



+/- 3.058 AC (+/- 133,206 SF)

08304417, 08304416, 08304415, 08304410, 08304409, 08304408

COMMERCIAL/RESIDENTIAL/VACANT

TOD-M(O)THE SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USE TOGETHER WITH ACCESSORY USES AS ALLOWED, IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM AMOUNT OF DEVELOPMENT: AS PERMITTED AND ALLOWED BY THE TOD-M

A MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES AND UP TO 75 FEET. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.

PARKING AS REQUIRED BY THE ORDINANCE

VICINITY MAP

459 Wilkinson Blvd, Ste 200 Charlotte, NC 2820 04.343.0608 www.drgrp.com

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

TRANSPORTATION PLANNING



REZONING PETITION FOR PUBLIC HEARING: 2016-144

REZONING PACKAGE

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DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS

b. THE GROUND FLOOR RESIDENTIAL UNITS FACING E. 21ST AND E. 22ND STREETS WILL HAVE BUILDING ENTRANCES WITH DIRECT ACCESS TO THESE PUBLIC STREETS.

c. THE GROUND FLOOR SHALL BE TALLER THAN AND ARCHITECTURALLY DIFFERENT THAN UPPER FLOORS WITH MORE TRANSPARENCY THAN UPPER FLOORS, THIS STANDARD WILL ONLY APPLY TO BUILDING WALLS LOCATED ALONG N. DAVIDSON STREET

d. IN ADDITION TO THE BLANK WALL PROVISIONS OF THE TOD-M ZONING DISTRICT BLANK WALLS SHALL BE TREATED WITH BOTH HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.

GROUND FLOOR RESIDENTIAL UNITS SHALL BE RAISED AN AVERAGE OF 12" ABOVE GRADE. UNITS SHALL BE NO MORE THAN 5' ABOVE GRADE AND 2' BELOW. VARIATION TO THIS PROVISION SHALL BE ALLOWED IN ORDER TO ACCOMMODATE THE ELEVATIONS AND SLOPES OF THE EXISTING STREETS. 35% OF THE GROUND FLOOR UNITS ON 21ST STREET SHALL BE A MINIMUM AVERAGE OF 12" ABOVE FINISH GRADE AND NO MORE THAN AN AVERAGE OF 5' ABOVE FINISH GRADE. 65% OF THE GROUND FLOOR UNITS ON 22ND STREET SHALL BE A MINIMUM AVERAGE OF 12" ABOVE FINISH GRADE AND NO MORE THAN AN AVERAGE OF 5' ABOVE FINISH GRADE. WHEN STOOPS/FOUNDATION WALLS ARE OVER 5' IN HEIGHT, BLANK WALLS WILL BE ADDRESSED WITH CHANGE IN MATERIAL, LANDSCAPING OR OTHER ARCHITECTURAL ELEMENTS OF VISUAL INTEREST. IF GROUND FLOOR RESIDENTIAL UNITS FACING THE ABUTTING PUBLIC STREETS ARE DESIGNED WITH BALCONIES OR PORCHES, THE BALCONIES OR PORCHES WILL BE DESIGNED TO HAVE PRIMARY ENTRANCES TO THE ADJOINING PUBLIC STREET.

THE GROUND LEVEL CONNECTION FROM COURTYARD TO NORTH DAVIDSON STREET SHALL BE PROVIDED BY AN OPENING IN THE FIRST TWO FLOORS OF THE BUILDING. OPENING SHALL BE A MINIMUM OF 30' WIDE, 20' TALL, WITH UNITS ABOVE. STAIRS SHALL PROVIDE PEDESTRIAN CIRCULATION BETWEEN THE COURTYARD AND THE STREET.

. ENTRANCES WILL BE PROVIDED A MAXIMUM OF 150' APART ON N. DAVIDSON STREET.

. EACH ENTRANCE SHALL INCLUDE A MINIMUM OF THREE OF THE FOLLOWING:

 ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES

TRANSOM WINDOWS

 TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING, OR WATER FEATURES

DOUBLE DOORS (ENTRANCES SHOULD GIVE AN APPEARANCE OF A FRONT DOOR ORIENTATION RATHER THAN A BACK PATIO DESIGN)

BLANK WALLS SHALL BE TREATED WITH BOTH HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.

FACADES FRONTING ON PUBLIC STREETS SHALL INCLUDE A MINIMUM OF 60% TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. 100% OF THE FRONTAGE ON DAVIDSON STREET SHALL BE USABLE SPACE WITH A MINIMUM FIRST FLOOR HEIGHT OF 16' AND A MINIMUM

BUILDINGS OVER 150' IN LENGTH SHALL PROVIDE FAÇADE VARIATIONS THAT VISUALLY SEPARATE THE INDIVIDUAL UNITS. THIS CAN BE ACCOMPLISHED THROUGH MEASURES SUCH AS WINDOW ARRANGEMENT AND SIZE VARIATION, UNIT ENTRANCE DESIGN, ROOF VARIATION, MATERIAL CHANGES, AND/OR OFFSET WALL PLANES.

THE GROUND FLOOR OF PARKING STRUCTURES VIEWABLE FROM PUBLIC RIGHT OF WAY SHALL BE WRAPPED WITH ACTIVE USES SUCH AS RESIDENTIAL, OFFICE, AND RETAIL.

m. NO PARKING STRUCTURE ENTRANCES OR DRIVEWAY SHALL BE FROM N. DAVIDSON STREET.

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING; LOW LANDSCAPE, DECORATIVE SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS. OPEN SPACE/AMENITY AREAS. AND PARKING

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

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 HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SCHEMATIC

PROJECT #:

DRAWN BY: CHECKED BY:

NOVEMBER 21, 2016

REVISIONS: 1. 11.21.16 1ST SUBMITTAL COMMENTS

RZ1.00