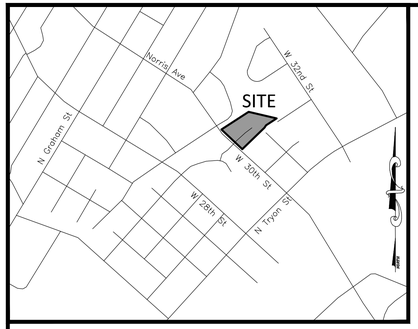

VICINITY MAP
NOT TO SCALE

CHARLOTTE
Planning Department
APPROVED BY CITY COUNCIL
September 16, 2019

Development Standards

1. Development Data Table

a. Site Area: 4.265 acres
b. Tax Parcel: 08501401
c. Existing Zoning: R-22MF
d. Proposed zoning: UR-3(CD)
e. Existing Use: Multi-Family
Proposed Use: Multi-Family
f. Residential Units/Housing Type: 140/Multi-Family
1 g. Maximum Building Height: Refer to 4.a.
h. Parking: As required by the Ordinance
i. Open Space: As required by the Ordinance

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Housing Authority of the City of Charlotte, NC (the "Petitioner") for an approximately 4.270 acre site located on the east side of West 30th Street at the intersection of West 30th Street and Bellefonte Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of that parcel of land designated as Tax Parcel No. 085-014-01.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the UR-3 zoning district shall govern the development and use of the Site.

C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the locations of the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

1 A. The Site may be devoted only to a residential community containing a maximum of 140 multi-family dwelling units in a single building and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UR-3 zoning district. Accessory structures shall be permitted on the Site.

B. One-hundred percent of the multi-family dwelling units constructed on the Site will be affordable to households that earn 30% to 80% of the area median income.

3. TRANSPORTATION

A. Vehicular access 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 by the Charlotte Department of Transportation ("CDOT").

B. The alignments of the internal private drives and vehicular circulation areas may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT in accordance with applicable published standards.

C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

1 D. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located on the Site's frontage on West 30th Street. The new waiting pad shall be located entirely within the right of way, and the precise location of the new waiting pad shall be determined during the permitting process. The new waiting pad shall be constructed to CATS Development Standard 60.01A. Petitioner's obligation to construct the new waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct the new waiting pad. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the new waiting pad.

E. Petitioner shall reserve for future right of way for a new public street to be constructed in the future that portion of the Site located along the southern boundary line of the Site and measuring 21 feet from the southern boundary line of Site as generally depicted on the Rezoning Plan (the "Future Right of Way"). The Future Right of Way shall be dedicated and conveyed to the City of Charlotte by Petitioner when the new public street is constructed.

F. All transportation improvements set out in this Section 3 of the Development Standards shall be completed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

4. ARCHITECTURAL STANDARDS

1 A. The maximum height of a new building constructed on the Site shall be governed by the terms of the Ordinance.

B. The architectural and design standards set out below shall apply to the principal building constructed on the Site.

(1) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

(2) Prohibited Exterior Building Materials:

(a) Vinyl siding (but not vinyl hand rails, windows, soffits, doors or door trim).

(b) Concrete masonry units not architecturally finished.

(3) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

(a) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).

(b) Buildings shall front a minimum of 50% of the total network required street frontage on the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

(c) Parking lots shall not be located between the principal building constructed on the Site and West 30th Street.

(d) Driveways intended to serve single units shall be prohibited on all network required streets.

(4) Building Massing and Height shall be designed to break up long monolithic building forms as follows:

(a) Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.

(5) Architectural Elevation Design – building elevations shall be designed to create visual interest as follows:

(a) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include, but not be limited to, a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(b) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of the Preferred Exterior Building Materials or articulated architectural facade features and color changes.

(c) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and 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.

(6) Roof Form and Articulation – roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

(a) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include, but not be limited to, gables, hips, dormers or parapets.

(b) For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

(c) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

(7) Service Area Screening – services areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.

5. STREETSCAPE AND LANDSCAPING

1 A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on West 30th Street as generally depicted on the Rezoning Plan

B. Petitioner shall grant a sidewalk utility easement to the City of Charlotte to that point that is located 2 feet behind the 6 foot wide sidewalk to be installed along the Site's frontage on West 30th Street for the maintenance of the 6 foot wide sidewalk.

C. A minimum 16 foot wide landscape area that is planted to the standards of a Class C buffer with a minimum 6 foot tall opaque screen fence shall be established along the northern boundary line of the site as more particularly depicted on the Rezoning Plan.

6. ENVIRONMENTAL

A. Space for recycling stations may be located in various locations on the Site.

B. The actual location of the solid waste enclosure may be modified during the construction permitting process and it may vary from what is depicted on the Rezoning Plan.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH

GRAHAM HEIGHTS LAND Co.
M.B. 4, PG. 491
Block 15
ZONING: R-5
USE: SINGLE-FAMILY
LOT 20

GRAHAM HEIGHTS LAND Co.
M.B. 1166, PG. 593
Block 17A
ZONING: R-5
USE: SINGLE-FAMILY
LOT 18 LOT 17 LOT 16 LOT 15 LOT 14

Robin J. Sarles & Douglas W. Sarles
D.B. 18736, PG. 495
PIN: 085-07A-04
ZONING: I-1
USE: WAREHOUSE/DISTRIBUTION

City of Charlotte Housing Authority
D.B. 3700, PG. 780
M.B. 15, PG. 187
PIN: 079-081-01
ZONING: R-5
USE: MULTI-FAMILY

City of Charlotte Housing Authority
D.B. 3700, PG. 780
M.B. 15, PG. 187
PIN: 085-014-01
ZONING: R-22MF
USE: MULTI-FAMILY

City of Charlotte Housing Authority
D.B. 3700, PG. 780
M.B. 15, PG. 187
PIN: 079-086-13
ZONING: R-5
USE: MULTI-FAMILY

Zuhair Bedwan & Yasmin Bedwan
D.B. 4999, PG. 194
M.B. 332, PG. 533
PIN: 079-086-12
ZONING: I-2
USE: RETAIL

Charlotte Mecklenburg Hospital Authority
D.B. 6299, PG. 877
M.B. 23, PG. 691
PIN: 085-014-02
ZONING: I-2
USE: VACANT

Charlotte Mecklenburg Hospital Authority
D.B. 6299, PG. 877
M.B. 23, PG. 691
PIN: 085-016-06
ZONING: I-2
USE: WAREHOUSE/DISTRIBUTION

Mecklenburg County
D.B. 9276, PG. 437
M.B. 332, PG. 218
PIN: 085-014-25
ZONING: I-2
USE: PARK

W. 30TH ST.
80' PUBLIC RIGHT-OF-WAY
W. 31ST ST.
40' PUBLIC RIGHT-OF-WAY
N. POPLAR ST.
40-50' PUBLIC RIGHT-OF-WAY

5' SIDEYARD
1 16' LANDSCAPE AREA WITH FENCE
ALLOWED PARKING AND ACCESSORY STRUCTURE ENVELOPE
DRIVEWAY
EXISTING UNMARKED ON-STREET PARKING
8' SETBACK FROM BOC
ALLOWED BUILDING ENVELOPE FOR PRINCIPAL STRUCTURE
20' REAR YARD
52' FOC TO FOC
80' EXISTING R/W
6' Wall
4' Wall
PLANTING STRIP AND SIDEWALK PER UR STANDARDS
14' SETBACK FROM BOC
1 21' RESERVED R/W
Former N. Poplar St. R/W per D.B. 5333, PG. 592
20' Utility Easement D.B. 5333, PG. 592
North Poplar Street Abandoned D.B. 5333, PG. 592
Sewer Easement M.B. 15, PG. 187
Utility Easement D.B. 5333, PG. 592
1 PROPOSED CATS WAITING PAD
FUTURE EXPANSION OF N. POPLAR ST. (RESIDENTIAL MEDIUM)

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN
PETITION # 2019-058 1
FOR
DILLEHAY APARTMENTS
CHARLOTTE, NORTH CAROLINA

CHARLOTTE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
400 EAST BLVD.
CHARLOTTE NC, 28203

NORTH CAROLINA
C-3139
ORSBORN ENGINEERING GROUP

NO.	DATE	REVISIONS
1	06/07/19	REVISED PER COMMENTS

JOB #	19013
DATE:	03/22/19
SCALE:	1" = 50'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

June 07, 2019 - 5:13pm By: JWinkler
P:\19013 Dillehay Apartments Phase 1\Dwg\19013 RZ-1.dwg

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