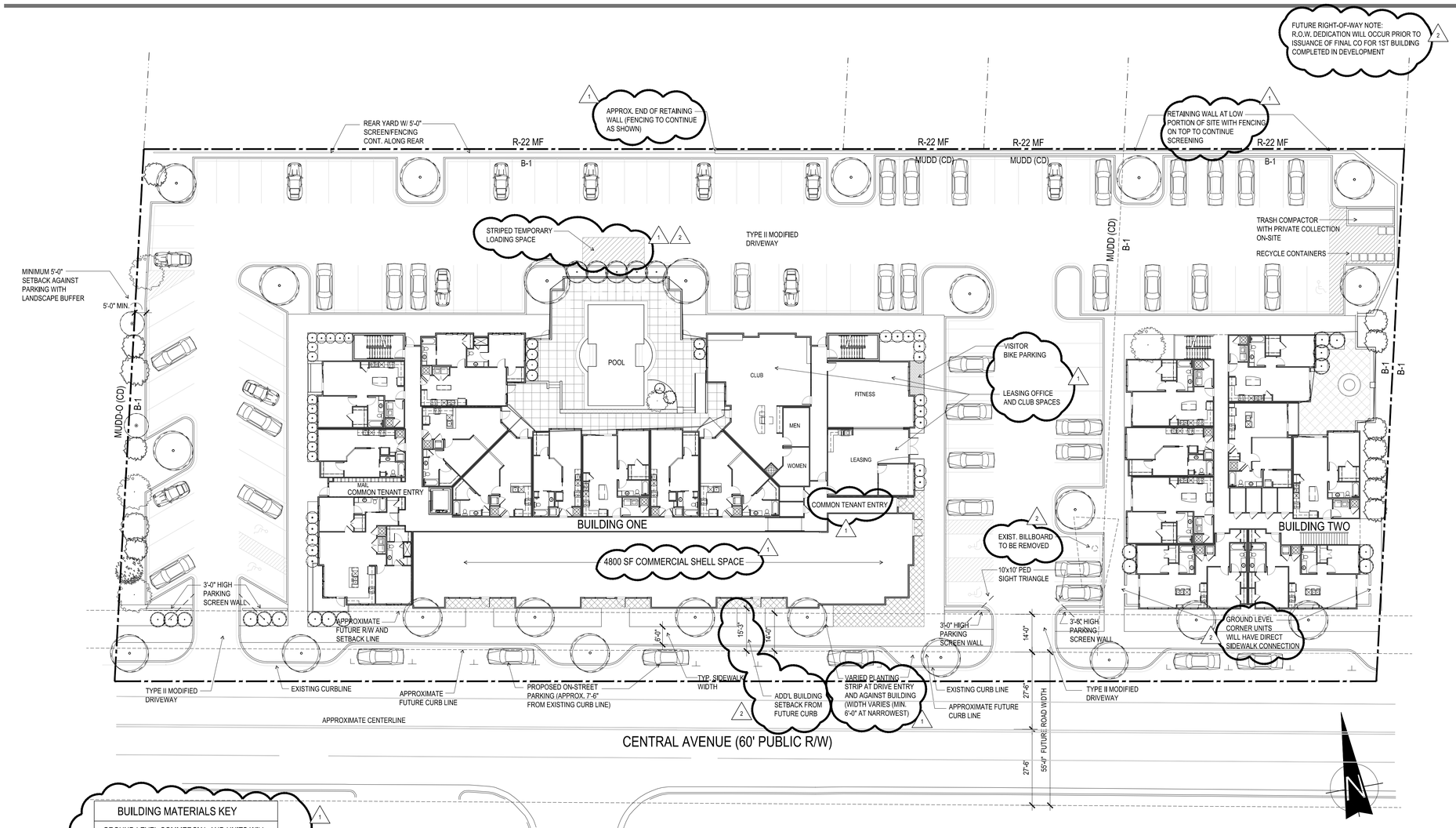

1 RZ.02 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

BUILDING MATERIALS KEY

- GROUND LEVEL COMMERCIAL AND UNITS WILL HAVE CLEAR GLAZING THROUGHOUT
- COMMERCIAL STREET FRONT SPACES WILL CONNECT TO PUBLIC WALK AND UTILIZE STOREFRONT GLASS, DOORS AND MASONRY SURROUND/VENEER ELEMENTS
- MASONRY ELEMENTS WILL COMPRISE OF AT LEAST TWO BRICK SIZES AND COLOR VARIATIONS, USED PREDOMINANTLY ON THE CENTRAL AVENUE FACING ELEVATIONS
- PRECAST AND BRICK DETAILING/ACCENTS WILL BE UTILIZED THROUGHOUT
- PREFINISHED METAL RAILINGS AT BALCONIES
- STUCCO AND FIBER CEMENT SIDING, TRIM AND PANELING UTILIZED ON OTHER FACADE ELEMENTS AND BUILDING SIDES ALONG WITH MASONRY VENEER BLEND
- ROOFING WILL BE TPO/FLAT COMMERICAL AT 4-STORY BLDG. WITH A MIX OF METAL, SLOPED ROOF ELEMENTS. SMALLER BUILDING WILL HAVE PITCHED ROOFS WITH ASPHALT SHINGLES
- WINDOWS WILL BE A MIX OF STOREFRONT, ALUMINUM AND VINYL WITH MULTIPLE PATIO GLASS DOOR ELEMENTS THROUGHOUT

2 RZ.02 **CENTRAL AVENUE STREETSCAPE ELEVATION**
1" = 20'-0"

DEVELOPMENT DATA TABLE

a. SITE AREA: 1.95 ACRES
b. TAX PARCEL ID NUMBERS: 095-077-09, 095-077-10, 095-077-11, 095-077-12, 095-077-13, and 095-077-36
c. EXISTING ZONING: B1, MUDD-CD
d. PROPOSED ZONING: MUDD (CD)
e. EXISTING USE = BUSINESS - PROPOSED USE = MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE + GROUND LEVEL COMMERCIAL (FACING CENTRAL AVENUE)
f. (97) MULTIFAMILY DWELLING UNITS
g. PROPOSED RESIDENTIAL DENSITY = N/A
h. NON-RESIDENTIAL SQUARE FOOTAGE - APPROX. 8000 SF
i. PROPOSED F.A.R.: 2.0
j. BUILDINGS WILL NOT EXCEED 60' IN HEIGHT
k. PARKING REQUIRED: 1 SPACE PER RESIDENTIAL UNIT AND 1 SPACE PER 600 SF OF NON-RESIDENTIAL. TOTAL PARKING PROVIDED = 124 SPACES
l. URBAN OPEN SPACE: PER ZONING ORDINANCE, 1 SF OPEN SPACE IS REQ. PER 100 SF OF BUILDING. GROSS BUILDING = 91,669 SF / 100 = 917 SF OPEN SPACE REQUIRED. 5,500 SF PROVIDED ON SITE (APPROX 73% AS RESIDENT AMENITY SPACE)

GENERAL PROVISIONS

a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.
c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

OPTIONAL PROVISIONS

N/A

PERMITTED USES

a. ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE ACCESSORY USES. SMALL SCALE AMENITY/CLUB/LEASING USES AND COMMERCIAL SHELL SPACE WITHIN MUDD WILL BE ALLOWED UP TO 9000 SQUARE FEET.
b. PROHIBITED USES (N/A)
c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

a. PETITIONER AGREES TO DEDICATE SUFFICIENT R.O.W. TO PROVIDE A WIDTH EQUAL TO 40' FROM CENTERLINE OF CENTRAL AVE AS GENERALLY INDICATED ON REZONING PLAN.
b. TRANSPORTATION IMPROVEMENTS (N/A)
c. PUBLIC/PRIVATE STREETS - NO PUBLIC OR PRIVATE STREETS ARE BEING CONSTRUCTED AS PART OF THIS PROJECT. PROJECT WILL BE SERVED BY A FULL ACCESS DRIVEWAY CONNECTION TO CENTRAL AVE. AS GENERALLY DEPICTED ON THE REZONING PLAN. DRIVE WILL BE TYPE II MODIFIED PER CDOT STANDARDS.
d. PARKING TO BE INTERNAL, SURFACE + ON-STREET
e. TRANSIT FACILITIES (N/A)
f. RIGHT-OF-WAY ABANDONMENT (N/A)
g. PETITIONER WILL PROVIDE A 6' SIDEWALK AND 8' PLANTING STRIP AS MEASURED FROM THE BACK OF FUTURE CURB AND AS GENERALLY DEPICTED ON THE REZONING PLAN.
h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY

ARCHITECTURAL STANDARDS

a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES. ALL UNITS WITH FRONTAGE ON CENTRAL AVENUE WILL HAVE EXTERIOR BALCONIES, STOOPS OR PATIOS.
b. ONE NEW FOUR-STORY BUILDING AND ONE NEW 3.5-STORY BUILDING WILL BE ON THE SITE
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL STOREFRONT COMMERCIAL DOORS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. COMMON ENTRY WITH LEASING OFFICE AND CLUB ACCESS IS PROVIDED ON INTERIOR RIGHT EDGE OF MAIN BUILDING. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCROACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS, MASONRY, STUCCO, AND FIBER CEMENT TRIM, PANELING AND SIDING.
d. TRASH WILL BE COLLECTED AT ONE ON-SITE COMPACTOR FOR PRIVATE COLLECTION ON-SITE

STREETSCAPE AND LANDSCAPING

a. PETITIONER WILL PROVIDE STREET TREES PER CITY OF CHARLOTTE TREE ORDINANCE WITHIN THE PLANTING STRIP AS GENERALLY DEPICTED ON THE SITE PLAN

ENVIRONMENTAL FEATURES

a. PROJECT WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE. IF PETITION IS APPROVED, IT WILL BE EXEMPT FROM THE COMMERCIAL TREE SAVE AREA REQUIRMENTS; SITE WILL BE A MUDD PARCEL WITH A TRANSIT STATION AREA AS IDENTIFIED ON APPROVED METRO TRANSIT COMMISSION PLAN (PECAN AVE. STATION OF THE LYNX SILVER AND/OR GOLD LINE)
b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

FIRE PROTECTION

a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADII STANDARDS.

LIGHTING

a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.

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DPJ CENTRAL AVENUE APARTMENTS

CHARLOTTE, NORTH CAROLINA
A DPJ RESIDENTIAL DEVELOPMENT

RZ PETITION #2015-056

PROJECT A-1417

ARCHITECTURAL SITE PLAN, STREET ELEVATION AND NOTES

MAY 18, 2015

REVISION 1 - CITY COMMENTS
REVISION 2 -
REVISION 3 -
REVISION 4 -

RZ.02

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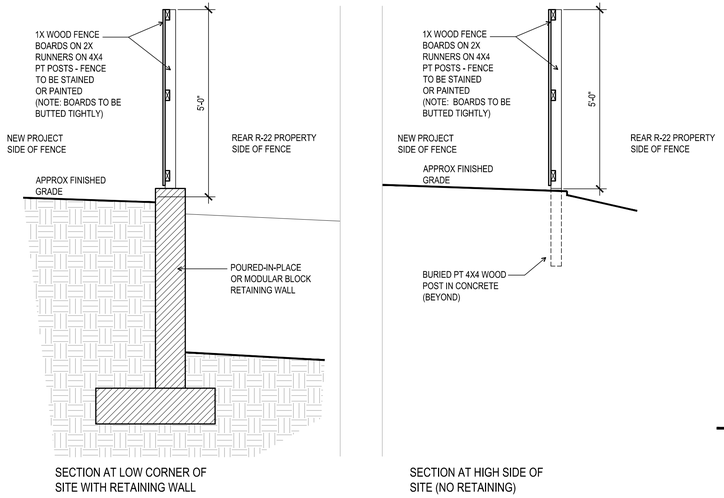

SECTION AT LOW CORNER OF SITE WITH RETAINING WALL

SECTION AT HIGH SIDE OF SITE (NO RETAINING)

3 RZ.03 **REAR SCREEN WALL/FENCE DETAIL**
1/2" = 1'-0"

2 RZ.03 **BUILDING 2 STREET ELEVATION**
1/8" = 1'-0"

1 RZ.03 **BUILDING 1 STREET ELEVATION**
1/8" = 1'-0"

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ENLARGED ELEVATIONS

MAY 18, 2015

REVISION 1 - CITY COMMENTS
REVISION 2 - PRE-HEARING COMMENTS
REVISION 3 -
REVISION 4 -

2 RZ.03