

REZONING PETITION  
FOR PUBLIC HEARING  
2016-075

REZONING PETITION

CENTRAL & CHATHAM AVE. SITE  
CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY  
1914 BRUNSWICK AVE. SUITE 1A  
CHARLOTTE, NORTH CAROLINA 29207

SCHEMATIC  
SITE PLAN

10 0 10 20  
SCALE: 1" = 20'

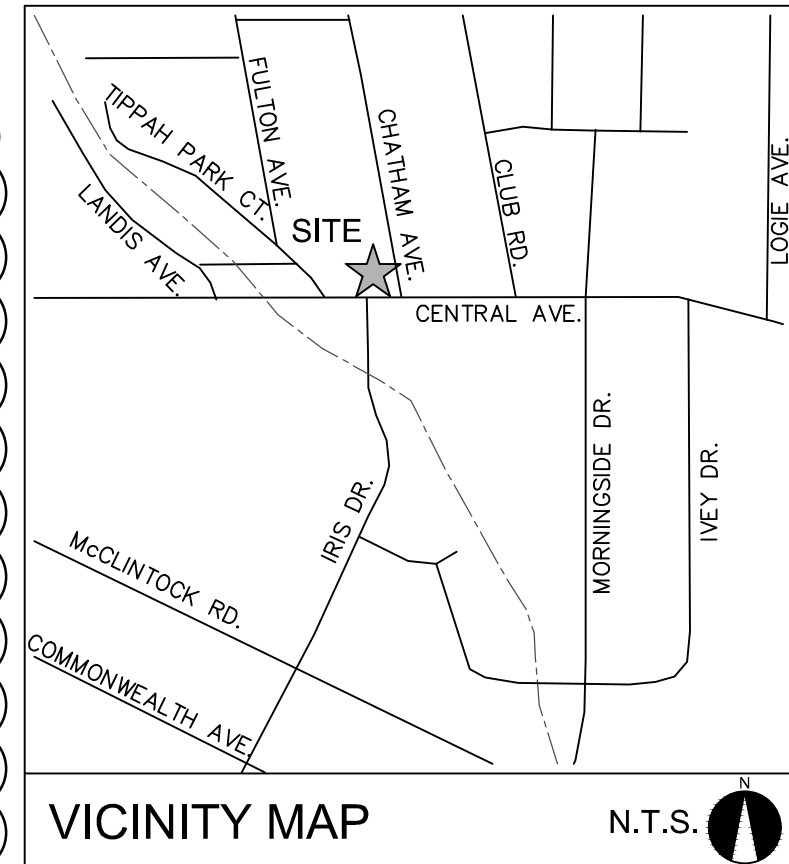
PROJECT #: 090-022  
DRAWN BY: DK  
CHECKED BY: NB

MAY 11, 2016

REVISIONS:  
1. 05/23/16 - PER CMPC COMMENTS  
2. 07/21/16 - PER CMPC COMMENTS

SITE DEVELOPMENT DATA

SITE AREA: ±0.535 AC (23,331 SF) TOTAL BEFORE RIGHT-OF-WAY DEDICATION  
±0.48 AC (20,767 SF) NET OF EXISTING RIGHT-OF-WAY  
TAX PARCEL #: 09508704 AND 09508705  
EXISTING ZONING: O-2 & B-1  
PROPOSED ZONING: MUDD (CD)  
EXISTING USE: BUSINESS RETAIL  
PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES  
PROPOSED UNITS: 12 TOWNHOMES  
DENSITY PROPOSED: ±25 UNITS PER ACRE  
BUILDING HEIGHT: 45' MAXIMUM (4 STORIES)  
PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS  
OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS  
TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS



1. GENERAL PROVISIONS.

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED UNITS ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
- B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN.
- C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE

- A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM B-1 AND O-2 TO THE MUDD (CD) ZONING DISTRICT.

3. PERMITTED USES

- A. USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT.

4. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- B. THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM CHATHAM AVENUE AS DEPICTED ON THE REZONING PLAN.
- C. THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES AS DEPICTED ON THE REZONING PLAN. MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- E. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.
- F. ON STREET PARKING SPACES WILL BE LOCATED ALONG THE CENTRAL AVENUE FRONTAGE OF THE SITE AS DEPICTED ON THE REZONING PLAN.

5. ARCHITECTURAL STANDARDS

- A. BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF 3 OR 4 STORY TOWNHOME STRUCTURES AS DEPICTED ON THE REZONING PLAN. FACADES AND MATERIALS WILL CONSIST OF LARGE WINDOWS ON ALL 4 SIDES, FIBER CEMENT SIDING, CMU VENEER, BRICK VENEER AND METAL PANELS. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES. UNITS FACING CHATHAM TO HAVE ENHANCED ARCHITECTURAL FEATURES FOR STREET EDGE APPEAL SUCH AS, CHANGES OF DEPTH AND MATERIAL, BOX BAY WINDOWS, AND WRAPPING DESIGN ELEMENTS FROM THE CENTRAL ELEVATION.
- B. VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAILS/RAILINGS.
- C. NO GARAGES SHALL BE ORIENTED TOWARD A PUBLIC STREET.
- D. THE TOWNHOME UNIT AT THE CORNER OF CENTRAL AVENUE AND CHATHAM AVENUE WILL BE A LIVE WORK OR RETAIL UNIT WITH OFFICE OR RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ABOVE. THE SIDE OF THIS UNIT FACING CHATHAM AVENUE TO HAVE ENHANCED ARCHITECTURAL FEATURES FOR STREET EDGE FRONTAGE AND APPEAL.

6. STREETSCAPE, YARDS, AND LANDSCAPING

- A. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG CENTRAL AVENUE AS DEPICTED ON THE REZONING PLAN.
- B. AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG CHATHAM AVENUE AS DEPICTED ON THE REZONING PLAN.
- C. AN 8-FOOT WIDE LANDSCAPE BUFFER WITH EVERGREEN TREES WILL BE APPLIED ALONG THE REAR PROPERTY LINE FOR SCREENING TO THE ADJACENT R-5 SINGLE FAMILY ZONING.

7. ENVIRONMENTAL FEATURES/TREE SAVE

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) 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 PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

9. AMENDMENTS TO THE REZONING PLAN

- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER 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.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS



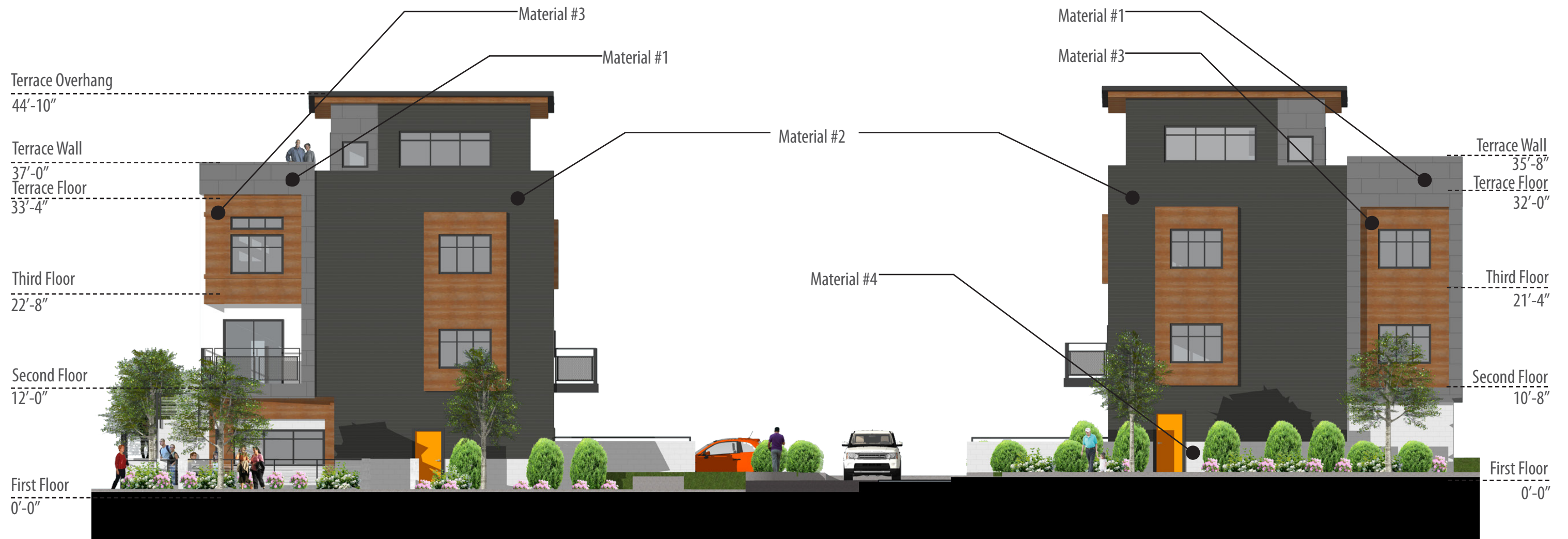






Central Ave Elevation Materials Minimum Percentages

NAME	DESCRIPTION	MINIMUM PERCENTAGE
Material #1	Metal Panel/Fiber Cement	25%
Material #2	Metal Panel/Fiber Cement	15%
Material #3	Wood-look Fiber Cement	15%
Material #4	CMU Veneer	15%



Chatham Ave Elevation Materials Minimum Percentages

NAME	DESCRIPTION	MINIMUM PERCENTAGE
Material #1	Metal Panel/Fiber Cement	5%
Material #2	Metal Panel/Fiber Cement	50%
Material #3	Wood-look Fiber Cement	10%
Material #4	CMU Veneer	5%