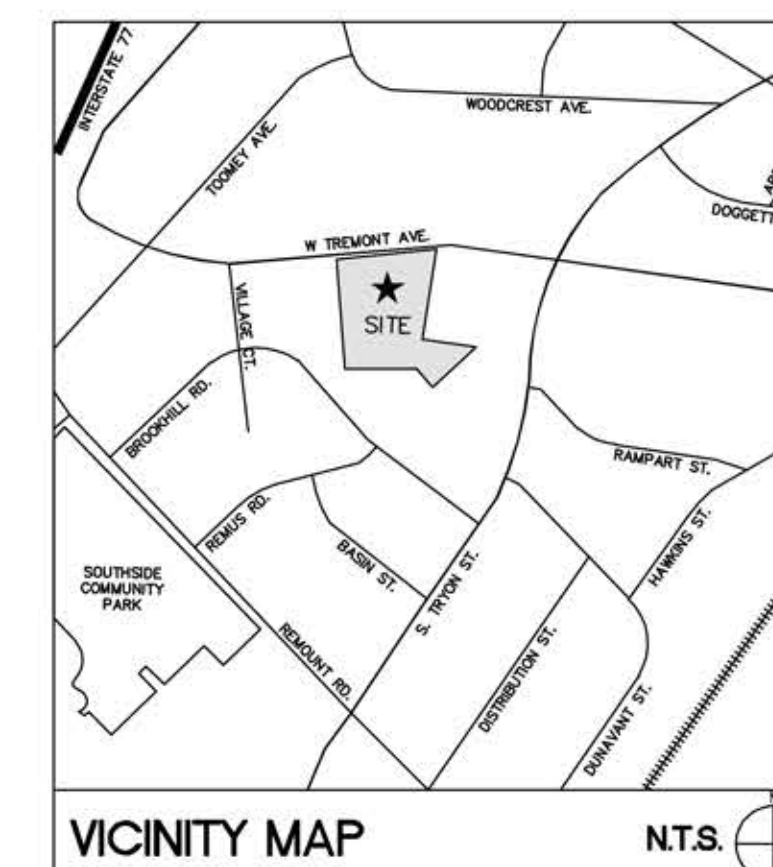


**TREMONT  
AVENUE  
TOWNHOMES**

527 WEST TREMONT AVE.  
CHARLOTTE, NC 28203

# REZONING PLAN (2017-XX)



**SURVEY DISCLAIMER**

"A.G. ZOUTEWELLE SURVEYORS" SURVEY ISSUE DATE  
AUGUST 10, 2017. PROVIDED BY ANDREW G. ZOUTEWELLE  
1418 EAST FIFTH ST., CHARLOTTE, NC (704) 372-9444

### LEGEND

## SYMBOL



## BUILDING ENVELOPE



AMENITY ENVELOPE



DRIVEWAY



DEDICATED VOLUNTARY VEGETATED BUFFER



PROPOSED SIDEWALK CONNECTION



PROPOSED CURB &amp; GUTTER

## REZONING SUMMARY

|  |  |
|--|--|
| PARCEL AREA :                                    | ± 5.58 AC  |
| (119-061-01)                                     |  |
| TAX MAP #:                                       | 119-061-01   |
| EXISTING ZONING:                                 | I-2(CD)  |
| PROPOSED ZONING:                                 | MUDD-O   |
| EXISTING USE:                                    | INDUSTRIAL (AUTOMOTIVE)                                      |
| PROPOSED USE:                                    | SINGLE FAMILY ATTACHED<br>(PROPOSED TOWNHOMES)               |
| MAXIMUM NUMBER OF<br>DWELLING UNITS:             | 100 UNITS  |
| PROPOSED DENSITY:                                | 15.77 UNITS/ACRE   |
| MINIMUM SETBACK:                                 | 14' FROM THE FUTURE BACK OF CURB                             |
| MINIMUM SIDE YARD:                               | NONE; 10' BUILDING SEPARATION<br>ADJACENT TO RESIDENTIAL USE |
| MINIMUM REAR YARD:                               | NONE; 10' BUILDING SEPARATION<br>ADJACENT TO RESIDENTIAL USE |
| MAXIMUM BUILDING HEIGHT:                         | 120'   |
| PARKING REQUIRED:                                | 1.0 SPACE/UNIT   |
| DEDICATED OPEN SPACE:                            | PER ORDINANCE (REQUIRED COVER OF A 50,000 SF)                |
| TYPICAL BUILDING RANGES (SINGLE FAMILY ATTACHED) |  |
| - BUILDING FRONTAGE :                            | 15' - 30'  |
| - BUILDING DEPTH :                               | 35'-50'  |

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS  
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT



SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical labels: 0, 20', 40', and 80'. The bar is divided into four equal segments, each representing 20 feet.

## RZ-100

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2017©



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



**DEVELOPMENT STANDARDS**

September 21, 2017

**1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Gene and Greg LLC and ICON Residential LLC (hereinafter collectively referred to as the “Petitioner”) for an approximately 5.58 acre site currently zoned as I-1. The site is located within the City of Charlotte, on the south side of West Tremont Avenue, near the intersection of West Tremont Avenue and South Tryon street, and having a Mecklenburg County Tax Parcel No.119-061-01.
- 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 Mixed Use Development District (“MUDD”) zoning district shall govern the development and use of the Site.
- C. The parcel of land that comprise the Site may be recombined at the option of Petitioner or further subdivided in accordance with the Subdivision Ordinance.
- D. 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 layout, locations and sizes of the uses, improvements and site elements depicted on the Rezoning Plan as well as the internal drives, alleys, amenity areas, and parking areas are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. A maximum of 20 principal buildings may be located on the Site, which includes the provisional option of a small clubhouse/amenity building.
- F. The development of the Site shall include an extension of Dunavant Street to the north, providing a public street connection through the Site, terminating in West Tremont Avenue. This proposed public street connection is at the request of the City of Charlotte Planning Department. The proposed street cross-section shall consist of a sixty-six (66) foot public right-of-way, and shall comply with City of Charlotte Land Development Standards for Local Residential Wide (CLDS #U-03). The sidewalks may be reduced to six (6) feet along the Dunavant Street in compliance with the New Bern Transit Station Area Plan. All minor alterations to the standard section are to be approved by the City of Charlotte Planning Department.
- G. The development of the buildings to be located on the Site may occur in phases.
- H. 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.

**OPTIONAL PROVISIONS**

The optional provisions set out below shall apply to the development of the Site.

- A. The location, dimensions, materials, and form of all buildings on the Site are subject to change during the schematic design and construction design phases of the project.
- B. A ten (10) foot voluntary vegetated buffer will be provided as depicted on the Rezoning Plan.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. The Site may only be devoted to the uses set out below.
- (1) A residential community containing up to one hundred (100) dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Customary incidental and accessory uses may include, without limitation, a pool, maintenance facility and amenities such as a fitness center. The dwelling units may be comprised of single family attached dwelling units only.
- (2) The Site may provide a combination of single family attached dwelling units. A maximum of one hundred (100) dwelling units are permitted.
- B. A minimum of two (2) freestanding buildings containing single family attached dwelling units may be constructed along the Site's frontage on West Tremont Avenue, depicted on the Rezoning Plan as Building 1 and Building 2. The Petitioner maintains the right to increase the number of buildings and unit allocation along West Tremont Avenue so long as the total unit count does not exceed one-hundred (100) dwelling units.
- C. A minimum of five (5) freestanding buildings containing single family attached dwelling units may be constructed along the Site's proposed Dunavant public right-of-way frontage, depicted on the Rezoning Plan as Building 3, Building 4, Building 5, Building 6, and Building 7. The petitioner maintains the right to increase the number of buildings and unit allocation along Dunavant Street so long as the total unit count does not exceed one-hundred (100) dwelling units.

**3. TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, building facades, road alignments, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Subject to the approval of CDOT and NCDOT, and prior to the issuance of the final certificate of occupancy for a building constructed on the Site, Petitioner shall install the necessary streetscape improvements along West Tremont Avenue and Dunavant Street in accordance with the City of Charlotte Land Development Standards and the New Bern Transit Area Plan.
- D. All transportation improvements shall be constructed and approved prior to the issuance of the final certificate of occupancy for a building to be constructed on the Site or phased per the Site's development plan.
- E. Prior to the issuance of the final certificate of occupancy for a 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 located within the West Tremont Avenue right-of-way and Dunavant Street right-of-way. The dedicated land immediately adjacent to West Tremont Avenue shall include the necessary limits to expand the existing right-of-way to that point that is located 1 foot behind the existing sidewalk to be installed by the Petitioner along the Site's frontage on West Tremont Avenue, to the extent that such right-of-way does not already exist.

**5. ARCHITECTURAL AND DESIGN STANDARDS**

- A. The maximum height in stories of all buildings is 5 stories with optional rooftop terraces.
- B. The maximum height in feet of all buildings shall be 120 feet.
- C. The maximum height in stories of the clubhouse/amenity building shall be 2 stories with an optional rooftop terrace.
- D. The minimum building separation between the buildings constructed on the Site shall be 10 feet.
- E. The exterior building materials used on the buildings to be constructed on the Site will be a combination of portions of the following: brick, stone, precast stone, synthetic stone, cementitious siding, stucco and/or wood.
- F. Vinyl, EIFS or masonite may not be used as an exterior building material, provided, however, that vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- G. Attached to the Rezoning Plan is a conceptual, schematic imagery of the typical single family attached dwelling unit's elevation and axonometric view. Accordingly, all buildings shall be designed and constructed so that they remain similar in appearance to the attached conceptual, schematic imagery with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- H. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. The Petitioner may request a contract for individual garbage container service. In this event, the dumpster and screening discusses above shall not be required.
- I. The colors of any retaining walls constructed on the Site shall be compatible to and complementary with the colors of the buildings to be constructed on the Site.

**6. STREETScape/URBAN OPEN SPACE**

- A. Petitioner shall install a minimum 8 foot wide planting strip,a minimum 8 foot wide sidewalk, and on-street parking along the Site's frontage on West Tremont Avenue, as generally depicted on the Rezoning Plan.
- B. Petitioner shall install a minimum 8 foot wide planting strip, a minimum 6 foot wide sidewalk, and on-street parking along the Site's frontage on Dunavant Street.

**7. ENVIRONMENTAL FEATURES**

- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

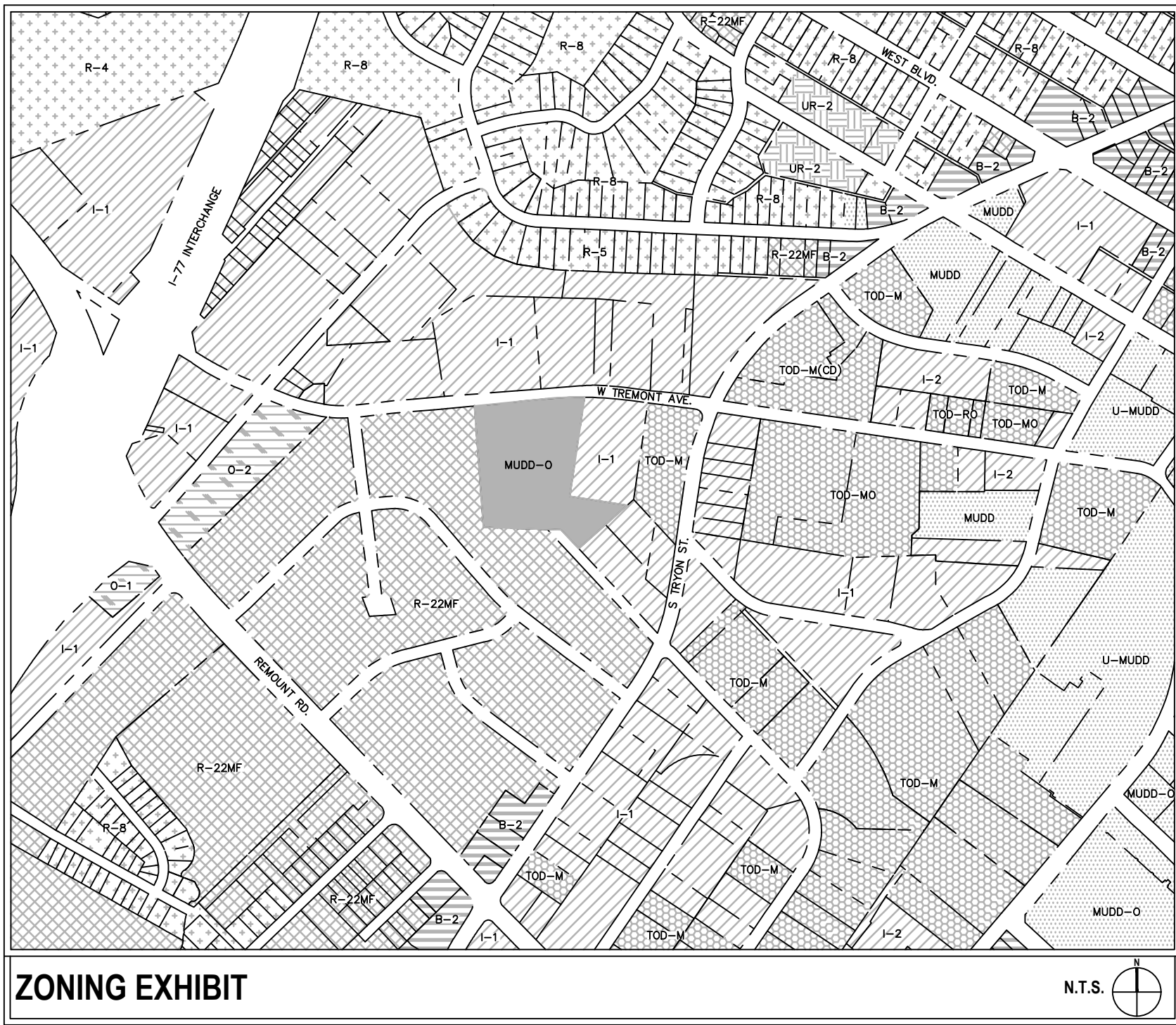
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

**8. LIGHTING**

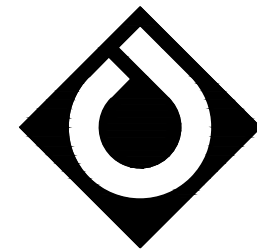
- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks, landscaping lighting and uplighting for the buildings) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

**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.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

p# 704.376.1555 f# 704.376.7851  
url# www.colejeneststone.com



**ICON**  
RESIDENTIAL

6911 PISTOL RANGE ROAD  
SUITE 101A  
TAMPA, FL 33635

## TREMONT AVENUE TOWNHOMES

527 WEST TREMONT AVE.  
CHARLOTTE, NC 28203

## DEVELOPMENT STANDARDS

Project No.  
4243

Issued

09/21/17

Revised



## RZ-200

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2017©

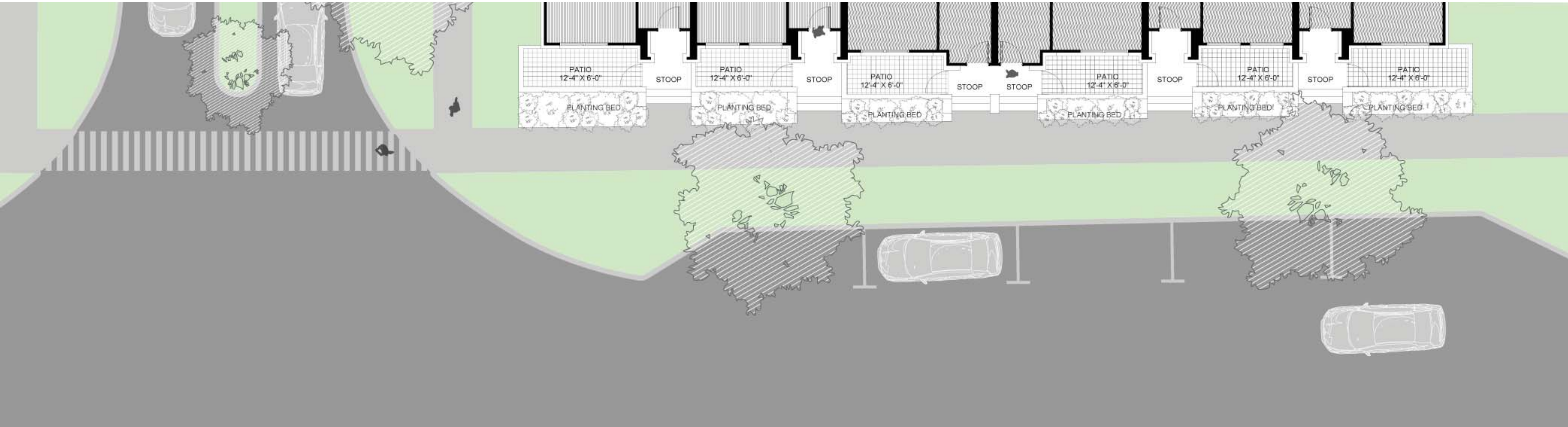




Side Elevation - Building 1  
1/8" = 1'-0"



Street Scape Elevation - Building 1  
1/8" = 1'-0"



Street Scape Plan  
1/8" = 1'-0"

| REVISIONS: |             |      |
|------------|-------------|------|
| Number     | Description | Date |