






-  BIKE PARKING
 COMPACTOR/
RECYCLING CENTER
 BUILDING NO.
 PROPOSED
STREET OR
PARKING
AREA TREE
 PROPOSED
SIDEWALK

Notes

DEVELOPMENT SUMMARY

REZONING SITE AREA: 13.57± ACRES
TAX PARCEL ID#: 09111208 & 09111207
EXISTING ZONING: I-1 AND I-2 (CD) PER PETITION
1985-050
PROPOSED ZONING: UR-2 (CD)
PROPOSED USE: MULTI-FAMILY (APPROX. 300
APARTMENTS.

<p>UR-2 ZONING: SETBACK:</p>		<p>APARTMENTS.</p>	

SIDE YARD:	5'
REAR YARD:	10'
MAX. BLDG. HEIGHT:	50' AS DEFINED BY ORDINANCE
MIN. BLDG. SEPARATION:	10'
MIN. PARKING REQ'D.:	1 SPACE/DU
MAX. PARKING ALLOWED:	2 SPACE/DU

REQUIRED PARKING : 300 SPACES
PROPOSED PARKING: 1.3 SPACES/UNIT MIN.

F.A.R. NOT TO EXCEED 1.0

1 PER STAFF COMMENTS, CLIENT REVISIONS	RDL	RDL	08.12.22
Revision	By	Appd.	YY.MM.DD

File Name: _____ Dwn. Chkd. Dsan. YY.MM.DD

Permit-Seal

Client/Project	
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NoDa TIDEWATER DEVELOPMENT, LLC
11220 ELM LANE STE. 207
CHARLOTTE, NC 28277
ABERNETHY APARTMENTS

Charlotte, NC USA

Title
REZONING PLAN
PETITION NO. 09-006

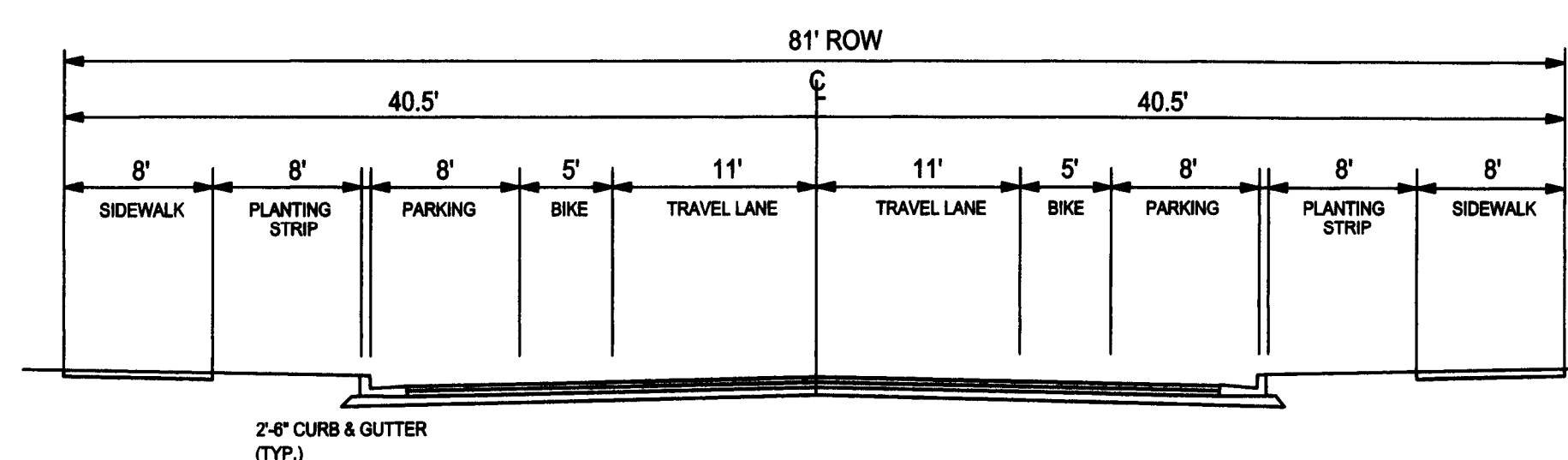
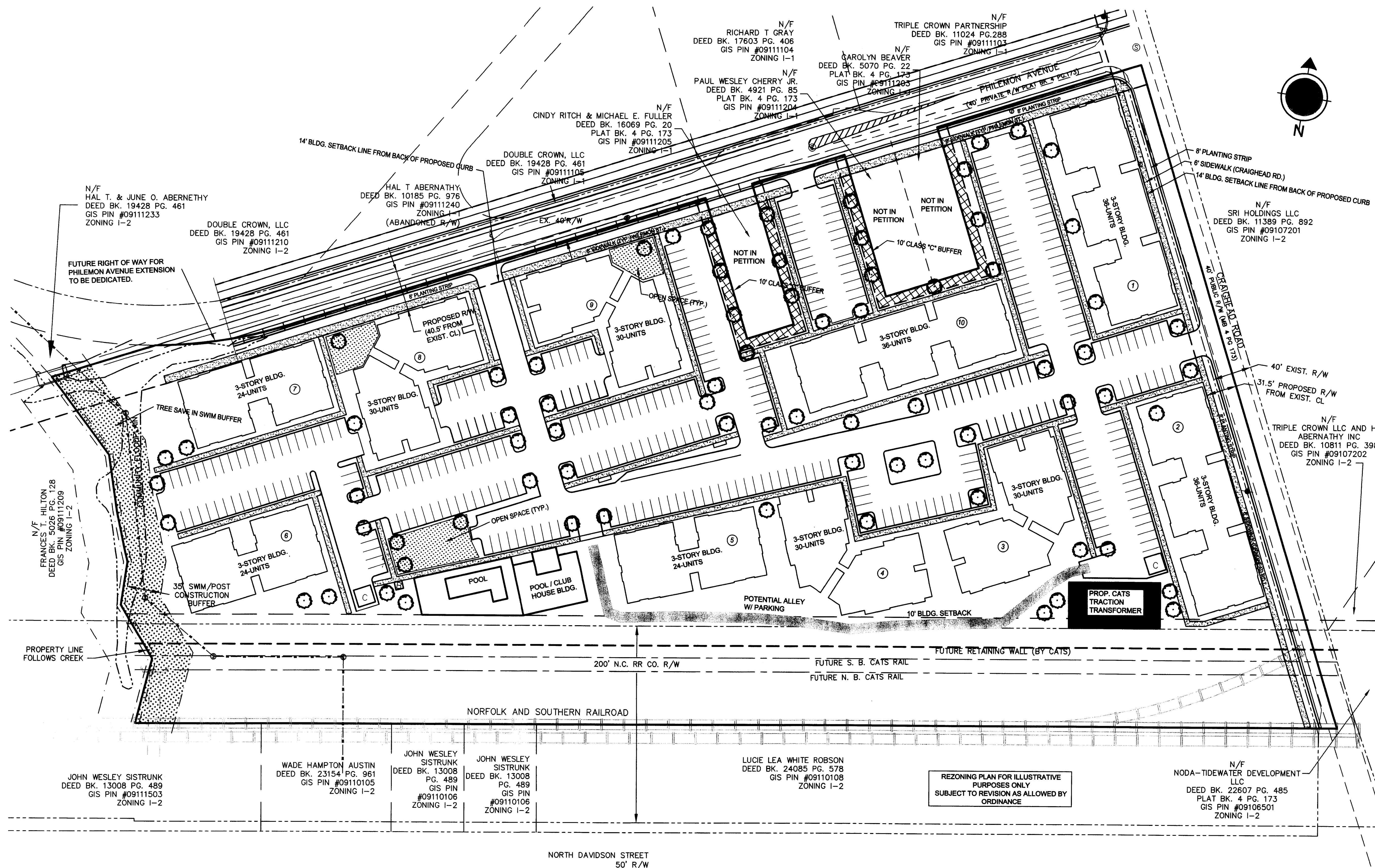
Project No.
173200856

Drawing No.

RZ-1

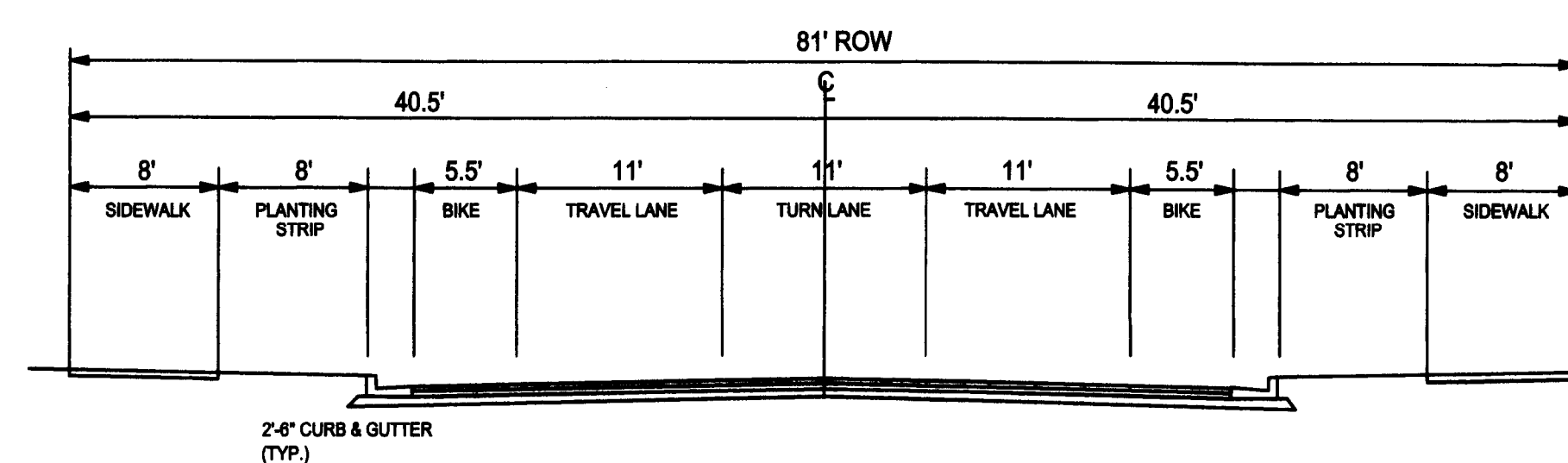
Scale 0 50' 75' 100'
1" = 50'

Revision



TYPICAL SECTION #1: 2 - LANE AVENUE (MID-BLOCK)

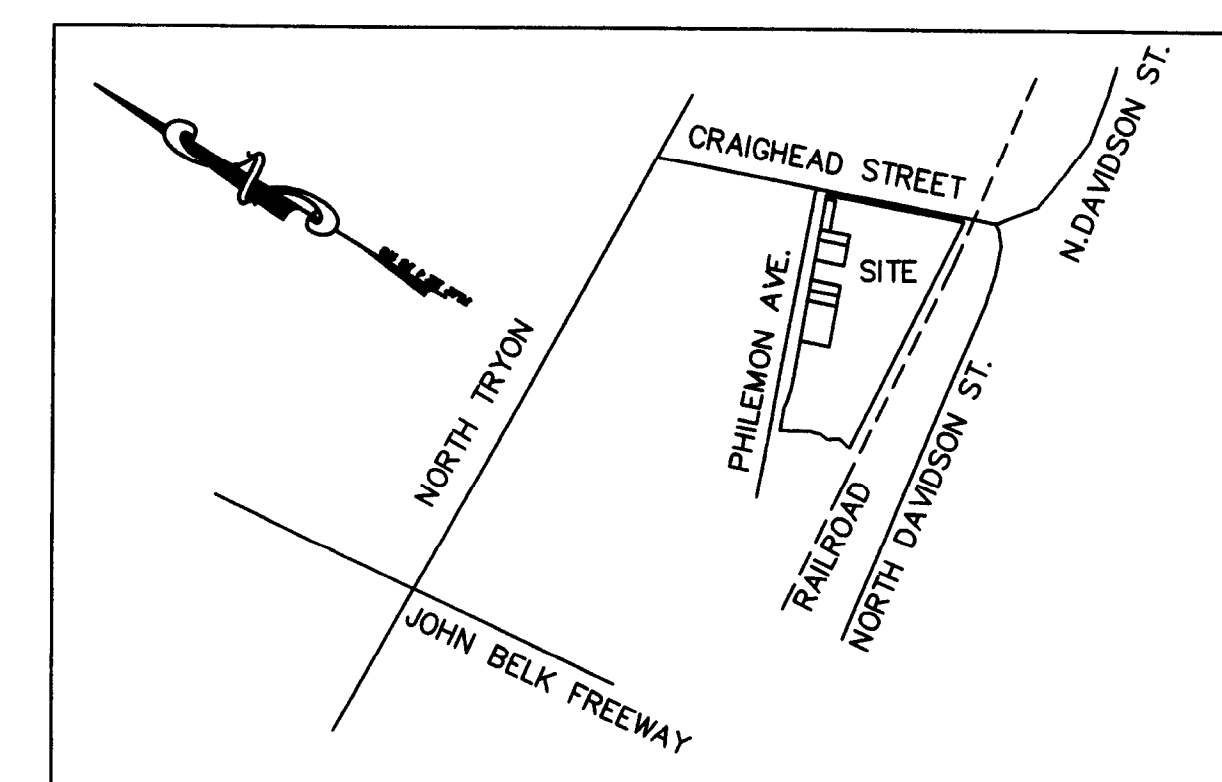
81' ROW



**TYPICAL SECTION #2: 3 - LANE AVENUE
(AT KEY INTERSECTIONS AND DRIVEWAYS)**

81' ROW

PHILEMON AVENUE CROSS-SECTIONS



Stantec

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Legend

	BIKE PARKING
	COMPACTOR/ RECYCLING CENTER
	BUILDING NO.
	PROPOSED STREET OR PARKING AREA TREE
	PROPOSED SIDEWALK

Notes

DEVELOPMENT SUMMARY

REZONING SITE AREA:	13.57± ACRES
TAX PARCEL ID#:	09111208 & 09111207
EXISTING ZONING:	I-1 AND I-2 (CD) PER PETITION 1995-050
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	MULTI-FAMILY (APPROX. 300 APARTMENTS).
UR-2 ZONING:	
SETBACK:	14' AND 16' FROM BACK OF FUTURE CURB, CRAIGHEAD ROAD AND PHILEMON AVENUE RESPECTIVELY.
SIDE YARD:	5'
REAR YARD:	10'
MAX. BLDG. HEIGHT:	50' AS DEFINED BY ORDINANCE
MIN. BLDG. SEPARATION:	10'
MIN. PARKING REQ'D.:	1 SPACE/DU
MAX. PARKING ALLOWED:	2 SPACE/DU

REQUIRED PARKING : 300 SPACES
PROPOSED PARKING: 1.3 SPACES/UNIT MIN.

F.A.R. NOT TO EXCEED 1.0

Client/Project

NoDa TIDEWATER DEVELOPMENT, LLC
11220 ELM LANE STE. 207
CHARLOTTE, NC 28277
ABERNETHY APARTMENTS

Charlotte, NC USA

Title

REZONING PLAN
PETITION NO. 09-006

Project No.
173200856

Scale
1"=50'

Drawing No.

RZ-1

H. Buffers/Tree Save Areas and Open Space

- A 10 foot Class C buffer will be provided abutting the existing single-family homes. This buffer shall be established in accordance with the standards of Section 12.302 of the Ordinance. This Class C buffer may not be reduced in width by the installation of a berm, fence or wall.
- No buildings or parking space may be located within buffers.
- Existing trees located and preserved within any required buffer area may be counted toward the buffer planting requirement in accordance with the Ordinance.
- In the event the single-family residential use is discontinued on the abutting properties the proposed 10 foot Class C buffer may then be eliminated. Screening if required by the City of Charlotte Zoning regulations would still be provided.
- Proposed Tree Save areas have been indicated on the Rezoning Plan. Existing Vegetation within the identified tree save areas will be preserved and protected during construction, except as otherwise referenced in these development standards.
- The open space areas indicated on the site plan will be improved with landscaping and seating.

I. Lighting

- The Petitioner shall provide pedestrian scale decorative lighting along Philemon Avenue and Craighead Road as well as on the interior of the site. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.
- All parking lot light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 20 feet. No wall "pak" lighting will be allowed however decorative down lighting will be allowed.

J. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

K. Storm Water Management/Wetlands

- Development on the Site shall adhere to the applicable requirements of the Post-Construction Controls Ordinance as adopted by Charlotte City Council on November 26, 2007.
- Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.
- Location, size, and type of any Stormwater Management Systems are subject to review and approval with full development plan submittal.
- Storm water detention and water quality features may not be located within the North Carolina Railroad Company (NCRC) 200 foot right-of-way unless the NCRC grants an encroachment agreement to allow these facilities to be located within their right-of-way.

L. Surface Water Improvement and Management (SWIM) Stream Buffer

- S.W.I.M. stream buffer requirements apply as described in section 12.801 of the City of Charlotte Zoning regulations. In addition, the buffer requirements specified in the post-construction storm water ordinance also apply. In the event that different requirements occur in the post construction ordinance compared to S.W.I.M. stream buffer ordinance, the more stringent will apply.

- All built upon are/impervious area must be outside the S.W.I.M. buffer except transportation links approved by Charlotte-Mecklenburg Planning Commission.

M. Groundwater & Wastewater Services

- The properties shall be inspected for water supply wells and groundwater monitoring wells. Any water supply wells or groundwater monitoring wells indentified shall be protected from damage by flagging and fencing during site development or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring.

- Any dewatering activities conducted during the project will be conducted such that it is compliant with the Mecklenburg County Groundwater Well Regulations and does not result in the mobilization and subsequent discharge of contaminated ground water.

N. Access Points

One access point from Craighead Road and two (2) access points from Philemon Avenue into site will be allowed. The vehicular access points to the Site shall be located in the general area depicted on this Rezoning Plan. The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

O. Right-of-Way Dedication and Transportation Improvements

- 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 31.5 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 dwelling building constructed on the Site.
- The Petitioner will widen and improve Craighead Avenue per the cross-section indicated on the plan. These improvements will occur and will be completed as part of the construction of the buildings along Craighead Avenue.
- 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 40.5 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.
- The petitioner will improve Philemon Avenue per the cross-section included on the Site Plan and on the alignment requested by the City Department of Transportation. These proposed improvements will extend as far south along the sites frontage on Philemon Avenue as is possible without the acquisition of property not controlled by the Petitioner. The proposed improvements may be phased with the construction taking place on the site along Philemon Avenue.
- The additional right-of-way for Philemon Avenue will be recorded (platted) prior to the issuance of the building permit for building number nine (9).
- As shown on the Site Plan near the intersection of Craighead Road and the North Carolina Railroad Company right-of-way the Petitioner will reserve an area measuring approximately 95 x 47 feet as shown on the site plan. This area will be set aside for Charlotte Area Transit System for the erection of a traction substation. The Petitioner will negotiate the terms of the acquisition or dedication of this area with Charlotte Area Transit System (CATS) when requested by CATS officials.

P. Parking

- Off-street parking will satisfy the standards established under the Ordinance for Planned Multi-Family developments. At a minimum the petitioner will provide 1.3 spaces per unit constructed on the site.
- No parking spaces shall be located between buildings and the right-of-way of Craighead Road or Philemon Avenue, except for one parking area on Philemon Avenue located between the parcels that are not owned by the petitioner and not included in the rezoning petition, however, parking spaces adjacent to or between the proposed buildings will be allowed along either road.

Q. Design and Architectural Treatment; Entrance Features

Reference is made to that certain conceptual elevation for a prototypical building of dwelling units contemplated for the Site attached to this Rezoning Plan. It is acknowledged that the attached elevation is conceptual only and changes may be made during the design development stage of the project provided, however, the overall design intent shall not undergo material changes and the following design and architectural treatments shall apply: (i) the primary exterior building materials (excluding windows, window trim, doors and roof faces) to be employed in the construction of buildings housing dwelling units and the clubhouse buildings shall be brick, stone, metal, stucco or stucco like materials, and/or cement fiber board (i.e. hardi-plank); (ii) a minimum 30% of the exterior siding materials for the front elevations and elevations facing a public street of buildings housing dwelling units (excluding windows, window trim, doors and roof faces) will consist of brick, stone, metal, simulated stone or pre-cast stone materials; (iii) no vinyl siding or aluminum siding shall be used in buildings on the Site including but not limited to any garages or carports, however, vinyl soffits and windows will be allowed; (iv) dormers flat and/or pitched roofs shall be incorporated into the building design for buildings housing dwelling units; and (v) doors, windows and/or decorative elements shall be located at least every 20 feet on every side of such buildings (excluding roof lines) in order to avoid blank walls.

R. Solid Waste Management Plan

Prior to initiating demolition and/or construction activities on the site the Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waste Management Plan. The solid waste management plan will include at a minimum the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction. The plan will also specify that all land clearing and inert debris shall be taken to a properly permitted facility. A monthly report of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report will include the identification and location of all facilities receiving disposal or recycled materials.

S. Leadership in Energy and Environmental Design (LEED) Certification

The petitioner may develop the site in such a way as to qualify the site for LEED certification.

T. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and 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.

U. Binding Effect of the Rezoning

If this Rezoning Petition is approved, all conditions applicable to 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

