

VICINITY MAP
NTS

SITE LEGEND

 SITE ACCESS

SITE DEVELOPMENT DATA

ACREAGE: ± 12.67 ACRES GROSS
± 11.26 ACRES NET (AFTER REMOVING EXISTING R/W FOR 25TH AND PINE)

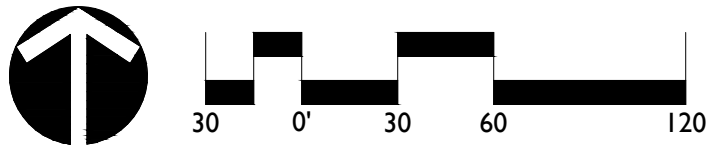
TAX PARCEL #S: 079-095-10, 079-095-11, 079-095-13, 079-092-09, 079-095-12, 079-094-01, 079-095-09, 079-095-08, 079-095-07, 079-095-06, 079-095-05, 079-095-04

EXISTING ZONING: I-1, R-22MF and R-5

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).



DATE: 03/13/17
DESIGNED BY: ST
DRAWN BY: JY
CHECKED BY: ST
SCALE: 1"=40'
PROJECT #: 1016414
SHEET #:

REVISIONS:
3/13/17 - PER STAFF COMMENTS
4/24/17 - PER STAFF COMMENTS

TRYON HILLS MULTI-FAMILY
REZONING PETITION No. 2017-041
CHARLOTTE

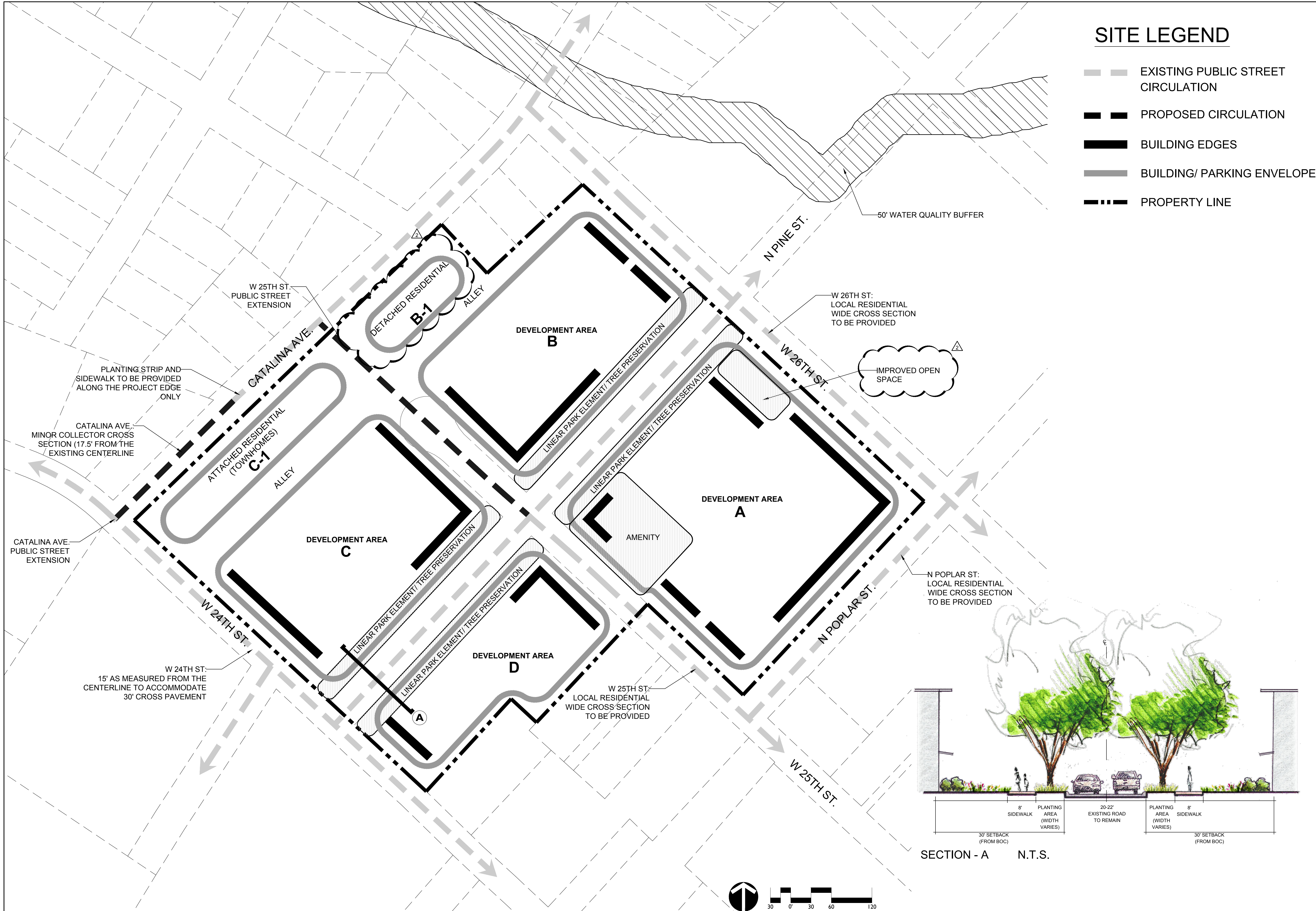
TECHNICAL DATA SHEET

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RZ-1



SITE LEGEND

- EXISTING PUBLIC STREET CIRCULATION
- PROPOSED CIRCULATION
- BUILDING EDGES
- BUILDING/ PARKING ENVELOPE
- PROPERTY LINE

Charlotte Tryon Hills Partners, LLC
Development Standards
04/24/17
Rezoning Petition No. 2017-041

Site Development Data:

- Acresage:** ± 12.67 gross acres (including existing right-of-way); 11.26 net acres (after removing existing r/w for 25th Street and N. Pine Street)
–**Tax Parcel #s:** 079-095-10, 079-095-11, 079-095-13, 079-092-09, 079-095-12, 079-094-01, 079-095-09, 079-095-08, 079-095-07, 079-095-06, 079-095-05, and 079-095-04.
–**Existing Zoning:** I-1, R-22MF and R-5
–**Proposed Zoning:** UR-2(CD)
–**Existing Uses:** Vacant
–**Proposed Uses:** Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).
–**Maximum Development:** Up to 313 residential dwellings units; subject to the limitations described below.
–**Maximum Building Height:** Building height on the Site will be limited to two (2) stories for buildings with frontage on Catalina Avenue, and four (4) stories for the remainder of the buildings constructed on the Site. Building height will be measured as defined by the Ordinance.
–**Parking:** As required and allowed by the Ordinance for the UR-2 zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Charlotte Tryon Hills Partners, LLC (“Petitioner”) to accommodate development of a residential community on an approximately 11.26 acre site generally located between Catalina Ave. and N. Popular Street and between W 24th and W 26th Streets in Charlotte (the “Site”).
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.
- c. **Graphics and Alterations.** The schematic depictions of sidewalks, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

For ease of reference, the Rezoning Plan sets forth six (6) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, B.1, C, C.1 and D (each a “Development Area” and collectively the “Development Areas”).

- a. Up to 313 residential dwelling units may be constructed on the Site. The following restrictions will apply to the allowed residential dwelling units:
- i. Along Catalina Avenue within Development Area C.1 only one-family attached or detached dwelling units may be constructed as allowed by the UR-2 zoning district. A maximum of 14 residential dwelling units may be constructed within Development Area C.1.
- ii. Along Catalina Avenue within Development Area B.1 up to four (4) detached dwelling units may be constructed as allowed by the UR-2 zoning district.
- iii. Within Development Areas A, B, C and D up to 295 multi-family residential dwelling units as allowed by the UR-2 Zoning District may be constructed.

3. Access, Buffers, Screening, Open Space and Pedestrian Circulation.

- a. Access to the Site will be from Catalina Avenue, W. 24th Street, W. 25th Street, W. 26th Street, N. Pine, and N Poplar Street. The number and location of access points will be determined during the land development approval process.
- b. Surface parking areas over 100 feet in length with frontage on an existing public street will be screened by a low (3.0) foot masonry wall.
- c. An improved open space area will be provided at the intersection of N. Pine Street and W. 26th Street as generally depicted on the Rezoning Plan. This open space area will be improved with landscaping including lawn panels, walkways, seating areas, as well as other amenities appropriate to the design of the open space.
- d. The portions of the existing public streets that abut the Site will be improved with eight (8) foot sidewalks, and a minimum of eight (8) foot planting strips.
- e. The Petitioner will work with the City Arborist and the Urban Forestry staff to provide larger planting strips and other measures to preserve the existing trees along N. Pine Street. A larger building and parking setback has been provided along N. Pine to help with the preservation of existing trees.
- f. W. 25th Street will be extended to Catalina Avenue as a public street as part of the development of the Site that abuts W. 25th Street. This extension will occur as part of the redevelopment of Development Areas A, B, C and D. The right-of-way dedicated and the construction of the roadway will occur as required by the subdivision regulations and prior to the issuance of the first certificate of occupancy for Development Areas A, B, C or D. The Petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is issued.
- g. Catalina Avenue will be extend to W. 24th Street as a public street as part of the development to the portion of the Site that abuts Catalina Avenue (Development Area C.1) or as part of the Development Areas B and C. The right-of-way dedication and the construction of the roadway will occur as required by the subdivision regulations and prior to the issuance of the first certificate of occupancy for Development Area C.1, or Development Area B and C if constructed as part of the development of these Development Areas. The Petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is issued. The extension of Catalina Avenue will be constructed to meet a minor collector street cross-section except that along the western edge of the extension (adjacent to tax parcel #079-099-05) a sidewalk will not be constructed due to insufficient right-of-way.
- h. The portions of the following streets that abut the Site or both sides of the street if wholly located within the Site will be improved to a residential wide Street cross-section W. 25th Street, W. 26th Street, and N. Popular Street.

- i. The existing street cross-section for N. Pine Street will not be improved to in order to preserve the existing trees.
- j. W. 24th Street will be widened to have a minimum of 15 feet of pavement from the existing center line in order to accommodate one lane of traffic and a five (5) foot bike lane. The Petitioner may add on-street parking at which point the bike lane will be increased to six (6) feet.
- k. Existing Catalina Avenue will be improved to have a minimum of 17.5 feet of pavement from the center line. This improvement along existing Catalina will occur as part of the development of Development Areas B.1 and C.1.
- l. The proposed one-family attached and detached dwelling units located along Catalina Avenue will be accessed via an alley located at the rear of the units.
- m. On-street parking will not be allowed on streets with less than 26 feet clear width.

4. Architectural Standards and Parking Location Restrictions:

- a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
- b. A minimum of a 20 foot setback as measured from the future back of curb will be provided along each side of the following existing and extended public streets W. 24th Street, W. 25th Street, W. 26th, and N. Popular Street. The last four (4) feet of the proposed 20 foot setback will be a transition zone in which stairs and stair rails, stoops, one-story open air porches and other architectural features will be allowed.
- c. Along N. Pine Street in order to preserve the existing trees located along N. Pine Street a minimum setback of 30 feet as measured from the existing back of curb will be provided.
- d. Along Catalina Avenue a 15 foot setback as measured from the back of the sidewalk will be provided.

e. “Building Edges” have been provided along the existing public streets as generally depicted on the Technical Data Sheet. The buildings constructed on the Site must adhere to the Building Edges generally depicted on the Technical Data Sheet (plaza/outdoor dining areas will be considered part of the buildings for the purposes of compliance with this provision). Parking areas may be located between buildings and to the rear of the proposed buildings.

f. A minimum of 65% of the existing linear street frontage (as measured on a block by block basis), except N. Pine Street, will be made up of building edges. Parking and driveways located to the sides of the proposed buildings will make up no more than 35% of the linear street frontage on each individual block face (except along N. Pine Street). Open space areas will be considered a building edge when calculating the minimum 65% building edge frontage requirement.

g. General Site Considerations

- i. The proposed buildings will be oriented toward the existing Public Streets to reinforce the street scape.
- ii. Orient buildings in a way to enclose and define public space, open space and green space.
- iii. Building features such as porches, patios, stoops, front walkways and centralized doorways or breezeways shall front the public streets, except where ends of buildings front these streets. When the ends of buildings front streets, walkways will be provided to clearly connect the building entrances with the street network.
- iv. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- v. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
- vi. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).

h. Façade Composition

- i. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances. Ground floor units facing the public streets will have an entrance that is designed as a main entrance from the street.
- ii. Windows shall be vertically shaped with a height greater than their width. However, in instances of large, feature windows, fenestrations may be used to provide a similar vertical appearance. Square windows may be used as a secondary design element.

1. Façades shall incorporate windows and doors as follows:

- i. Windows and doors shall be provided for at least 20% of the total Façade area along the proposed streets, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor facing a public street shall not exceed 20 feet in height and 20 feet in length in any direction. Changes in materials and other treatments may be used to break up walls where windows are not possible due to building layout (e.g. stairwells and/or mechanical/utility rooms).
- ii. The above requirement for windows and doors may be reduced by 50% where a Façade is not visible from a public street and the maximum contiguous area without windows or doors on any floor may be increased to 20 feet in height and 40 feet in length.
- iii. The Façades of first/ground floor of the buildings along the public streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

2. Façade articulation:

i. Façades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total Façade length for Façades over 75 feet in length. Patios and balconies are acceptable projections.

3. Additional Street Fronting Façade requirements on Public Streets:

- i. Street fronting Façades and End fronting Façades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
- ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Façades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
- iii. First Story Façades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements. The first floor of buildings greater than three (3) floors will be taller.
- iv. Façades shall provide visual divisions between the first and second stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.
- v. Façades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
- vi. No more than four different materials, textures, colors, or combinations thereof may be used on a single building. This requirement shall not include materials used on windows, doors, porches, balconies, foundations, awnings or architectural details.
- vii. Materials may be combined horizontally or vertically, with the heavier below the lighter when horizontal.
- viii. Vinyl or aluminum siding, exposed standard concrete masonry unit (CMU) block, corrugated steel, prefabricated metal, exposed plywood, and exposed pressboard are prohibited, except when used as a decorative feature or accent.
- ix. Exterior materials of buildings along the Public Streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, cementitious siding, glass, manufactured stone or granite.
- x. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.

(a) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Façade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with façade materials.

i. Roofs

- i. Pitched or flat roofs are acceptable. The pitch of the building's primary roof shall have a minimum slope of 4:12. Flat roofs shall be screened from the view of Public Streets by a parapet.
- ii. Accessory features on a roof shall be screened from the view of the Public Streets by a parapet or other architectural feature.
- iii. Permitted sloped roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
- iv. Vents, stacks, and roof fans are to be painted to blend with the roof color and hidden from Public Street view to the greatest extent possible.

j. Additional Design Standards

i. No parking or maneuvering for parking will be allowed between the proposed buildings located on the Site and the abutting public streets. Parking areas may be located adjacent and between the allowed residential buildings or behind the allowed residential buildings.

ii. If garages are constructed on the Site they may not be oriented toward the existing or proposed public streets, except when the garage is located behind the principal structure.

5. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance; Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs.

6. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

7. Solid Waste Areas:

- a. Within Development Areas A, B, C and D locations for solid waste containers including recycling containers will be provided as required by the Ordinance.
- b. Development Area C.1 and B.1 may be served by roll out containers.

8. 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.

8. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.