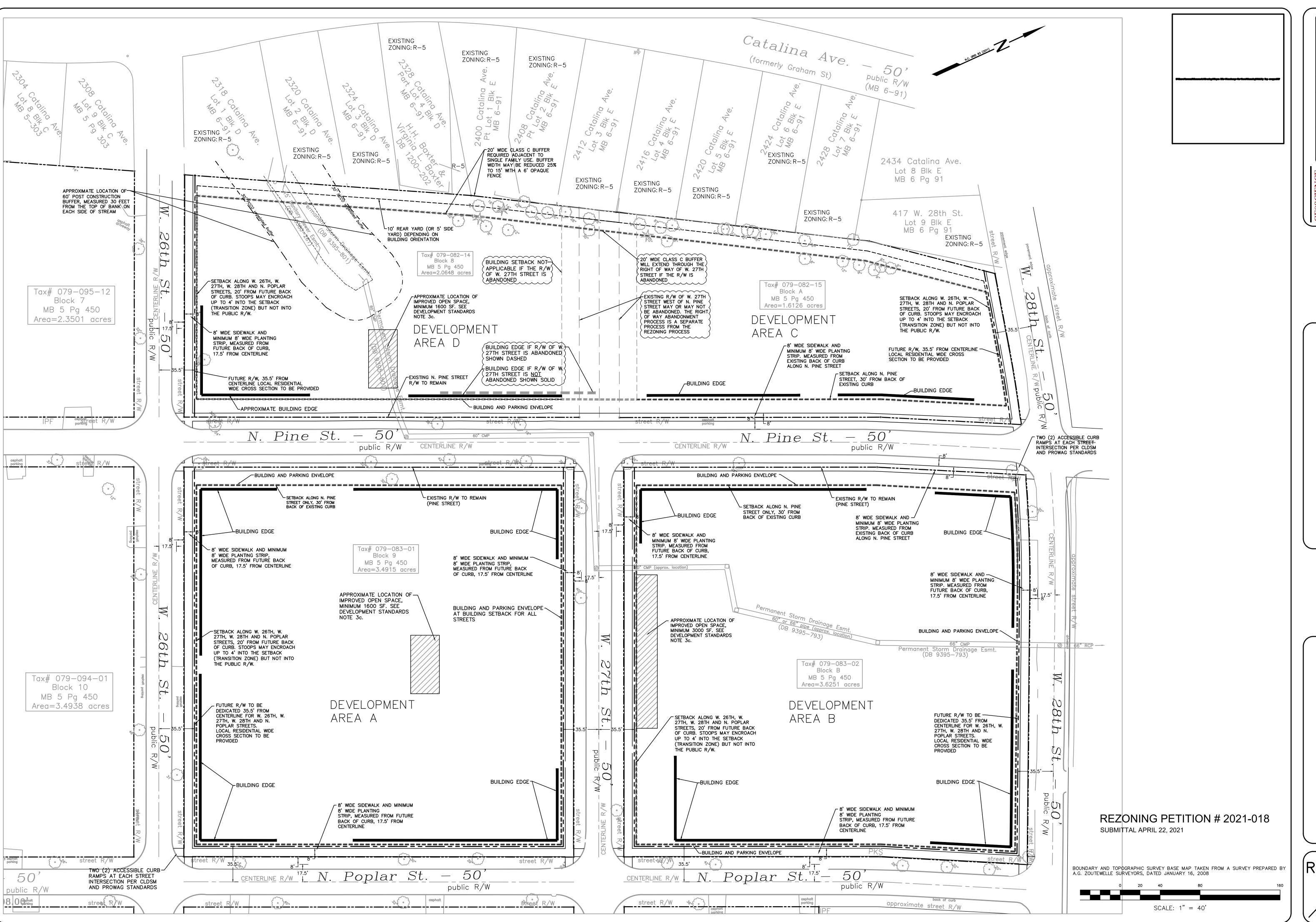


GROUP
Incorporated
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)

NORTH POPLAR MULTI—FAMILY
NORTH POPLAR DEVELOPMENT PARTNERS LLC

ECHNICAL DATA SHEET

RZ-1/



GEOSCIENCE
GROUP
Incorporated
Incorporated
SOO-K Clanton Road
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: E-05885(ENG)
NC FIRM LICENSE: C-279(LA)

NORTH POPLAR MULTI—FAMILY
NORTH POPLAR DEVELOPMENT PARTNERS 11.C

SCHEMATIC SITE PLAN

RZ-2/

compliance with the standards indicated above.

ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Facades 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

iii. First Story Facades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or

through architectural means such as courses, awnings, or a change in primary façade materials or colors.

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. 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.

Roofs

be screened from the view of Public Streets by a parapet.

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.

5. Environmental Features:

c. The Site will comply with the Tree Ordinance. 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. Removal of trees located in the righ-of-way will require permits and mitigation prior to removal.

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

7. Solid Waste Areas:

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.

9. 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.

h. Facade Composition

orth Poplar Development Partners

--Acreage: ± 11.012 gross acres (including existing right-of-way); 10.812 net acres (not including r/w for a portion 27th Street that

--**Proposed Uses:** Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as

--Maximum Building Height: Building height on the Site will not exceed 50 feet. Building height will be measured as defined by the

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 North Poplar Development Partners ("Petitioner") to accommodate development of a residential community on an approximately 10.812 acre 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

c. Graphics and Alterations. The general 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

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

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

a. The Site may be developed with up to 323 residential dwellings units together with accessory uses allowed in the UR-2 zoning

b. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the Area Median Income (AMI). The Petitioner shall ensure that no fewer than 16 of the units located on the Site (equal to 5% of the total number of units allowed on the Site), for a period of not less than 15 years,

a. Access to the Site will be from W. 26th Street, W. 27th Street, W. 28th Street, N. Pine, and N Poplar Street. The number and location

 \langle 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 \langle

 $_{
m b}$ masonry wall. Screening as specified in Section 12.303 will also be provided when required. The 3.0-foot masonry wall can be used to \langle

c. An improved open space area will be provided within each Development area as generally depicted on the Rezoning Plan. Each

open space area will be improved with a combination of landscaping including lawn panels, walkways, seating areas, as well as other

amenities appropriate to the design of the open space. The minimum size of each open space area is indicated on the Rezoning Plan.

d. All 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. Two accessible ramps will be provided at each accessible street crossing across each road adjacent to the Site.

e. The Petitioner will work with the City Arborist and the Urban Forestry staff to determine the health of the existing street trees on

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

 \rangle to a residential wide Street cross-section where possible: W. 26th Street, W. 27th Street, W. 28th St., N. Pine St. (see note below <

regarding N. Pine) and N. Poplar Street.

 1 g. The existing street cross-section for N. Pine Street may not be improved in order to match the cross-section of N. Pine that was

 $^{\circ}$ developed on the abutting parcel to the south of the Site. The determination if N. Pine Street will be improved to a residential Wide $_{\circ}$

'Street cross-section will be made during the land development permitting process, based on input from Urban Forestry, Planning and \wr

i. The Petitioner will construct required roadway improvements and provide any required sidewalk and utility easements needed for these improvements prior to the issuance of the first certificate of occupancy, subject to the Petitioner's ability to request that CDOT allow a bond to be post for any roadway improvements not finalized at the time of the issuance of the certificate of occupancy, as

The Petitioner will dedicate via fee simple conveyance any required right-of-way as indicated on the Rezoning Plan as

right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located

outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

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. 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. Vinyl as a building material will

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 public streets W. 26th Street, W. 27th Street, W. 28th, N. Pine Street and N. Poplar 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

c. "Building Edges/Build-to-Lines" 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/Build-to-Lines 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 but not between the buildings and the

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

v. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, artwork and landscaping. Blank walls shall not 20 feet in any direction and cannot be

vi. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be

i. The proposed buildings will be oriented toward the existing Public Streets to reinforce the streetscape.

iv. Architectural treatment shall continue all sides of a building except as specifically noted otherwise.

ii. Orient buildings in a way to enclose and define public space, open space and green space.

CDOT regarding the health of the existing trees along N. Pine Street that would be impacted by the widening of the road.

Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

regulations established under the Ordinance for the UR-2 zoning classification shall govern all development taking place on the Site.

generally bounded by W. 26th and W. 28th and located on the west side of N. Poplar Street and both sides of N. Pine (the "Site").

allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3). -Maximum Development: Up to 323 residential dwellings units; subject to the limitations described below.

anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

maintain monthly rents that are income restricted for households earning 80% or less as defined by the AMI.

Accessible ramps will meet CLDSM standards and Public Right-of-way Accessible Guidelines (PROWAG).

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.

2. Permitted Uses, Development Area Limitations

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

of access points will be determined during the land development approval process.

h. On-street parking will not be allowed on streets with less than 26 feet clear width.

not be allowed except on windows, soffits and on handrails/railings.

clearly connect the building entrances with the street network.

features will be allowed, as long as they do not extend into the right-of-way.

district as generally depicted on the Rezoning Plan.

satisfy the requirements of Section 12.303.

allowed by City regulations.

Building Edges/Build-to-Lines.

General Site Considerations

addressed with landscape elements only.

considered a building entrance).

the Site during the land development approval process.

Site Development Data:

--Existing Zoning: R-22MF

1. General Provisions:

--Proposed Zoning: UR-2(CD) --**Existing Uses:** Vacant

--**Tax Parcel #s:** 079-082-14, 079-082-15, 079-083-01, 079-083-02

--Parking: As required and allowed by the Ordinance for the UR-2 zoning district.

may be abandoned)

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. Facades shall incorporate windows and doors as follows:

Windows and doors shall be provided for at least 20% of the total Facade 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

ii. The above requirement for windows and doors may be reduced by 50% where a Facade 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 Facades 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.

During the land development approval process for the Site the design team will provide the necessary calculations demonstrating

Facades 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 Facade length for Facades over 75 feet in length, and \(\) will occur at least every 40 feet. Patios and balconies are acceptable projections.

- Additional Street Fronting Facade requirements on Public Streets:
- i. Street fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
- corner, or providing other architectural embellishments at the corner.
- iv. Facades shall provide visual divisions between the first and second stories, when the building height is more than two stories,
- v. Facades above the first Story shall incorporate windows, arches, balconies, or other architectural details.
- ix. 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 Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

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

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

Additional Design Standards

i. 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.

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. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigation if required by City Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning

a. Locations for solid waste containers including recycling containers will be provided as required by the Ordinance.

REZONING PETITION # 2021-018 SUBMITTAL APRIL 22, 2021

 $\mathbf{\Sigma}$

0

OR

NORTH

ANDAR Ż Ш \geq 0 Ш

 \Box