

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 8.73 ACRES
 TAX PARCEL #: 045-431-37 AND 045-431-22
 EXISTING ZONING: O-1(CD)
 PROPOSED ZONING: UR-2(CD)
 EXISTING USES: VACANT
 PROPOSED USES: UP TO 156 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT.
 PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE UR-2 ZONING DISTRICT.
 MAXIMUM BUILDING HEIGHT: THE PROPOSED BUILDINGS WILL BE A MAXIMUM OF THREE (3) STORY BUILDINGS. THE ALLOWED BUILDING HEIGHT WILL BE MEASURED AS REQUIRED BY THE ORDINANCE.
 PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

KEY MAP

SEAL

PROJECT

STATESVILLE ROAD

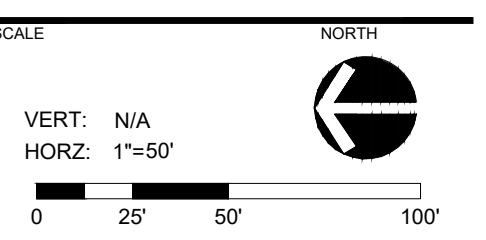
CHARLOTTE, NC
 REZONING #2020-166

LANDDESIGN PROJ# 1020214

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	FIRST SUBMITTAL	10.12.2020
1	PER STAFF COMMENTS	12.15.2020
2	PER STAFF COMMENTS	01.25.2021

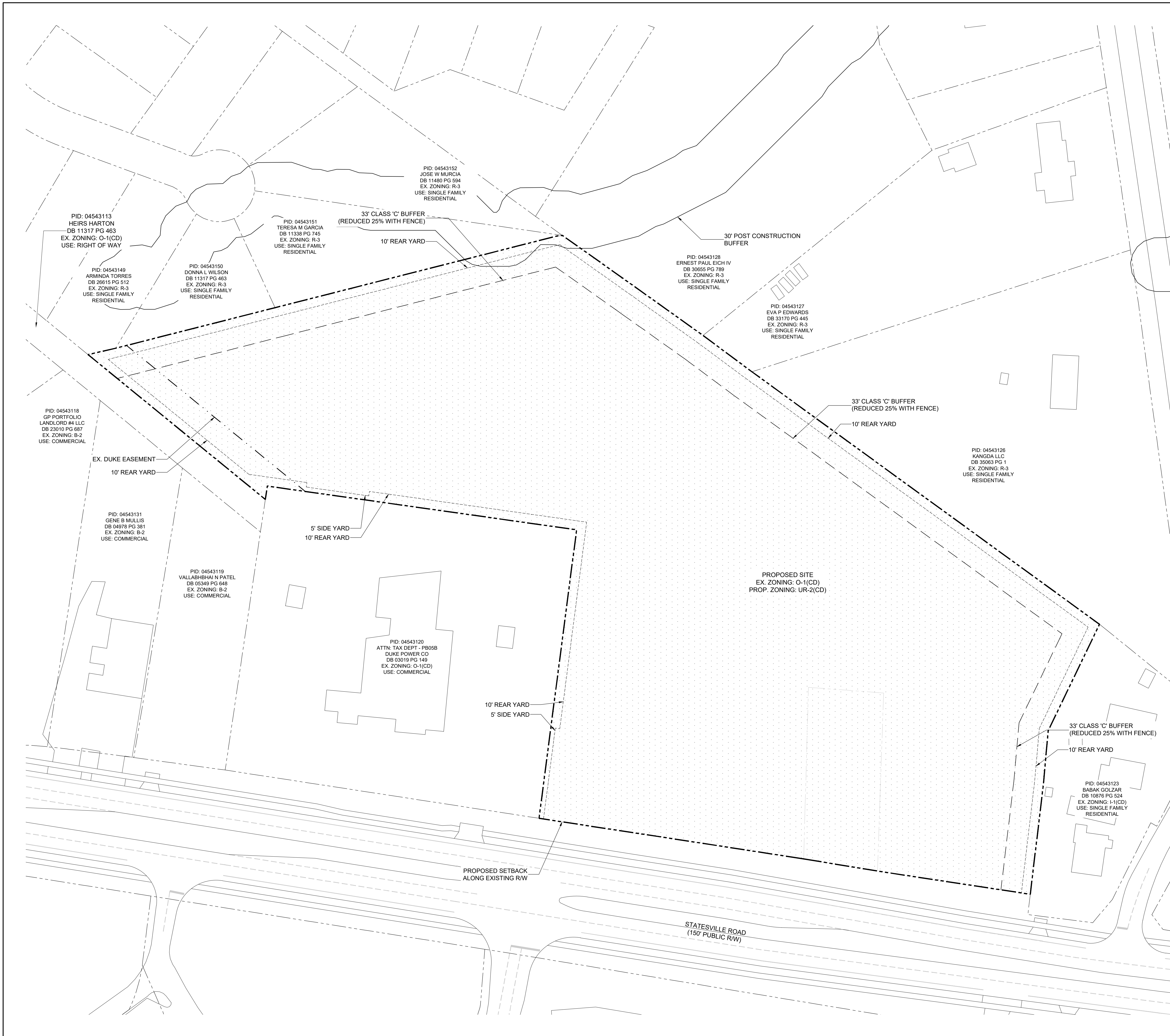
DESIGNED BY: JRY
 DRAWN BY: CKS
 CHECKED BY: KST



TECHNICAL DATA

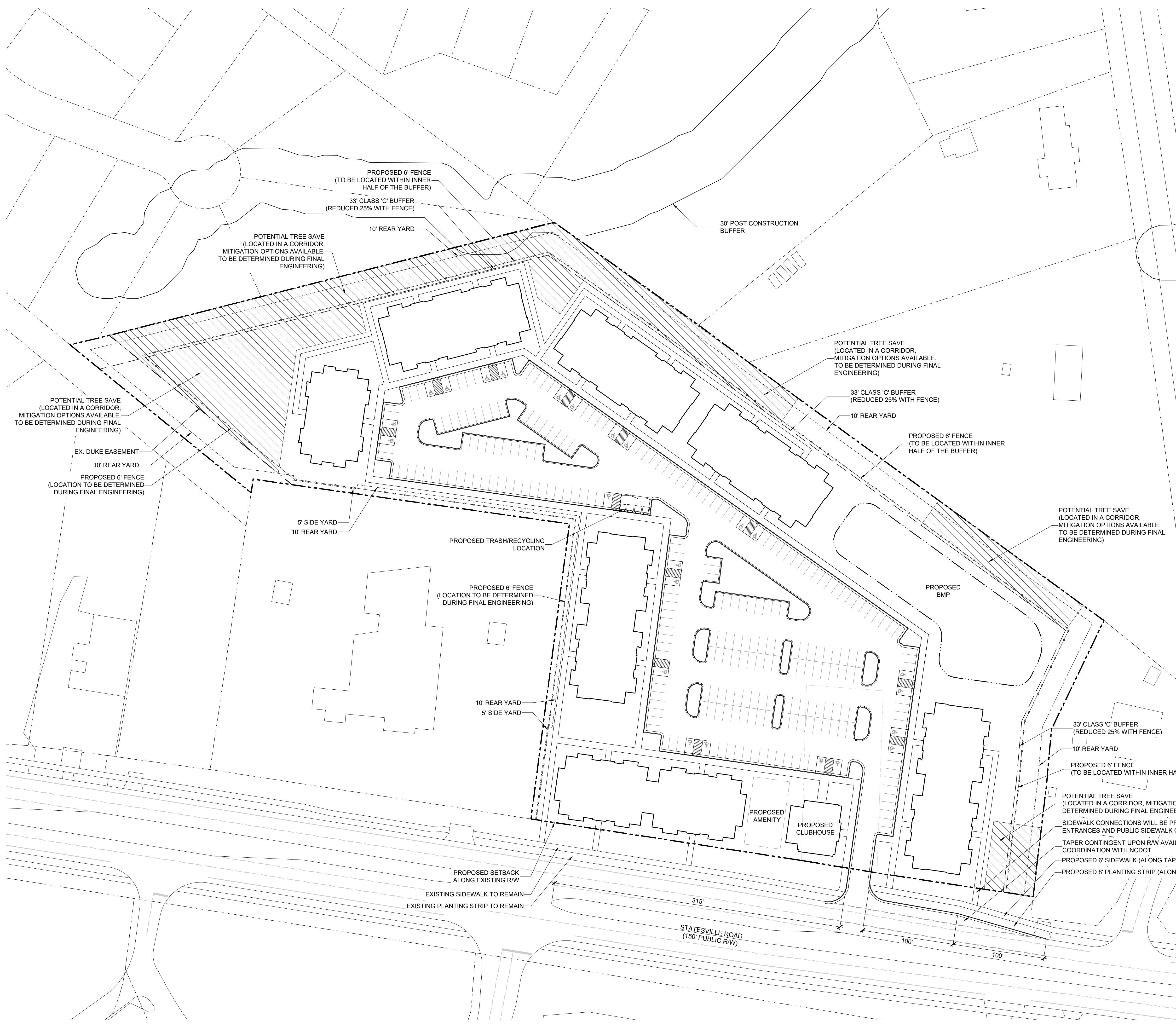
SHEET NUMBER

RZ-1



SITE LEGEND

- PROPOSED SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED BUFFER LINE
- PROPOSED FENCE



KEY MAP

SEAL

PROJECT

STATESVILLE ROAD

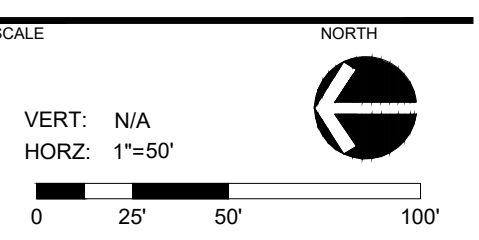
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DESIGNED BY: JRY
DRAWN BY: CKS
CHECKED BY: KST



SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2



KEY MAP

SEAL

PROJECT

STATESVILLE ROAD

CHARLOTTE, NC
 REZONING #2020-166

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EVOKE LIVING RENDERING



NOTES:

1. THE RENDERING IS CONCEPTUAL IN NATURE ONLY AND IS INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING AND VARIOUS BUILDING EXPRESSIONS ALONG THE PUBLIC STREET. HEIGHT SHALL BE PERMITTED AS SET FORTH IN SECTION 5 OF THESE DEVELOPMENT STANDARDS. THE ACTUAL BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY VARY.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION

DESIGNED BY: XX
 DRAWN BY: XX
 CHECKED BY: XX



SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

RZ-3

C4 Investments, LLC - Statesville Road
Development Standards
1/25/2020
Rezoning Petition No. 2020-166

Site Development Data:

- Acreage: ± 8.73 acres
- Tax Parcel #: 045-431-37 and 045-431-122
- Existing Zoning: O-1(CD)
- Proposed Zoning: UR-2(CD)
- Existing Uses: vacant
- Proposed Uses: Up to 156 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Maximum Building Height: The proposed buildings will be a maximum of three (3) story buildings. The allowed building height will be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by C4 Investments, LLC ("Petitioner") to accommodate the development of a 156 multi-family residential dwelling unit community on approximately 8.73-acre site located at 6230 Statesville Road (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.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed ten (10). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 156 multi-family residential dwelling units together with accessory uses as allowed by the UR-2 zoning district.
- b. Petitioner commits that the permitted residential units are developed for rental housing units that shall maintain monthly rents that are income restricted for households earning up to and including 80% of Area Median Income for at least a period of thirty (30) years from issuance of certificates of occupancy for such units, subject to receipt of applicable low income tax credits, Housing Trust Fund dollars and/or any other required funding in the manner described below (the "Affordable Housing Commitment"). Area Median Income shall mean the then-existing Area Median Income of Mecklenburg County, North Carolina, Metropolitan Statistical Area, as determined using guidelines, definitions and pricing adopted by the U.S. Department of Housing and Urban Development (HUD) or such other metric mutually acceptable to Petitioner and the City. Petitioner shall use diligent good faith efforts to obtain applicable low income tax credits during the applicable application periods over the one (1) year period after approval of this Rezoning. In the event that after the exercise of such good faith efforts, Petitioner is unable to obtain applicable low income tax credits or other required funding within such one-year period, the Site may be developed without regard to the Affordable Housing Commitment.

3. Access and Transportation:

- a. Access to the Site will be from Statesville Road in the manner generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points is 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.
- c. The Petitioner will measure the proposed setback along Statesville Road from the future back of curb; the future back of curb is to be located eight (8) feet behind the existing back of curb along Statesville Road as generally depicted on the Rezoning Plan.
- d. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk.
- e. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

4. Streetscape, Buffers, Yards, and Landscaping:

- a. The setback shall be provided along the right-of-way on Statesville Road as generally depicted on the Rezoning Plan.
- b. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the proposed buildings on the Site and to the sidewalks along Statesville Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- c. A reduced Class C buffer with a fence will be provided where the Site abuts existing single-family homes as generally depicted on the Rezoning Plan. If the zoning on the adjoining property changes to a use or zoning no longer requiring a buffer as outlined in the Ordinance the buffer may be eliminated.
- d. A five (5) foot side yard and a ten (10) foot rear yard will be provided as generally depicted on the Rezoning Plan.
- e. Screening requirements of the Ordinance will be met.
- f. Above ground backflow preventers will be screened from public view and will be located outside of the proposed setback.

5. General Design Guidelines:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, canopies, and on handrails/railings; concrete masonry units not architecturally finished are prohibited as a building material.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting Statesville Road shall comprise a minimum of 20% 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.
- c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - i. Buildings shall be placed so as to present a front or side facade to Statesville Road.
 - ii. Buildings shall front a minimum of 50% of the total Statesville Road 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).
 - iii. Parking lots shall not be located between any building and Statesville Road.
- d. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - i. Buildings exceeding 135 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.
 - e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - i. 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.
 - ii. Buildings shall be designed with a recognizable architectural base on all facades facing Statesville Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - iii. Building elevations facing Statesville Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to 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 lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - i. 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.
 - ii. For pitched roofs the minimum allowed is 4:12 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.
 - g. Service Area Screening - service 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' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

6. Environmental Features:

- a. The Petitioner 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. The Site will comply with the City of Charlotte Tree Ordinance.
- d. The Petitioner shall provide a minimum of eight hundred (800) square feet of common usable open space that may include play areas, enhanced landscaping, outdoor seating, picnic area, covered patios, lawn area and/or similar outdoor amenities.
- 7. Signage:
 - a. Signage as allowed by the Ordinance will be provided.
- 8. Lighting:
 - a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - b. Detached lighting on the Site will be limited to 26 feet in height. Street lights new and existing along Statesville Road are not subject to this standard.
- 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.

KEY MAP

SEAL

PROJECT

STATESVILLE
ROAD

CHARLOTTE, NC

REZONING #2020-166

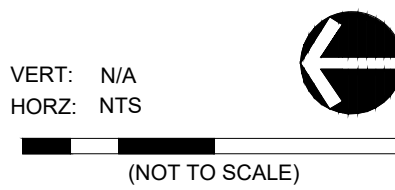
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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-4