

Shaping the Environment  
Realizing the Possibilities

Land Planning  
+  
Landscape Architecture  
+  
Civil Engineering  
+  
Urban Design

July 24, 2017

City of Charlotte

Re: 4004 – Trevi Village – Multi-Family Rezoning (2017-088)

The following is a list of responses to the City staff rezoning comments received on June 13, 2017:

### **Staff Review Comments – Preliminary Plat:**

#### **OUTSTANDING ISSUES** **ENVIRONMENT**

1. Add the following note under the ENVIRONMENTAL FEATURES heading:  
“Development or disturbance within the PCSO or SWIM Stream Buffer shall be coordinated with Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.”

#### **Response:**

**The required note has been included in the Development Standards under the Environmental Features section. Please refer to sheet RZ-200.**

2. Check and confirm potential water quality buffer widths and locations. 200-foot Post Construction Stormwater buffers are not located in this watershed.

#### **Response:**

**Comment noted. All references to the post-construction stormwater buffers are noted as 100-ft. Please refer to sheet RZ-100.**

#### **REQUESTED TECHNICAL REVISIONS** **SITE AND BUILDING DESIGN**

3. Delete existing Note 1(d) in its entirety, and replace with the following: Future amendments to the rezoning plan may be applied for in accordance with Chapter 6 of the zoning ordinance. Alterations to the zoning plan are subject to Section 6.207 of the ordinance.

#### **Response:**

**Note 1(d) has been removed and replaced as noted in the staff analysis. Please refer to sheet RZ-200.**

4. Amend Note 1(b) by deleting the following: Subject to the optional provisions set out below, the regulations established under the ordinance for the UR-C(CD) zoning district classification shall govern development taking place on the site.

#### **Response:**

**Note 1(b) has been amended as noted in the staff analysis. Please refer to sheet RZ-200.**

5. Provide the maximum building height in feet in addition to the number of stories already indicated.

**Response:**

**The maximum building height has been updated in the rezoning summary and development standards to reflect a maximum height of 60' in addition to the 4-story requirement. Please refer to sheets RZ-100 & RZ-200.**

6. Amend Note 4(c)(i) and (iii) to replace “network required streets (public or private) with “public street on the site,”.

**Response:**

**Notes 4(c)(i) and 4(c)(iii) have been amended as noted in the staff analysis. Please refer to sheet RZ-200.**

7. Clearly delineate and label the two existing zoning districts on the site plan.

**Response:**

**An existing zoning exhibit inset has been added to the development standards sheet. Please refer to sheet RZ-200.**

Please let us know if you require any additional information.

Best regards,

COLEJENEST & STONE, P.A.



Colin M. Jenest, PE

cmj

cc: Mr. Kevin Ammons, RLA  
Mr. Todd Martin, SCRG  
Mr. Selwyn Turner, SCRG  
Ms. Tammie Keplinger, CoC  
Ms. Sonja Sanders, CoC



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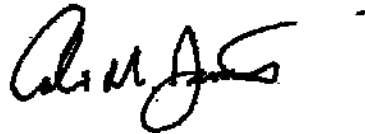
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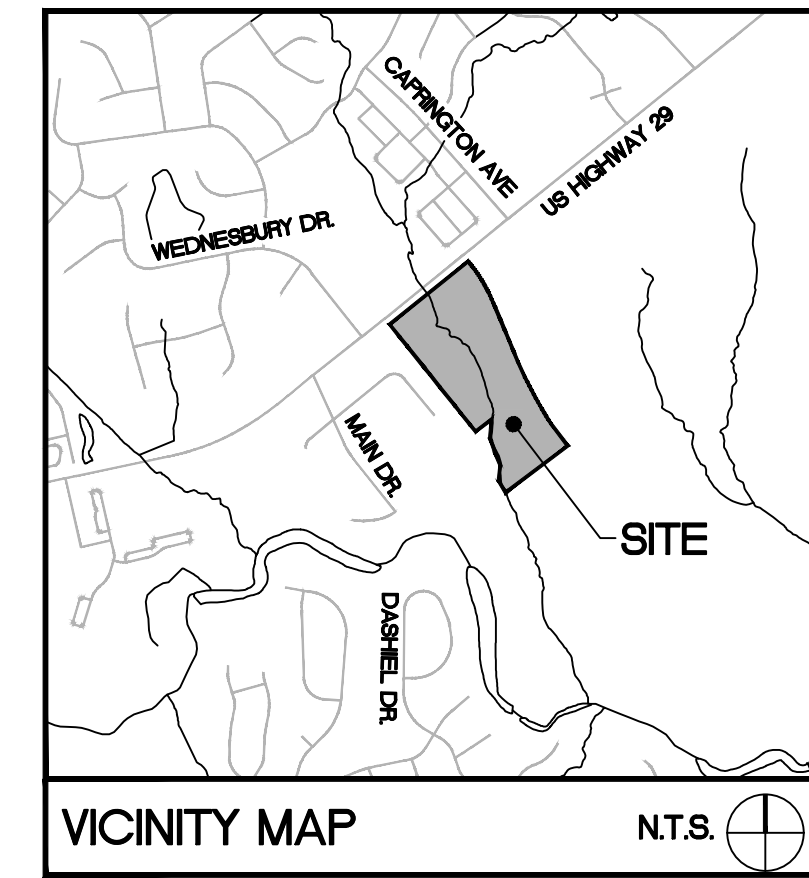
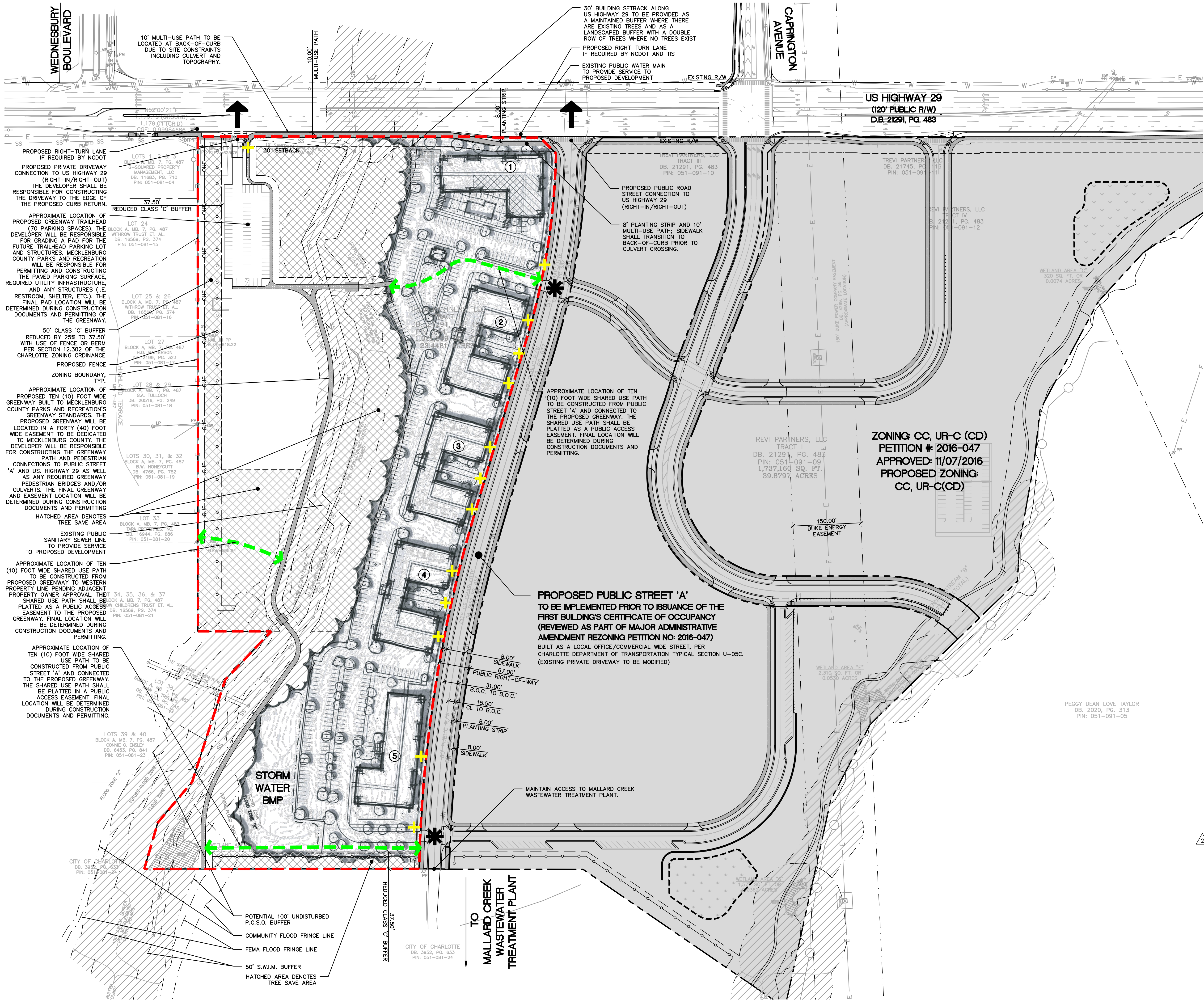


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**SURVEY DISCLAIMER**  
ALTA/ASCM LAND TITLE SURVEY ISSUED JUNE 6, 2010, REVISED JULY 29, 2016, PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

- LEGEND**
- SYMBOL
  - PROPOSED SIDEWALK
  - PROPOSED CURB & GUTTER
  - STREET CONNECTION
  - DRIVEWAY CONNECTION
  - PEDESTRIAN CONNECTION
  - ZONING BOUNDARY
  - UNDISTURBED P.C.C.O. BUFFER
  - TREE SAVE AREA
  - SHARED-USE PATH

REZONING SUMMARY:	
PETITIONER:	TREVI PARTNERS, LLC 55 MIDTOWN PARK EAST MOBILE AL, 36606
PROPERTY OWNER:	TREVI PARTNERS, LLC 55 MIDTOWN PARK EAST MOBILE AL, 36606
REZONING SITE AREA:	23.30± ACRES
TAX PARCEL #:	051-081-26
EXISTING ZONING:	CC, UR-C (CD)
PROPOSED ZONING:	UR-C (CD), UR-C (CD) SPA
PREVIOUS PETITION NO:	2010-047 2016-107
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK:	30' FROM BACK-OF-CURB (ALONG US 29)
BUILDING SETBACK:	14' FROM BACK-OF-CURB (INTERNAL PUBLIC STREETS)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. BUILDING HEIGHT:	FOUR (4) STORIES, 60'
MAX. FLOOR AREA RATIO:	3.0 (F.A.R.)
PARKING RATIO:	1.25/UNIT MINIMUM
DEDICATED TREE SAVE:	REQUIRED: 3.50 AC (15%) PROVIDED: 6.24 AC
MAX. NO. DWELLING UNITS:	275
PROPOSED DENSITY:	11.80 DUA

- GENERAL REZONING NOTES**
- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
  - SEE SHEET RZ-200 FOR ZONING EXHIBIT

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**SOUTHLAND CAPITAL REALTY GROUP, LLC**

55 MIDTOWN PARK EAST  
MOBILE, AL 36606

**TREVI VILLAGE MULTI-FAMILY REZONING**  
12220 U.S. HIGHWAY 29  
CHARLOTTE, NC 28262

**REZONING PLAN**

Project No.  
**4004**

Issued  
04/24/17

Revised  
06/12/17 - FIRST REVIEW STAFF COMMENTS  
07/24/17 - SECOND REVIEW STAFF COMMENTS

**REZONING SUMMARY:**

PETITIONER: TREVI PARTNERS, LLC  
55 MIDTOWN PARK EAST  
MOBILE AL, 36606

PROPERTY OWNER: TREVI PARTNERS, LLC  
55 MIDTOWN PARK EAST  
MOBILE AL, 36606

REZONING SITE AREA: 23.30± ACRES

TAX PARCEL #: 051-081-26

EXISTING ZONING: CC, UR-C (CD)

PROPOSED ZONING: UR-C (CD), UR-C (CD) SPA

PREVIOUS PETITION NO: 2010-047  
2016-107

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING SETBACK: 30' FROM BACK-OF-CURB  
(ALONG US 29)

BUILDING SETBACK: 14' FROM BACK-OF-CURB  
(INTERNAL PUBLIC STREETS)

MIN. SIDE YARD: 5'

MIN. REAR YARD: 20'

MAX. BUILDING HEIGHT: FOUR (4) STORIES, 60'

MAX. FLOOR AREA RATIO: 3.0  
(F.A.R.)

PARKING RATIO: 1.25/UNIT MINIMUM

DEDICATED TREE SAVE: REQUIRED: 3.50 AC (15%)  
PROVIDED: 6.24 AC

MAX. NO. DWELLING UNITS: 275

PROPOSED DENSITY: 11.80 DUA

**RZ-100**

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ColeJenest & Stone, P.A. 2017 ©

**PETITION #: 2017-088**



TREVI VILLAGE MULTI-FAMILY DEVELOPMENT STANDARDS

APRIL 24, 2017

SITE DEVELOPMENT DATA:

- ACREAGE: 23.30 ± ACRES
- TAX PARCEL #S: 051-081-26
- EXISTING ZONING: CC, UR-C (CD)
- PROPOSED ZONING: UR-C (CD), UR-C (CD) SPA
- EXISTING USES: VACANT
- PROPOSED USES: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO FOUR (4) STORIES AT A HEIGHT OF 60'. ARCHITECTURAL FEATURES SUCH AS SPIRES, MANSARDS, DOMES, AND THE LIKE AS WELL AS ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL NOT BE CONSIDERED PART OF THE ALLOWED FOUR (4) STORY BUILDING HEIGHT.
- PARKING: 1.25 SPACES PER UNIT MINIMUM
- TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE REVIEWED FOR ENTIRE UNIFIED DEVELOPMENT.

1. GENERAL PROVISIONS:

a. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TREVI PARTNERS, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 23.30 ACRE SITE LOCATED AT 12220 U.S. HIGHWAY 29 ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 275 MULTI-FAMILY DWELLING UNITS.

DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE").

b. THE REZONING AREA WILL BE A PART OF A LARGER UNIFIED DEVELOPMENT WHICH WILL INCLUDE THE PROPERTY EAST OF PUBLIC ROAD 'A' (PARCEL NOS. 051-091-09, 051-091-10, 051-091-11, 051-091-12) AS SHOWN ON THE REZONING PLAN. THIS PROPERTY WAS REZONED UNDER THE APPROVED PETITION NO. 2016-047. THIS PROPERTY WILL BE RE-COMBINED AS PART OF THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

d. FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR IN ACCORDANCE WITH CHAPTER 6 OF THE ZONING ORDINANCE. ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

b. THE SITE MAY BE DEVELOPED WITH UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-C (CD) ZONING DISTRICT.

3. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS

a. ACCESS TO THE SITE WILL BE FROM U.S. HIGHWAY 29 AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS.

c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NCDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

II. STANDARDS, PHASING AND OTHER PROVISIONS:

a. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE, ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROADWAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

c. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED, HOWEVER, THE PROPOSED ALTERNATIVE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

d. THE PRIVATE MALLARD CREEK WASTEWATER TREATMENT PLANT ACCESS ROAD IMPROVEMENTS AND ACCESS COORDINATION SHALL BE IMPLEMENTED TO CHARLOTTE WATER'S SATISFACTION PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

e. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

f. THE PETITIONER WILL DEDICATE IN FEE-SIMPLE AND CONVEY ALL PUBLIC RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

4. ARCHITECTURAL STANDARDS:

a. PREFERRED EXTERIOR BUILDING MATERIALS -- ALL PRINCIPAL AND ACCESSORY BUILDING ADJUTING A PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF A BUILDING TOTAL FACADE (EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES).

ii. NATURAL STONE (OR SYNTHETIC EQUIVALENT)

iii. OTHER EQUIVALENT OR BETTER MATERIAL APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE

b. PROHIBITED EXTERIOR BUILDING MATERIALS -- THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED:

i. VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM)

ii. CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED.

c. BUILDING PLACEMENT AND DESIGN -- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:

i. BUILDING STREET FRONTAGE -- BUILDINGS SHALL BE ARRANGED AND ORIENTED TO FRONT ALONG ALL PUBLIC STREETS ON THE SITE AS DEFINED BY THE SUBDIVISION ORDINANCE, EXCEPT FOR U-03 & U-05 STREET TYPES. DEFINED BY THE URBAN STREET DESIGN GUIDELINES.

ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, AND/OR TREE RE-PLANTING AREAS.

iii. DRIVEWAYS FOR PRIVATE RESIDENTIAL GARAGES AND/OR PARKING SHALL BE PROHIBITED ON ALL PUBLIC STREETS ON THE SITE.

d. BUILDING MASSING & HEIGHT -- BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS:

i. BUILDING MASSING -- BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS. MODULATIONS WILL OCCUR EVERY 10 FEET.

ii. BUILDING HEIGHT -- PER THE ZONING ORDINANCE.

e. ARCHITECTURAL ELEVATION DESIGN -- ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:

i. VERTICAL MODULATION AND RHYTHM -- BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PILASTERS, AND CHANGE IN MATERIALS.

ii. BUILDING BASE -- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF EACH BUILDING WILL BE ARTICULATED WITH A WAINSCOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE. A MINIMUM OF THREE (3) FEET IN HEIGHT.

iii. BLANK WALLS -- BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.

iv. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

f. ROOF FORM AND ARTICULATION -- ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:

i. LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.)

ii. FOR PITCHED ROOFS THE MAXIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY 12 FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

iii. ROOF-TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE IF LOCATED ON ROOF.

g. SERVICE AREA SCREENING -- SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:

i. SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL

iii. UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL.

iii. WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

5. ENVIRONMENTAL FEATURES:

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

b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

c. DEVELOPMENT OR DISTURBANCE WITHIN THE PCSO OR SWM STREAM BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

6. OPEN SPACE/TREE SAVE AREAS:

a. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SAPCE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATIONS ON THE SITE.

7. GREEN WAYS

a. THE PETITIONER SHALL CONSTRUCT A TEN (10) FOOT WIDE GREENWAY BUILT TO MECKLENBURG COUNTY PARKS AND RECREATION'S GREENWAY STANDARDS ALONG THE WESTERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN. THE PETITIONER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE ASPHALT GREENWAY AND ANY ASSOCIATED PEDESTRIAN BRIDGES AND/OR CULVERTS AS REQUIRED BY THE FINAL GREENWAY ALIGNMENT.

b. THE TEN (10) FOOT GREENWAY SHALL BE LOCATED IN A FORTY (40) FOOT WIDE EASEMENT. THE PETITIONER SHALL DEDICATE THIS PUBLIC ACCESS EASEMENT TO MECKLENBURG COUNTY FOR FUTURE GREENWAY MAINTENANCE.

c. THE PETITIONER SHALL PROVIDE TWO (2) TEN (10) FOOT WIDE SHARED USE PATHS BETWEEN PUBLIC STREET 'A' AND THE PROPOSED GREENWAY AS GENERALLY DEPICTED ON THE SITE PLAN. THE TEN (10) FOOT SHARED USE PATHS SHALL BE LOCATED IN PUBLIC ACCESS EASEMENTS TO BE DEDICATED TO THE CITY OF CHARLOTTE.

d. PENDING ADJACENT PROPERTY OWNER APPROVAL, THE PETITIONER SHALL PROVIDE A TEN (10) FOOT WIDE SHARED USE PATH BETWEEN THE WESTERN PROPERTY BOUNDARY AND PROPOSED GREENWAY AS GENERALLY DEPICTED ON THE SITE PLAN. THE TEN (10) FOOT SHARED USE PATH SHALL BE LOCATED IN A PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF CHARLOTTE.

e. THE PUBLIC GREENWAY IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

8. LIGHTING:

a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

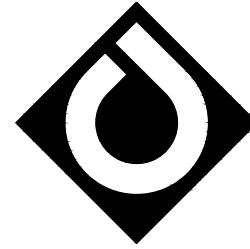
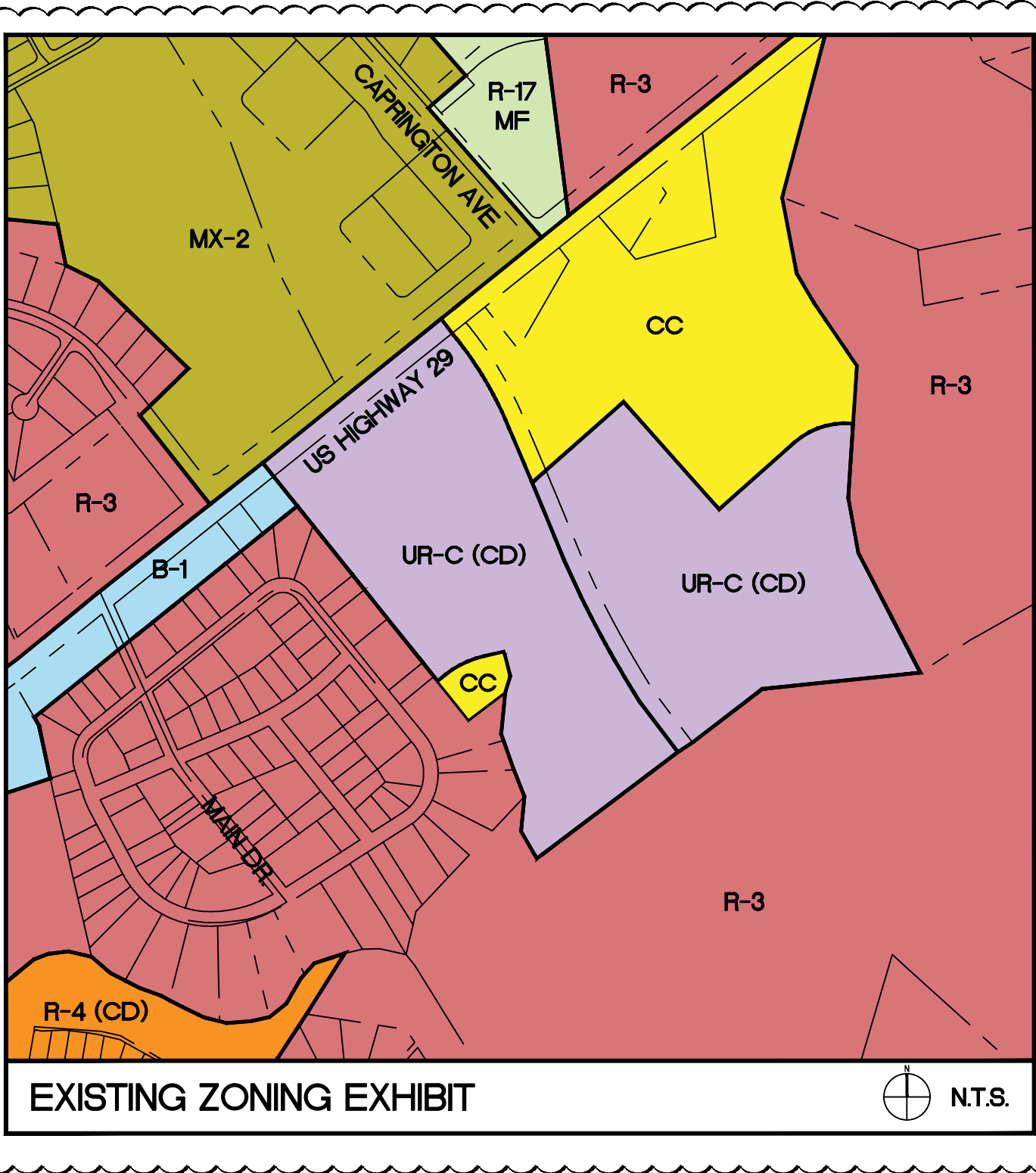
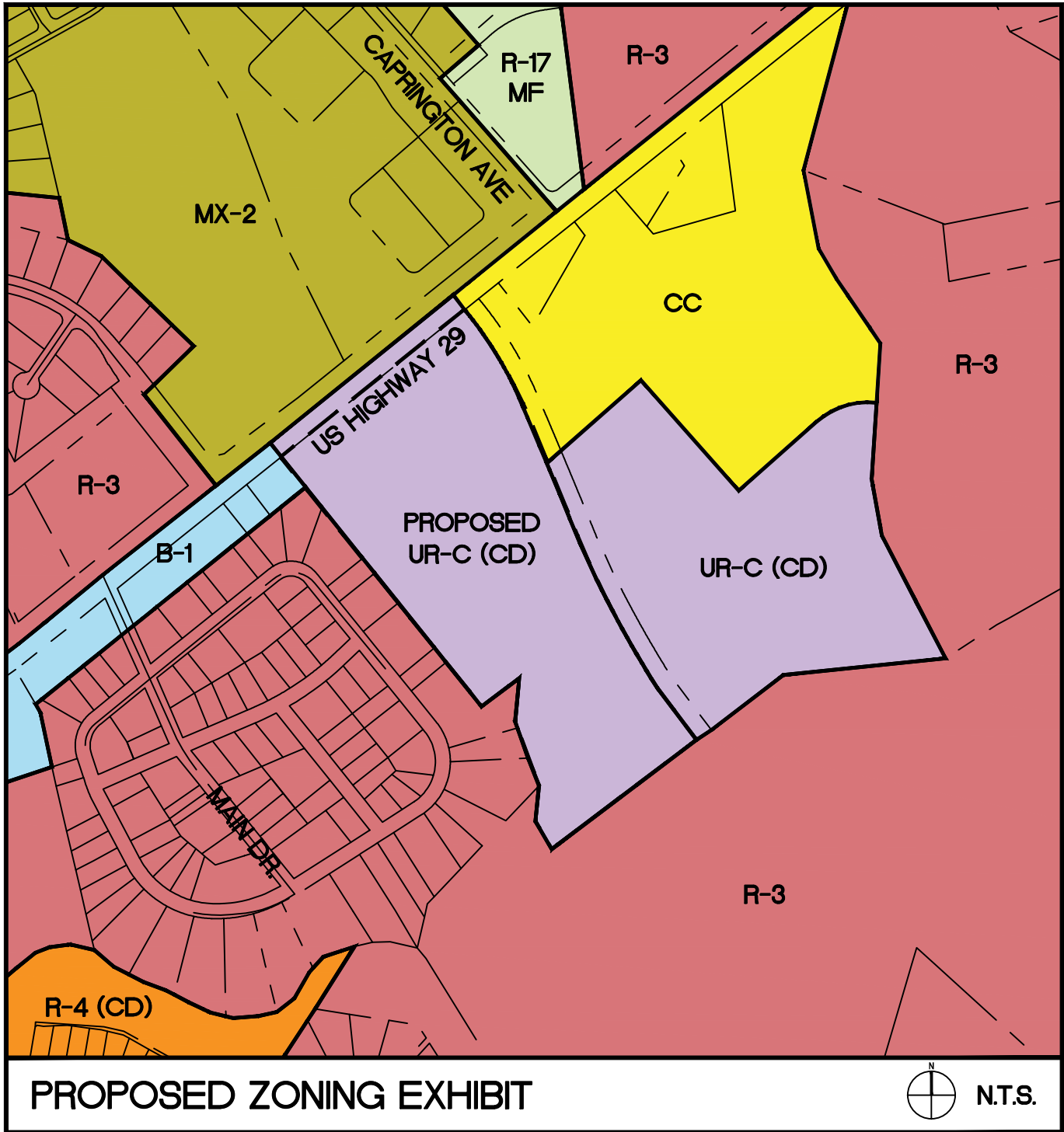
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT TO ALLOW BASE.

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 HEREIN AND 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 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.



ColeJenest & Stone

Shaping the Environment  
Realizing the Possibilities

- Land Planning
- + Landscape Architecture
- + Civil Engineering
- + Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

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SOUTHLAND  
CAPITAL REALTY  
GROUP, LLC

55 MIDTOWN PARK EAST  
MOBILE, AL 36606

TREVI VILLAGE  
MULTI-FAMILY  
REZONING

12220 U.S. HIGHWAY 29  
CHARLOTTE, NC 28262

DEVELOPMENT  
STANDARDS

Project No.

4004

Issued

04/24/17

Revised

06/12/17 -- FIRST REVIEW STAFF COMMENTS

07/24/17 -- SECOND REVIEW STAFF COMMENTS



RZ-200

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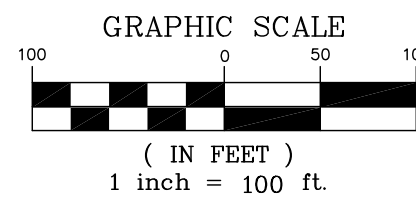
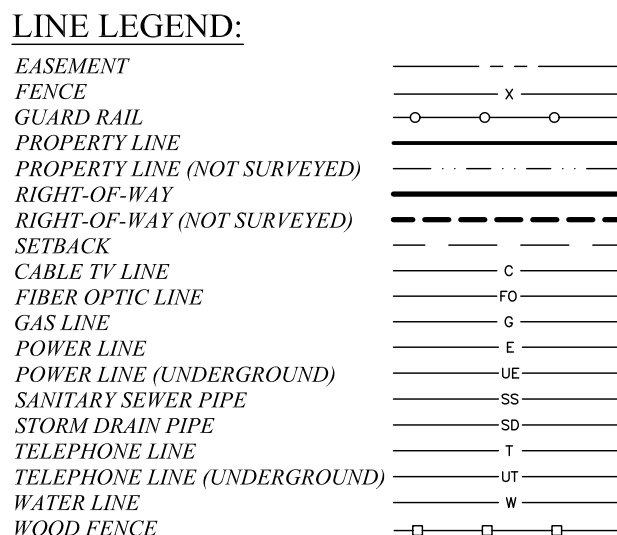
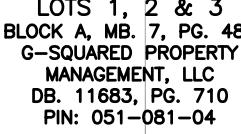
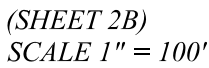
ColeJenest & Stone, P.A. 2017 ©

PETITION #: 2017-088









FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY  
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON  
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED  
MARCH 2, 2009  
COMMUNITY PANEL NO: 371045 9800J

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

AERIAL NOTES:

INDEPENDENT MAPMAKING CONSULTANTS, INC.  
JOB NO. IMC4492

A PORTION OF THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=40" SCALE MAPING WITH DATA ACQUIRED BY THE USE OF ANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURE" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS THOUGH EFFECTIVE AT PENETRATING AVERAGE LEAF COVERAGE, LIDAR TECHNOLOGY CANNOT BE GUARANTEED IN AREAS OF ESPECIALLY DENSE LEAF CANOPY. THEREFORE, IMC CANNOT GUARANTEE THE ACCURACY OF THE TOPOGRAPHIC CONTOURS IN DENSELY VEGETATED AREAS.

NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL. THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL.

DASHED-LINE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE CONTOUR INTERVAL OR ONE-FOURTH (1/4) THE AVERAGE HEIGHT OF THE GROUND COVER, WHICHEVER IS GREATER.

NINETY (90) PERCENT OF ALL SPOT ELEVATIONS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN TWENTY-FIVE (25) PERCENT OF THE SPECIFIED CONTOUR INTERVAL, AND NONE WILL BE IN ERROR BY MORE THAN FIFTY (50) PERCENT OF THAT CONTOUR INTERVAL.

NINETY-FIVE (95) PERCENT OF ALL VISIBLE PLANIMETRIC FEATURES SHALL BE WITHIN ONE-FORTIETH (1/40) OF AN INCH, AT MAP SCALE, OF THEIR CORRECT COORDINATE POSITIONS. NO SUCH WELL DEFINED FEATURES SHALL BE IN ERROR BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH.

CONTACT BOB CARL, PLS, PPS FOR QUESTIONS, 704-540-0087.

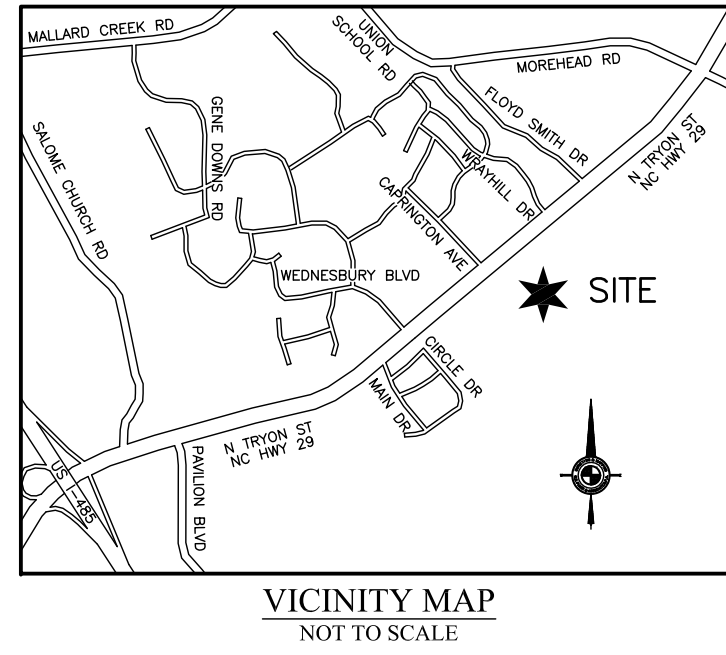
CONTACT BOB CARL, PLS. PPS FOR QUESTIONS, 704-540-0087.

SURVEYOR NOTE:

TRACT II AS SHOWN HEREIN IS THE SAME PROPERTY AS DESCRIBED AS "TRACT II" IN EXHIBIT A TO THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 21291 AT PAGE 491, AS AMENDED; AND DEED OF TRUST RECORDED IN BOOK 21745 AT PAGE 121, AS AMENDED, OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.



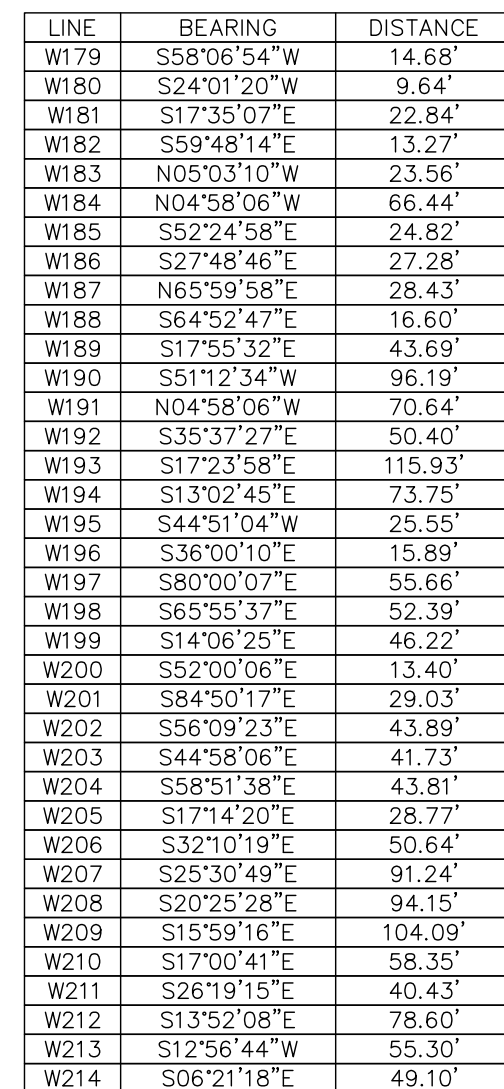
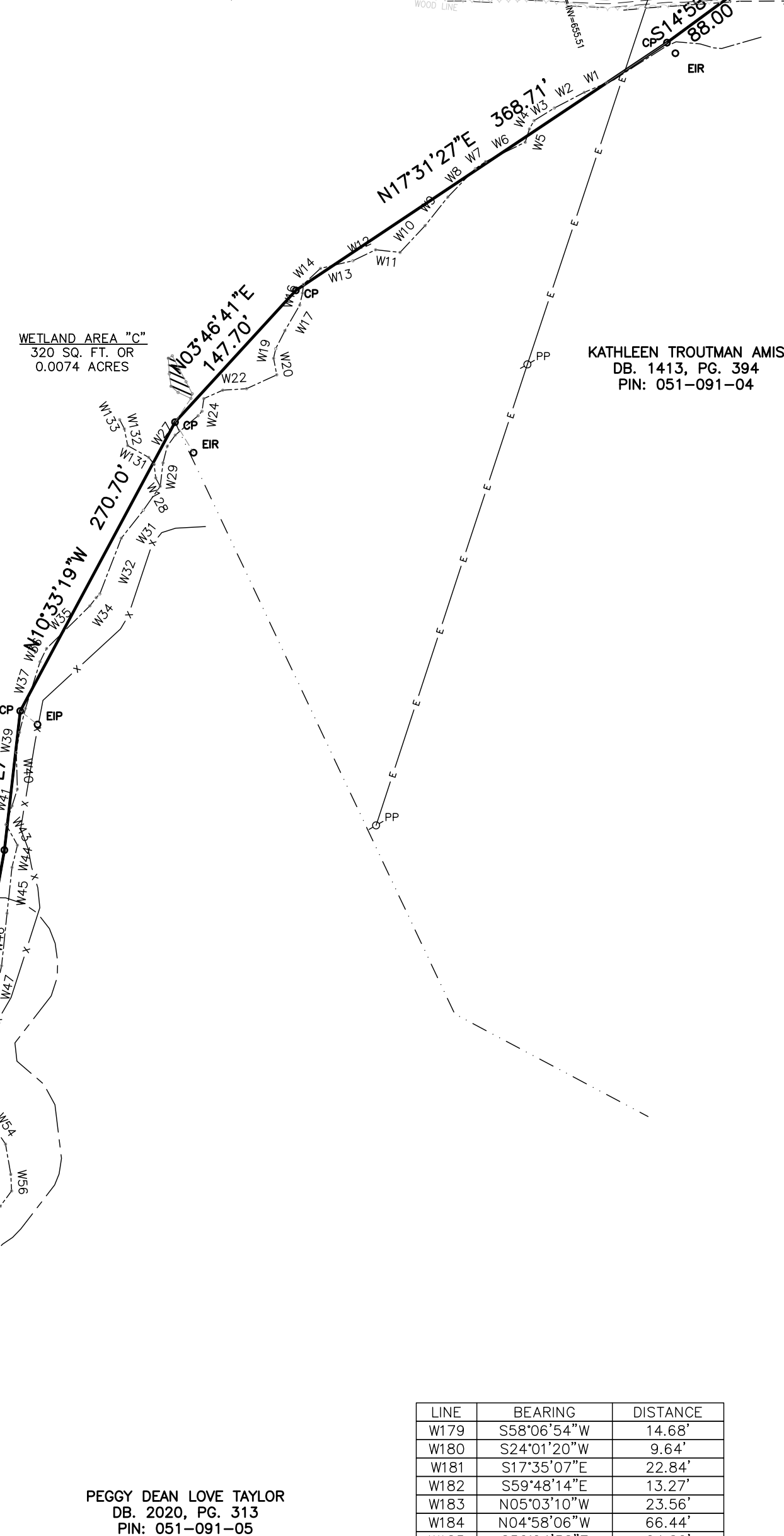
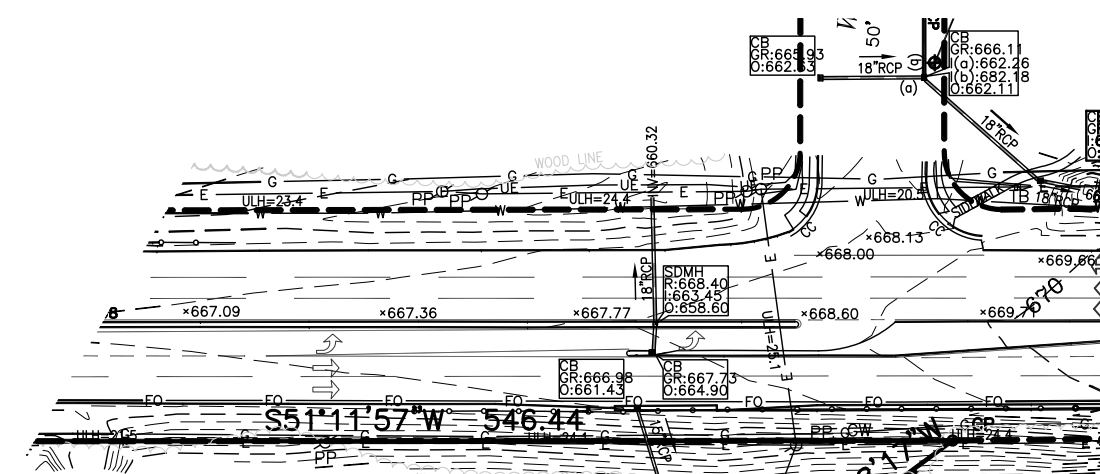
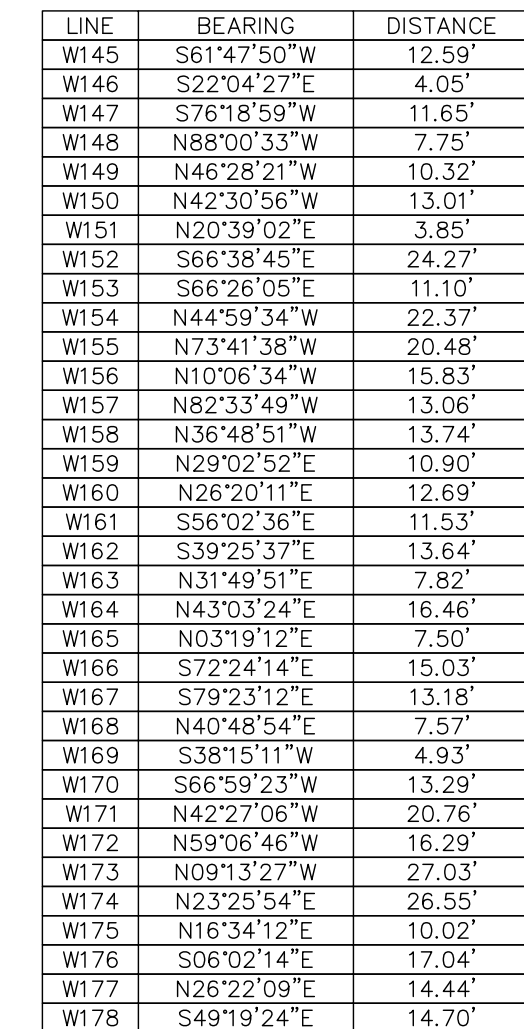
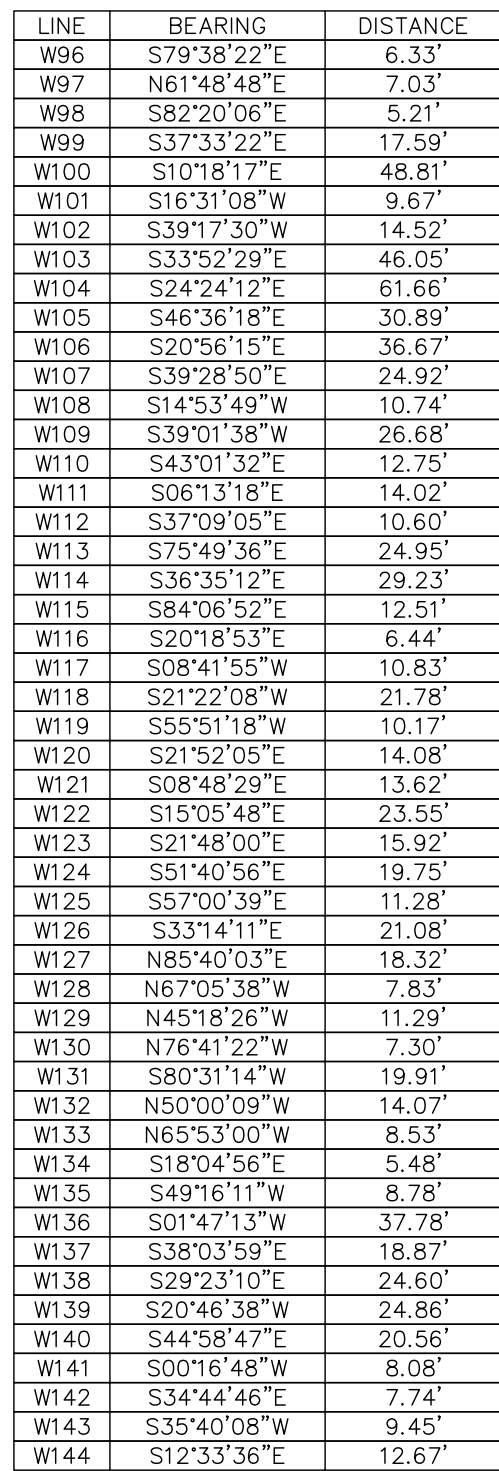
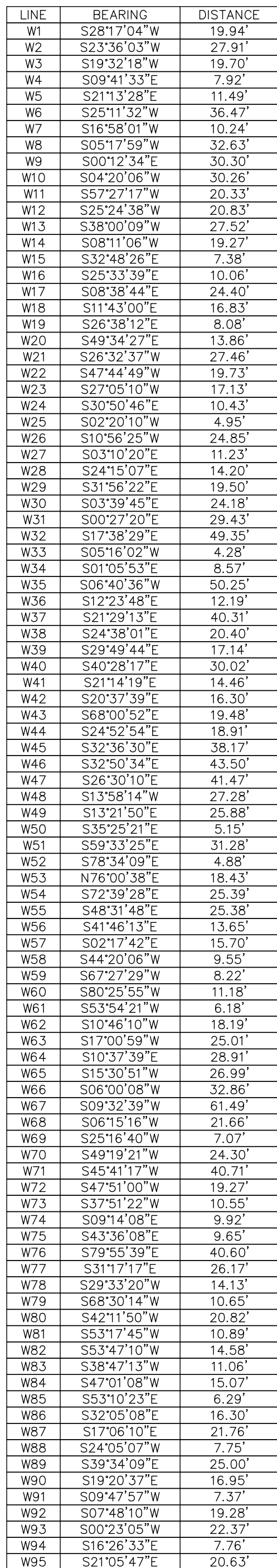
<b>PRELIMINARY</b> <b>FOR COORDINATION &amp;</b> <b>REVIEW ONLY</b>		
THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST BE TOGETHER FOR COMPLETE SURVEY		
<b>SHEET 2 OF 3</b>		
<b>REVISIONS</b>  03/20/12 – Add Surveyor Note. 07/23/16 – Add Topography along Highway 29 and Cappington Avenue.	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:  <b>TREVI PARTNERS, LLC</b>  NORTH TRYON STREET/US HIGHWAY 29 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC TRACT I AND II; DB. 21291, PG. 483 TAX PARCEL NO: 051-091-09 & 051-081-26	
<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b>  SURVEYING & MAPPING LICENSE NO. C-147 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28264 TEL. (704) 376-2186		
CREW:      DRAWN:      REVISED:	SCALE: 1" = 100'	DATE: JUNE 06, 2010  FILE NO. W-3916 JOB NO. 76218
TR              CW		



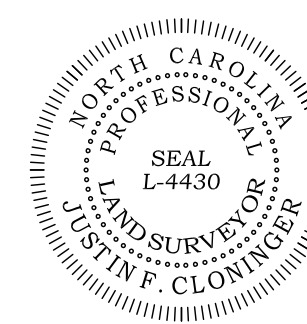
### LEGEND

B/P - BACK FLOW PREVENTOR  
CB - CUBBY & GUTTER  
CB - CATCH BASIN  
CC - CURB CUT  
CI - CURB INLET  
CMP - CORRUGATED METAL PIPE  
CPL - CLASTIC PIPE  
CPP - CORRUGATED PLASTIC PIPE  
CO - CLEAN OUT  
D-B - DEED BOOK  
DI - DROP INLET  
DR - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIR - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
ERM - EXISTING METAL MONUMENT  
EVL - EXISTING VALVE  
EOG - EDGE OF GRAVEL  
EOG - EDGE OF PAVEMENT  
EU - EDGE UNKNOWN  
FC - FIRE CONNECTION  
FH - FIRE HYDRANT  
FP - FLAG POLE  
FP - FIRE PILE  
GDP - GARD POST  
GM - GAS METER  
GP - GATE POST  
GR - GRATE  
GT - GAS VALVE  
GU - GUY WIRE  
HC - HEATING VENTILATION, AIR COND  
HW - HEADWALL  
I - INVERT  
IC - INFLUENCE CONTROL VALVE  
JBY - JUNCTION BOX  
LMP - LAMP POST  
LP - LIGHT POLE  
LP - MEASURED  
MBS - MAILBOX  
N.B. - MAP BOOK  
NP - MONITORING WELL  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
N.S. - NEW NAIL  
O - INVERT OUT  
OHANG - OVERHANG  
PB - POWER BOX  
PBN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PMH - POWER MANHOLE  
PP - POWER POLE  
PC - PAGE  
PVC - PLASTIC PIPE  
R - RIM  
RW - RECORDED  
RW - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
RST - RETURNING WALL  
SBB - BILLBOARD  
SDMH - STORM DRAIN MANHOLE  
SMH - MULTI-PORT SIGN  
SMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TE - TELEPHONE BOX  
TC - TRUCKCATCHER PIPE  
TMH - TELEPHONE MANHOLE  
TS - TRAFFIC SIGNAL BOX  
TVB - CABLE TV BOX  
TL - UTILITY LINE HEIGHT  
WB - WATER BOX  
WM - WATER METER  
WP - WATER SPIGOT  
WV - WATER VALVE





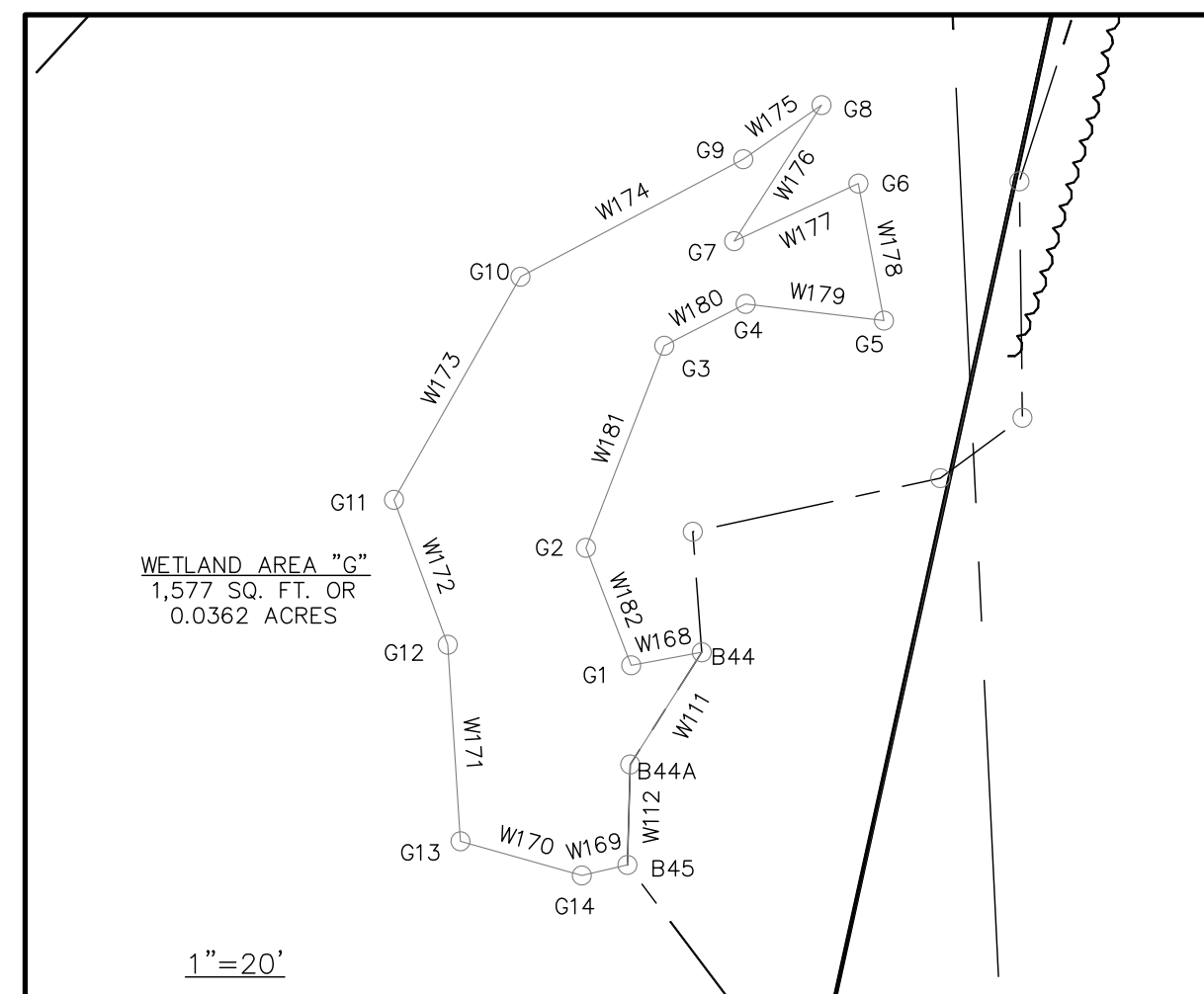
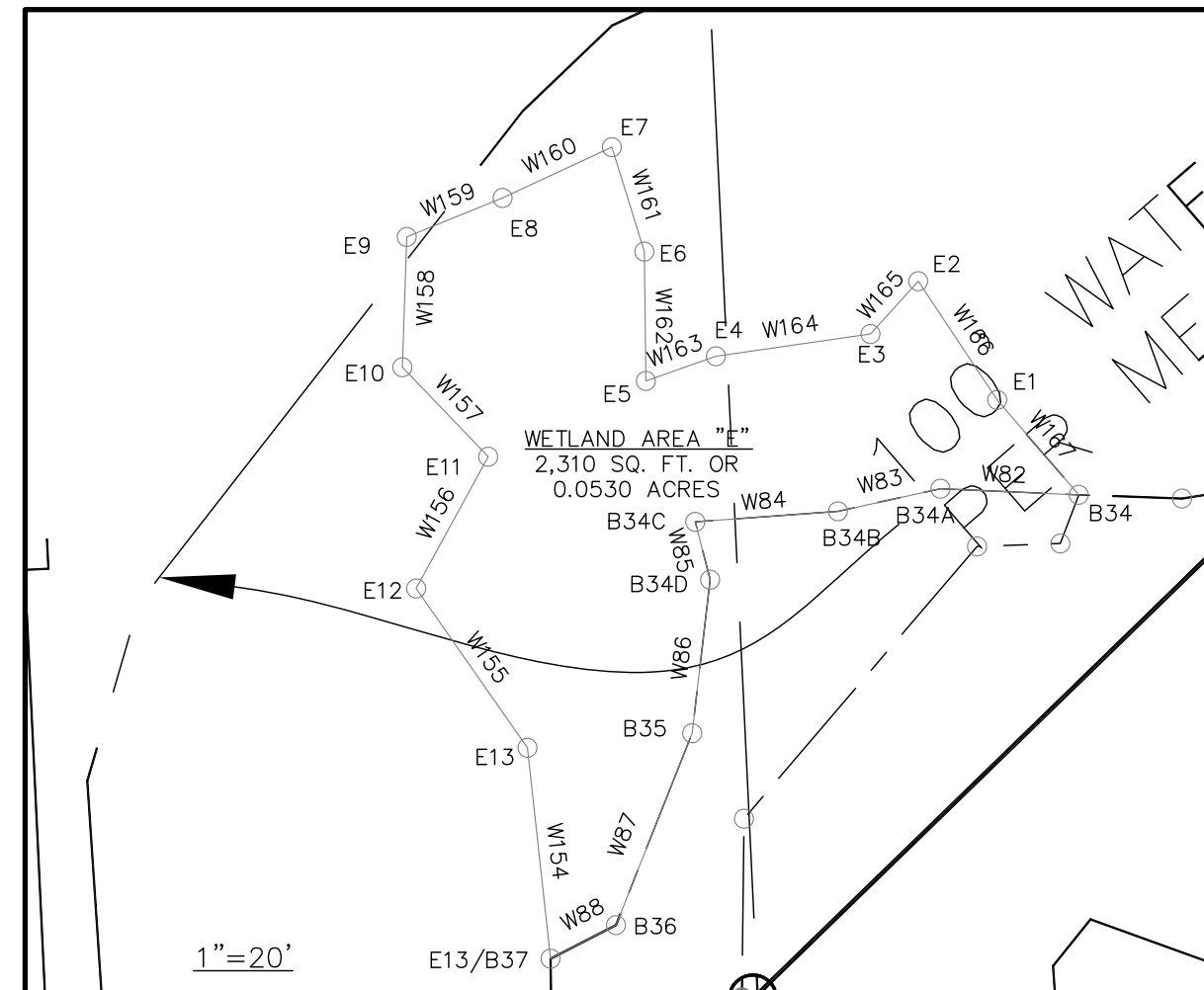
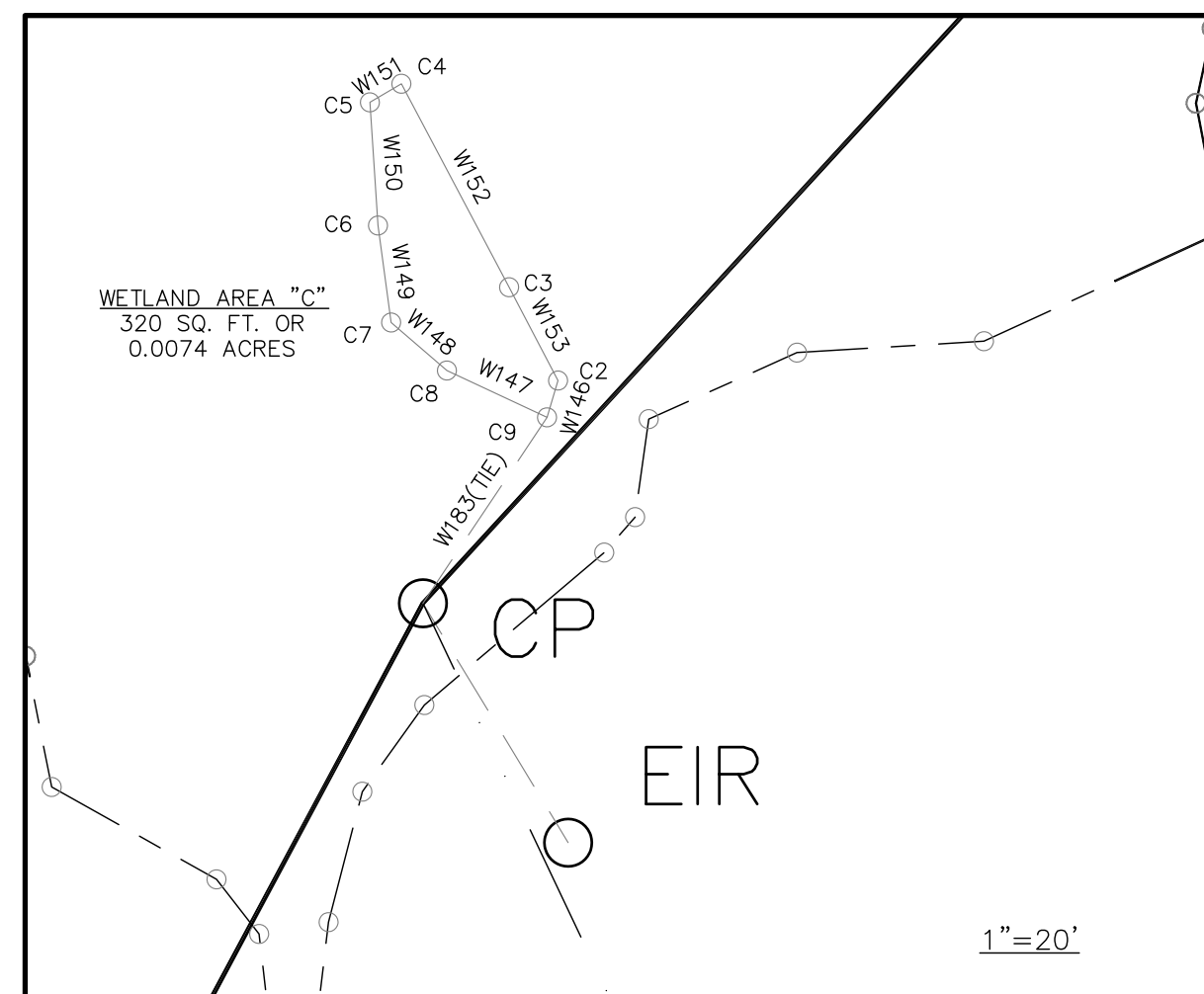
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NOTES:  
1. SEE SHEET 1 OF 3 FOR ALL NOTE INFORMATION



THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST  
BE TOGETHER FOR COMPLETE SURVEY

SHEET 3 OF 3

LTA/ACSM LAND TITLE SURVEY PREPARED FOR  
**TREVI PARTNERS, LLC**  
 NORTH TRYON STREET/US HIGHWAY 29  
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
 DB. 21291, PG. 483  
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R.B. PHARR &amp; ASSOCIATES, P.A.

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3916
TR	CW		1" = 100'/20'	JUNE 06, 2010	JOB NO. 76218

PLOTTED: 8/1/2014  
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