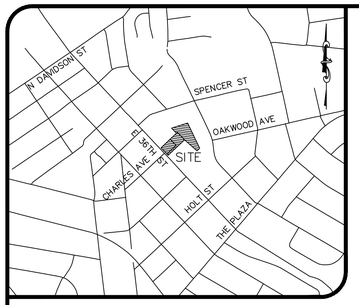


VICINITY MAP
NTS

SITE DATA

DEVELOPER	SHEA HOMES 8008 CORPORATE CENTER DRIVE, SUITE 300 CHARLOTTE, NORTH CAROLINA 28226
SITE AREA:	EXISTING SITE ACREAGE: ±3.59 AC RIGHT-OF-WAY DEDICATION: ±0.03 AC (1176 SF) EXISTING SITE ACREAGE TO REMAIN: ±3.59 AC
PID:	091-091-35, 091-091-34, 091-091-04, AND PART OF 091-091-05
EXISTING ZONING:	R-5 & R-BMF(CD)
PROPOSED ZONING:	MUDD(CD)
EXISTING USE:	INSTITUTIONAL; VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED DENSITY:	± 18.1 DU/AC
2 PROPOSED NUMBER OF UNITS:	65 (MAX 130 TOTAL BEDROOMS, AS DEFINED BY MECKLENBURG COUNTY BUILDING CODE)
GROSS BUILDING AREA:	87,360 SF
URBAN OPEN SPACE REQUIRED:	873.6 SF (87,360 SF / 100)
1 URBAN OPEN SPACE PROVIDED:	±880 SF
MAXIMUM BUILDING HEIGHT ALLOWED:	55'
FRONT YARD SETBACK:	16' FROM BACK OF CURB
SIDE YARD SETBACK:	5 FT (MUST HAVE 10' BUILDING SEPERATION)
REAR YARD SETBACK:	10 FT
BUILDING SEPARATION:	10 FT MIN.
2 AUTOMOBILE PARKING REQUIRED:	MINIMUM 2.25 SPACES PER UNIT (147 SHOWN)
PROPOSED TREE SAVE AREA REQUIRED:	0.54 AC (3.59 AC X 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.72 AC (20.1% OF SITE AREA)

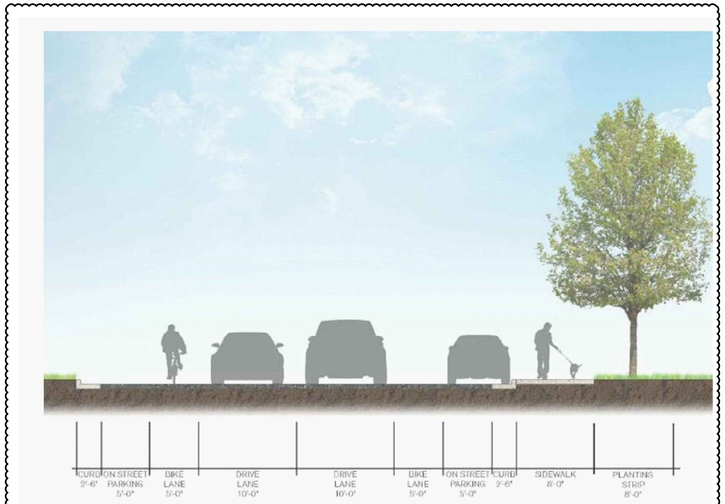
DENSITY CALCULATION:
TOTAL AREA=3.59 AC
NUMBER OF DWELLING UNITS: 65

DWELLING UNITS/AC = 65/3.59 = 18.1 DU/AC

1 REZONING CASE NUMBER: 2018-099

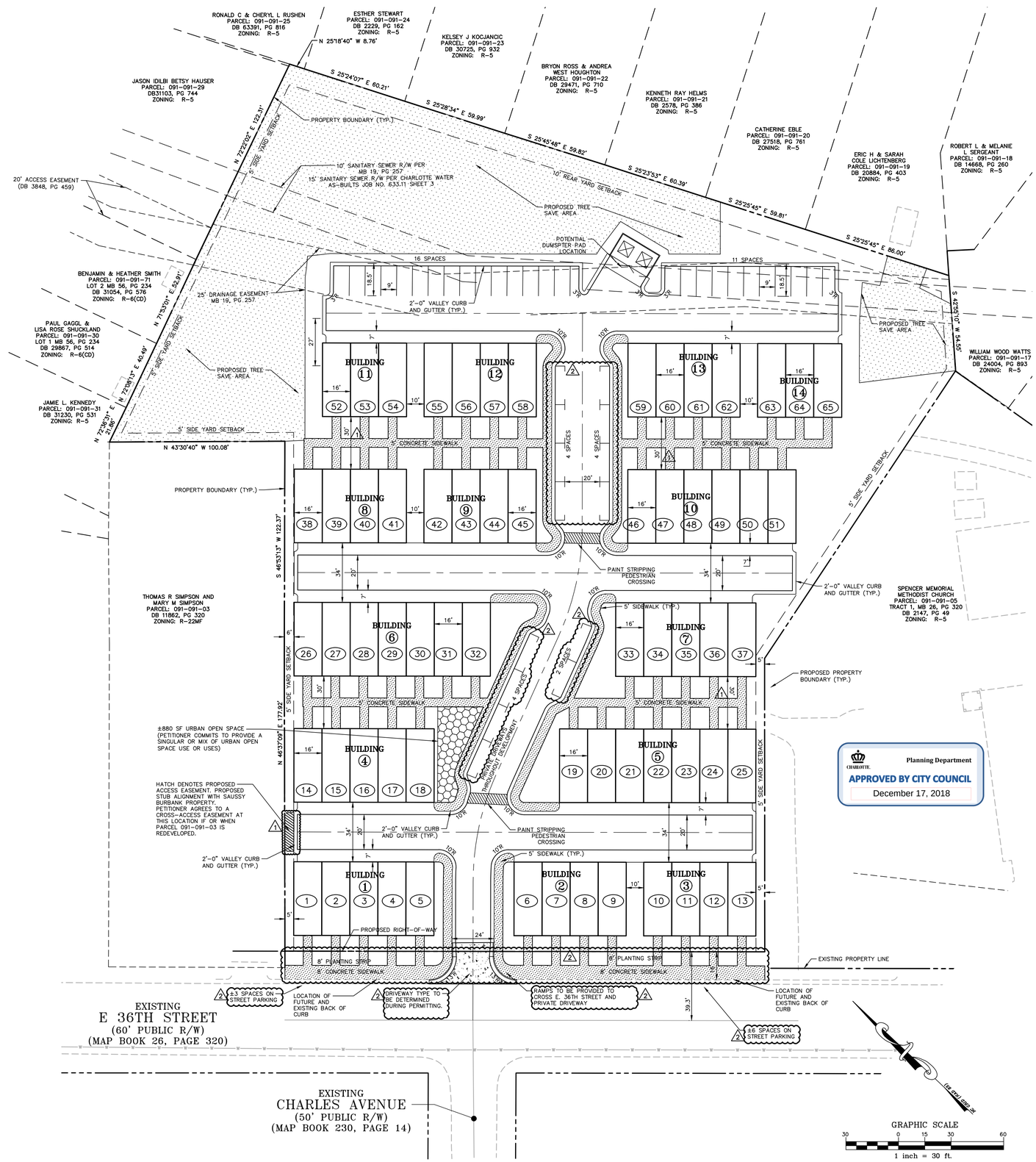
SITE LEGEND

- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- CENTERLINE
- PROPERTY LINE
- SETBACK
- SANITARY SEWER EASEMENT
- STORM DRAINAGE EASEMENT
- LOT LINE
- CURB AND GUTTER
- CONCRETE SIDEWALK/PAD
- TREESAVE
- URBAN OPEN SPACE
- HEAVY DUTY CONCRETE PAVEMENT



36TH STREET SECTION *

2 NOTE:
PETITIONER INTENDS TO PROVIDE AN ALTERNATIVE STREETSCAPE PLAN ALONG EAST 36TH STREET, SEE ABOVE. HOWEVER, IF DURING THE DESIGN AND PERMITTING PHASE OF DEVELOPMENT IT IS DETERMINED THAT THIS ALTERNATIVE STREETSCAPE PLAN IS NOT APPROVED, THE PETITIONER WILL PROVIDE A STREETSCAPE PLAN IN ACCORDANCE WITH THE CITY'S TYPICAL STREETSCAPE STANDARDS.



811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
3436 Tottingdon Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-0293
704. 527. 0800 • McAdamsCo.com

REVISIONS:
1 2018-10-15 REVISIONS PER 1ST CITY REVIEW
2 2018-11-26 REVISIONS PER 2ND CITY REVIEW

OWNER:
SHEA HOMES
8008 CORPORATE CENTER DR
SUITE 300
CHARLOTTE, NC 28226

LANDINGS AT NODA
PRELIMINARY DRAWINGS
1025 EAST 36TH STREET
CHARLOTTE, NORTH CAROLINA

REZONING PLAN

PROJECT NO.	SHH-17020
FILENAME:	SHH17020-S1
CHECKED BY:	RMR
DRAWN BY:	CAR
SCALE:	1"=30'
DATE:	08-27-2018
SHEET NO.	RZ-1

McADAMS

Y:\Projects\SHH\SHH-17020\Land\Construction Drawings\Current Drawings\SHH17020-S1.dwg, 11/21/2018 12:59:47 PM, Lewis, Dylan

1 **PETITION NO. 2018-099**

DEVELOPMENT STANDARDS

SHEA HOMES

1 2 **11.26.18**

Site Development Data:

Acreage:	**±3.59 acres**
Tax Parcels:	**09109135, 09109134, 09109104, and portion of 09109105**
Existing Zoning:	**R-5; R-8MF(CD)**
Proposed Zoning:	**MUDD(CD)**
Existing Uses:	**Institutional; Vacant**
1 2 1 **Proposed Uses:**	**Up to 65 Single Family Attached (Townhome) Units and maximum of 130 total bedrooms, as defined by Mecklenburg County Building Code**
Max. Building Height:	**Fifty-five (55) feet**

1. General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Shea Homes (the "Petitioner") to accommodate the development of a residential townhome community with an affordable housing component on that approximately 3.59 acre site located on the northeast side of East 36th Street between Spencer Street and Holt Street, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 09109135, 09109134, 09109104, and a portion of 09109105.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the MUDD District.

2. Permitted Uses and Maximum Development

1 The Site may be developed with up to 65 single-family attached dwelling units (townhomes), which shall include a maximum total of 130 bedrooms, as defined by Mecklenburg County Building Code, together with any incidental and accessory uses related thereto that are allowed in the MUDD zoning district.

3. Workforce Housing

At least Seven (7) or Ten Percent (10%), whichever number is greater, of the units ("Affordable Units") shall be restricted for a period of fifteen (15) years ("Affordability Period") for sale to buyers earning at or below eighty percent (80%) of the Charlotte Area Median Income pursuant to the terms of a restrictive covenant ("Restrictive Covenant") to be incorporated into the deed for the sale of each such Affordable Unit. Petitioner agrees that the Affordable Units will be contained within the first 90% of the units constructed. Additionally, Petitioner agrees that the maximum purchase price for the initial sale of each of the Affordable Units by Petitioner shall not exceed the HUD maximum home sales price for federally-funded down payment assistance for the year in which the sale takes place ("Maximum Price"). In addition, the Restrictive Covenant shall provide that, to the extent not prohibited by law, the purchase price for any subsequent sale of any Affordable Unit which occurs during the Affordability Period shall not exceed the HUD maximum home sales price for federally-funded down payment assistance for the year in which the sale takes place.

4. Transportation

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.

1 c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing
1 trees.

d) Petitioner shall construct ramps at the Site's intersection of East 36th Street.

1 2 e) Petitioner shall commit to plat the proposed stub street so as to provide an easement for future cross access through the Site connecting parcel 091-091-03 and 091-091-05, as
2 generally depicted on the Rezoning Plan.

2 f) Petitioner shall install a 4-way stop with 4-way crosswalk striping at the Site's entrance of East 36th Street, if approved by CDOT.

g) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

1 2 h) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

5. Architectural Standards

a) The principal buildings used for residential uses constructed on the Site may use a variety
1 of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), EIFS or wood. The intent is for these building materials to complement the style, character, and materials of surrounding structures that contribute to the neighborhood character. The use of vinyl shall be limited to handrails, windows, door trim, or soffits.

b) Buildings fronting East 36th Street shall be oriented to face toward East 36th Street and
1 shall provide pedestrian access to East 36th Street via sidewalks as shown on the Rezoning Plan.

c) Each attached and detached single-family residential dwelling unit shall be provided with a minimum one-car garage. 50% of the units shall be provided with a two-car garage.

1 d) No garage doors shall be permitted to front on East 36th Street. Visual impact of garage doors that are visible from public or private streets shall be minimized by providing a setback of twelve (12) to twenty-four (24) inches from the front wall plane and the inclusion of additional architectural treatments such as, but not limited to, translucent windows or projecting elements over the garage door opening.

1 e) All residential entrances within 15 feet of the public sidewalk must be raised from the average sidewalk grade a minimum of twenty-four (24) inches.

f) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

1 g) Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable porches should be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.

h) All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels.

1 2 i) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

j) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

2 k) Townhouse buildings will be limited to seven (7) individual units or fewer and no building lengths shall exceed one hundred twenty (120) feet. Buildings fronting East 36th Street shall be a maximum of five (5) individual units or fewer. The number of individual units per building shall be either varied in adjacent buildings or otherwise meaningfully differentiated, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, color schemes, or materials).

2 **6. Streetscape, Landscaping & Public Art**

a) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.

b) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

c) Petitioner will donate an allowance of $10,000 to the NoDa Neighborhood Business Association ("NoDa NBA") for the purchase of public art to be placed within the Site.
2 Final selection of the public art must be approved by the Petitioner. If the Petitioner and NoDa NBA cannot agree on the public art to be placed, then the public art may be placed elsewhere in the community at the NoDa NBA's discretion.

7. Lighting

a) Pedestrian scale lighting will be provided within the Site along public and private streets.

b) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

8. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

9. Binding Effect of the Rezoning Documents and Definitions

(a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

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THE JOHN R. McADAMS COMPANY, INC.
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REVISIONS:
1 2018-10-19 REVISIONS PER 1ST CITY REVIEW
2 2018-11-26 REVISIONS PER 2ND CITY REVIEW

OWNER:
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8008 CORPORATE CENTER DR
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LANDINGS AT NODA

PRELIMINARY DRAWINGS

1025 EAST 36TH STREET
CHARLOTTE, NORTH CAROLINA

REZONING NOTES

PROJECT NO.	SHH-17020
FILENAME:	SHH17020-S1
CHECKED BY:	RMR
DRAWN BY:	CAR
SCALE:	1"=30'
DATE:	08-27-2018
SHEET NO.	RZ-2

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