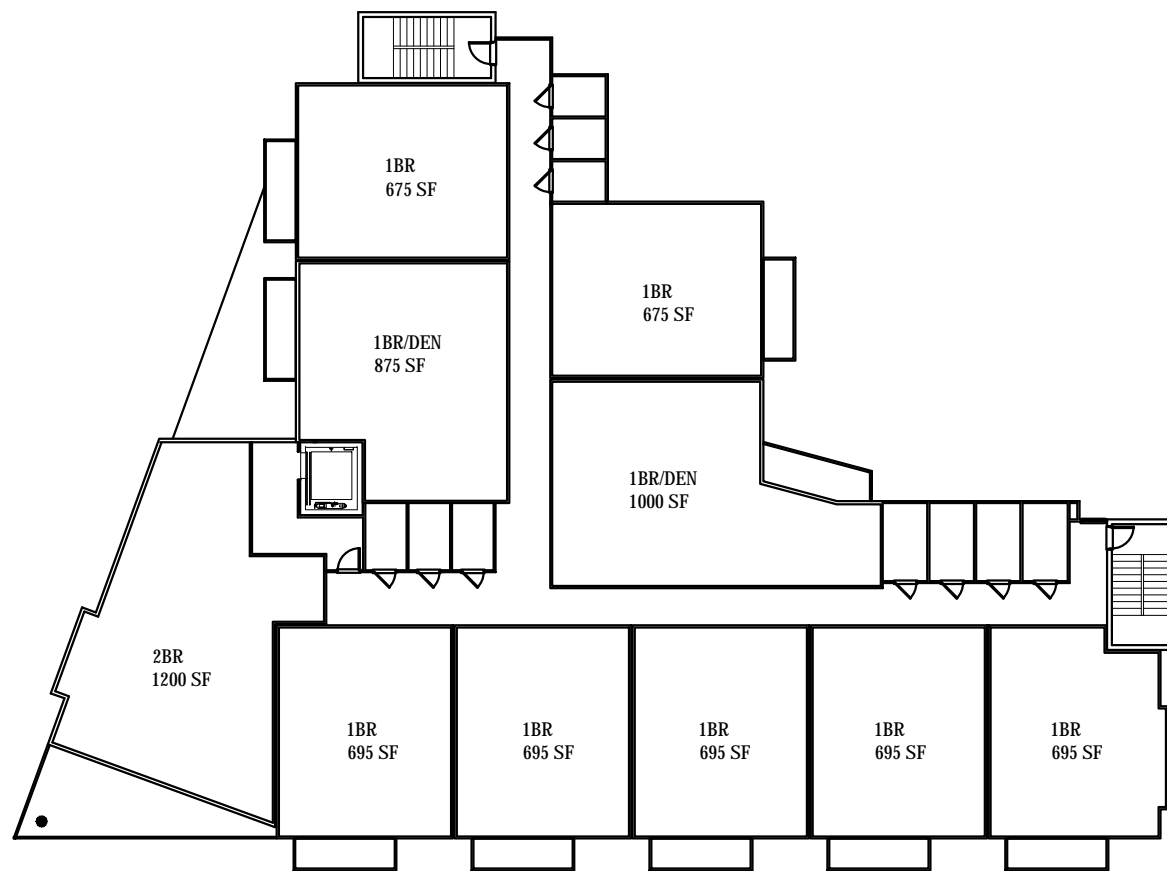
C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



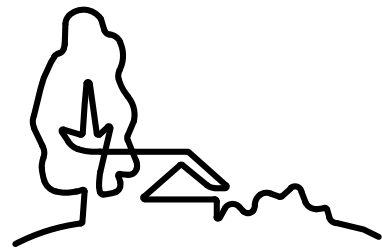
CONCEPTUAL PERSPECTIVE
NTS



GARAGE PARKING PLAN
NTS



TYPICAL FLOOR PLAN
NTS



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Gateway Communities

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NoDa 40

Development Standards, Notes
and Architecturals

Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	10.24.16	UDP	PER CITY COMMENTS
2	11.23.16	UDP	PER CITY COMMENTS

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