LEGEND:

BFP - BACK FLOW PREVENTOR
CC - CURB CUT
C&G - CURB & GUTTER
CB - CATCH BASIN
C/O - CLEAN OUT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EU - END UNKNOWN
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PID - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE
YI - YARD INLEY

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

ZONING:

REFERENCE CHARLOTTE CODE ENFORCEMENT LETTER DATED OCTOBER 25, 2017.

PID# 079-048-53 (PARCEL A) IS ZONED R22MF
PID #079-048-28 (PARCEL B) IS ZONED R-5
PID #079-048-26 (PARCEL C) IS ZONED R-22MF & R-5
PID #079-046-22 (PARCEL D) IS ZONED R-22MF & R-5
PID #079-048-52 (PARCEL E) IS ZONED I-1(CD)
SETBACKS SHOWN PER REZONING PETITION #1984-68
PID #079-048-22 (PARCEL G) IS ZONED B-2
PID #079-048-54 IS ZONED R-22MF

NOTE: SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT PROVIDED TO SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6(a) .

FOR FURTHER INFORMATION CONTACT CHARLES HODGES AT THE CITY OF CHARLOTTE ZONING OFFICE AT 704-432-4392.

PARKING:

AT THE TIME OF THE SURVEY, NO DELINEATED PARKING SPACES WERE OBSERVED BY THE SURVEYOR.

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
6. STATESVILLE AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. PROPERTY MAY BE SUBJECT TO 5' UTILITY EASEMENT AS RECORDED IN DEED BOOK 1274, PAGE 262 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.
9. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
10. ELEVATIONS BASED ON N.G.S. MONUMENT "244 RM", ELEVATION = 728.02 FEET, NAVD 88.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N24°43'32"E	29.10'
L2	N27°58'29"E	21.85'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	17.47'	N61°29'09"E	16.92'

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

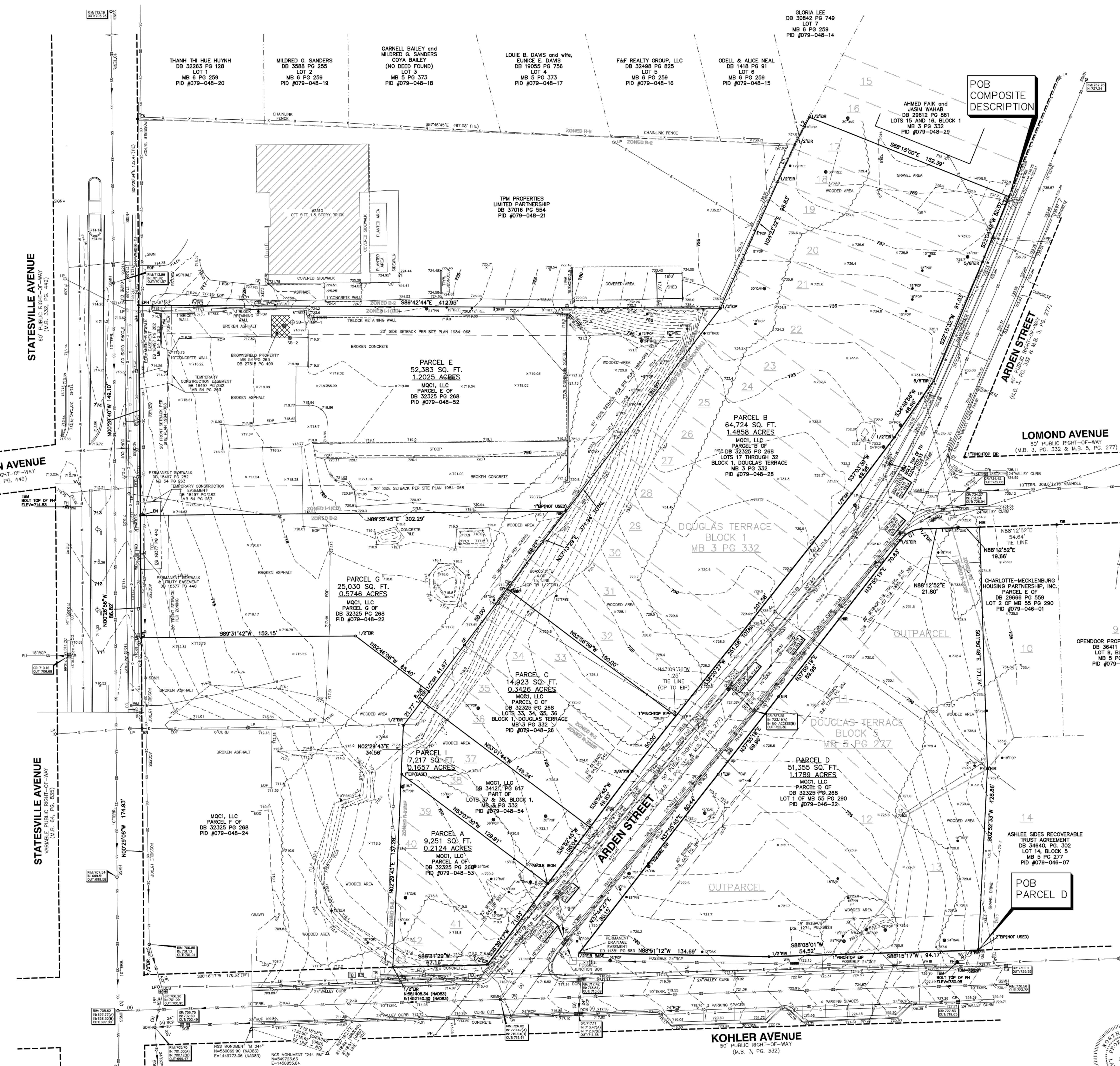
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

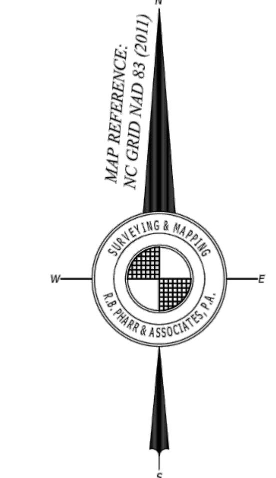
WATER & SEWER
CHARLOTTE WATER
(704) 336-2564 WATER
(704) 357-6064 SEWER

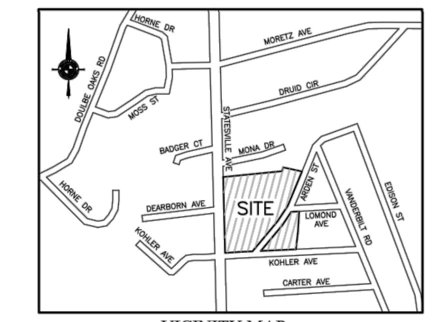
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

Know what's below. Call before you dig.







VICINITY MAP
NOT TO SCALE

SURVEYOR'S COMPOSITE DESCRIPTION:

(PARCELS A, B, C, E, and G)
Being all of that certain tract or parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina, and be more particularly described as follow:

BEGINNING at an existing 1" iron pipe located on the northwesterly margin of Arden Street (a 40-foot public right-of-way), said iron pipe being located at the southernmost corner of the Ahmed Faik property as described in Deed Book 29612, Page 861 of the Mecklenburg County Public Registry;

thence with the margin of Arden Street, following eight (8) bearings and distances:
1) South 22°04'48" West, 50.07 feet to an existing 5/8" iron rod found;
2) South 22°15'32" West, 91.03 feet to an existing 5/8" iron rod found;
3) South 34°48'56" West, 48.96 feet to an existing 1/2" iron rod found;
4) South 37°03'30" West, 49.96 feet to an existing 1/2" iron rod found
5) South 38°20'27" West, 251.58 feet to an existing 3/8" iron rod found;
6) South 36°52'45" West, 49.83 feet to an existing 1/2" iron rod found;
7) South 36°52'45" West, 50.04 feet to an angle iron found;
8) South 36°39'17" West, 71.63 feet to an existing 5/8" iron rod found at the intersection of the northwesterly margin of Arden Street and the northern margin of Kohler Avenue (a 50-foot public right-of-way);
thence with the margin of Kohler Avenue, South 88°31'29" West, 67.16 feet to an existing 1/2" iron rod found at the southeastern corner of the MCQ1 LLC property as described in Deed Book 32325, Page 268 of said registry;
thence with the line of said MCQ1 LLC property the following six (6) bearings and distances:
1) North 02°29'43" West, 137.28 feet to the base of an existing 1" iron pipe found;
2) North 02°29'43" West, 34.56 feet to an existing 1/2" iron rod found;
3) North 37°13'29" West, 21.77 feet to an existing 1/2" iron rod found;
4) North 37°13'29" East, 8.36 feet to an existing 1/2" iron rod found;
5) North 52°46'08" West, 65.40 feet to an existing 1/2" iron rod found;
6) South 89°31'42" West, 152.15 feet to an existing 1/2" iron rod found on the eastern margin of Statesville Avenue (a 60-foot public right-of-way)
thence with the margin of Statesville Avenue, the following two (2) bearings and distances:
1) North 00°26'56" West, 86.82 feet to an existing nail found;
2) North 00°28'40" West, 149.10 feet to an existing punch hole found at the southwest corner of the TPM Properties Limited Partnership property as described in Deed Book 37016, Page 554 of said registry;
thence with the line of TPM Properties Limited Partnership, the following three (3) bearings and distances:
1) South 89°42'44" East, 412.95 feet to an existing 1/2" iron pipe found;
2) North 24°23'32" East, 98.83 feet to an existing 1/2" iron rod found;
3) North 24°43'32" East, 29.10 feet to an existing 1/2" iron pipe found at the southernmost southeast corner of the Odell Neal property as described in Deed Book 1418, Page 91 of said registry, and being further depicted as Lot 6 of Map Book 6, Page 259;
thence with the line Odell Neal and the southeasterly line of the Gloria Lee property as described in Deed Book 30842, Page 749 and being further depicted as Lot 7 of Map Book 6, Page 259, North 27°58'29" East, 21.85 feet to an existing 1/2" iron rod at the westernmost corner of the aforementioned property of Ahmed Faik property;
thence with the line of Ahmed Faik, South 68°15'00" East, 152.39 feet to the POINT OF BEGINNING,
having an area of 173,527 square feet or 3.9836 acres, as shown on a survey by R. B. Pharr & Associates, P. A. dated June 23, 2022, Job No. 94267.

SURVEYOR'S DESCRIPTION - PARCEL D:

Being all of that certain tract or parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

***BEGINNING** at an existing 1/2" iron rod located in the northern margin of Kohler Avenue (a 50 foot public right-of-way), said iron pipe being the southwest corner of the Ashlee Sides Recoverable Trust Agreement property as described in Deed Book 34640, Page 302 of the Mecklenburg Public Registry;*
thence with the margin of Kohler Avenue, the following bearings and distances:
1) S 88°15'17" W - 94.17 feet to an existing 1" pinch top iron pipe found;
2) S 88°08'01" W - 54.52 feet to an existing 1/2" iron rod found;
3) N 88°51'12" W - 134.69 feet to the base of an existing 1/2" iron rod found at the intersection of the northern margin of Kohler Avenue and the southwesterly margin of Arden Street (a 50 foot public right-of-way;
thence with the margin of Arden Street, the following six (6) bearings and distances:
1) N 37°44'27" E - 80.15 feet to an existing 1" square iron rod found;
2) N 37°55'45" E - 80.44 feet to an existing 1" iron pipe found;
3) N 37°55'19" E - 69.96 feet to a new 1/2" iron rod set;
4) N 37°55'19" E - 69.96 feet to a new 1/2" iron rod set;
5) N 37°55'19" E - 70.63 feet to an existing 1/2" iron rod found;
6) thence with the arc of a circular curve to the right, having a radius of 20.00 feet, an arc length of 17.47 feet, (Chord: N 61°29'09" E, - 16.92 feet) to an existing 1/2" iron rod found at the intersection of the southeasterly margin of Arden Street and the southern margin of Lomond Avenue (a 50 foot public right-of-way);
thence with the margin of Lomond Avenue, the following two (2) bearings and distances:
1) N 88°12'52" E - 21.80 feet to an existing 1" iron pipe found;
2) N 88°12'52" E - 19.66 feet to a new 1/2" iron rod set at the northwest corner of the Charlotte-Mecklenburg Housing Partnership, Inc. property described as Parcel E of Deed Book 29666, Page 559 of said registry;
thence with the line of Charlotte-Mecklenburg Housing Partnership, Inc., S 01°50'48" E - 171.74 feet to a new 1/2" iron rod set at the northwesterly corner of the aforementioned Ashlee Sides Recoverable Trust Agreement property;
*thence with the line of Ashlee Sides Recoverable Trust Agreement, S 02°52'33" W - 128.86 feet to the **POINT OF BEGINNING**, containing an area of 51,355 sq. ft. or 1.1789 acres, as shown on a survey by R. B. Pharr & Associates, P. A., dated June 23, 2022, Job No. 94267.*

GPS CERTIFICATION:

I, C. CLARK NEILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: NORTH=0.0075 EAST=0.0026 VERT.=0.0043
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: NOVEMBER 6, 2017
(5) DATUM/EPOCH:NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "244 RM"
(7) GEOID MODEL: GEOID12B(CONUS)
(8) COMBINED GRID FACTOR: 0.99984255
(9) UNITS: US SURVEY FEET

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* SEPTEMBER 2, 2015 .
MAP NUMBER: 3710455500L; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 23RD *DAY OF* JUNE *20* 22 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT 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.*

SIGNED C. Clark Neilson

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

ALTA CERTIFICATION:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS , AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11, 13, 14, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2022.

C. Clark Neilson 7/7/22
C. CLARK NEILSON *DATE*
NCPLS, L-3212
cneilson@rbpharr.com

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	FOULGER-PRATT 2302, STATESVILLE AVENUE; 2201, 2215 ARDEN STREET 1100 KOHLER AVENUE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 34121-617, 34041-124, 32325-268 MAP REFERENCE: 55-290, 3-332 TAX PARCEL NO. 079-048-52, 079-048-26, 079-048-53, 079-046-22, 079-048-22, 079-048-28, & 079-048-54
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471 969 E. 7TH STREET SUITE 100 CHARLOTTE, NC 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
EH	MF		1"= 40'	JUNE 23, 2022	94267

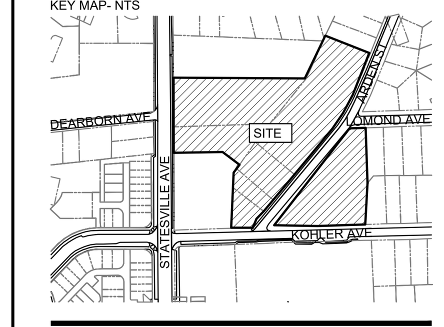
RESCALED

PLOTTED: 7/12/2022
G:\94\2\94267\DWG\94267.DWG

REZONING PETITION # 2021-083

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP- NTS



SEAL

PROJECT

REZONING NORTH END DEPOT

MQC1, LLC

2302 STATESVILLE AVENUE

CHARLOTTE, NC 28206

LANDDESIGN PROJ.#
1022163

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SET	08/15/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE
VERT: N/A
HORZ: 1"= 40'
0 20 40 60

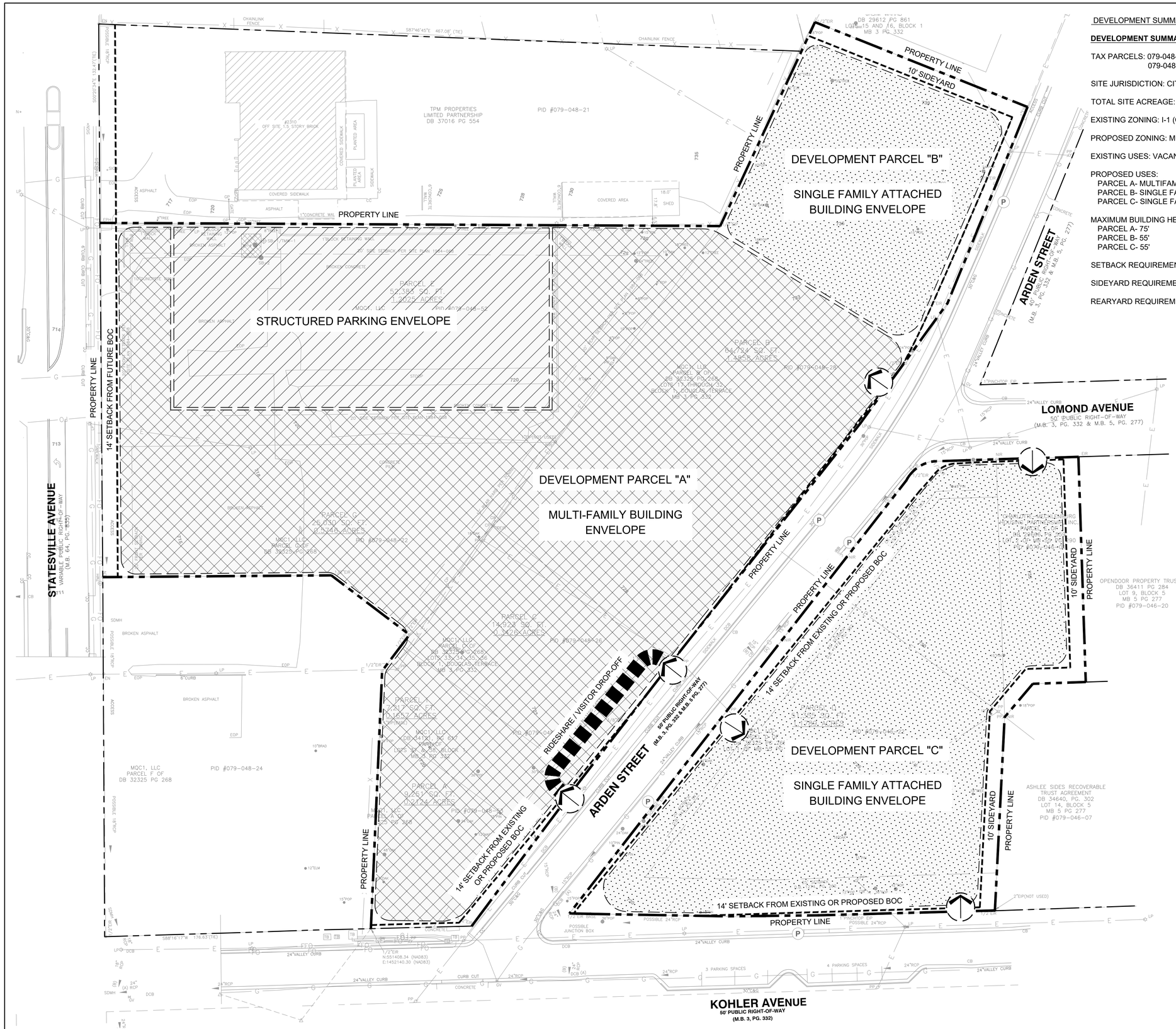
NORTH

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
RZ-01

ORIGINAL SHEET SIZE: 24" X 36"

8/15/2022 11:46 AM SOPHIE BUSCAGLIA N:_2022\1022163\CAD\DOCUMENTATION\ENTITLEMENTS\1022163_RZN_EXST.DWG



DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY:

TAX PARCELS: 079-048-52, 079-048-22, 079-048-28, 079-048-26, 079-048-54, 079-048-53, 079-046-22, 079-046-01

SITE JURISDICTION: CITY OF CHARLOTTE

TOTAL SITE ACREAGE: 5.36 AC (233,304 SF)

EXISTING ZONING: I-1 (CD), B-2, R-22MF, R-5

PROPOSED ZONING: MUDD-O

EXISTING USES: VACANT

PROPOSED USES:
- PARCEL A- MULTIFAMILY RESIDENTIAL AND ASSOCIATED PARKING STRUCTURE
- PARCEL B- SINGLE FAMILY ATTACHED RESIDENTIAL
- PARCEL C- SINGLE FAMILY ATTACHED RESIDENTIAL

MAXIMUM BUILDING HEIGHT PROVIDED:
- PARCEL A- 75'
- PARCEL B- 55'
- PARCEL C- 55'

SETBACK REQUIREMENT: 14' FROM EXISTING OR FUTURE BACK OF CURB

SIDEYARD REQUIREMENT: 10' SEPARATION IF ADJACENT TO A RESIDENTIAL USE

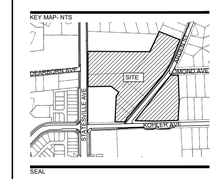
REARYARD REQUIREMENT: 10' SEPARATION IF ADJACENT TO A RESIDENTIAL USE

SITE LEGEND

- POTENTIAL FULL ACCESS MOVEMENT
- PROPOSED MULTI-FAMILY BUILDING ENVELOPE
- PROPOSED SINGLE FAMILY ATTACHED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- POTENTIAL ON-STREET PARKING

REZONING PETITION # 2021-083

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



PROJECT

REZONING NORTH END DEPOT

MQC1, LLC

2302 STATESVILLE AVENUE

CHARLOTTE, NC 28206

LANDDESIGN PROJ.# 1022163

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SET	08/15/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE — NORTH

VERT: N/A
HORZ: 1"= 30'

0 15 30 60

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-02

KOHLER REZONING

DEVELOPMENT STANDARDS

Petitioner: MQC1, LLC

Rezoning Petition No. 2021-083

7/15/2022

Site Development Data:

--**Acreage:** ± 5.36 acres

--**Tax Parcels:** 07904601, 07904622, 07904826, 07904828, 07904852, 07904853, 07904854, and 07904822

--**Existing Zoning:** R-22 MF, R-5, B-2, I-1(CD)

--**Proposed Zoning:** MUDD-O

--**Existing Uses:** Vacant

--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.

--**Maximum Development:** 375 Multi-family and 50 single-family attached residential units

--**Maximum Building Height:** 75' for multi-family buildings (Area A) and 55' for single-family attached buildings (Areas B and C)

--**Parking:** Per Ordinance.

I. General Provisions:

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by MQC1, LLC ("Petitioner") to accommodate development of a residential development on an approximately 5.38-acre site located at 2300 Statesville Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 07904601, 07904622, 07904826, 07904828, 07904852, 07904853, 07904854, and 07904822 (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, or as requested in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

II. Permitted Uses:

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to multi-family and/or single-family attached uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Optional Provisions:

Petitioner requests an optional provision to deviate from the MUDD Ordinance Standards for:

a. the ability to provide a limited parking and maneuvering area between the building(s) in Development Area A and Arden Street, as generally depicted on the Rezoning Plan.

IV. Maximum Development:

The principal building(s) constructed on the Site may be developed with a maximum of three hundred seventy-five (375) multi-family units in Development Area A and fifty (50) single-family attached residential units in Development Areas B and C, along with any accessory uses allowed in the MUDD zoning district.

V. Transportation:

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind back of sidewalk where feasible.

c. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Design Guidelines:

a. Preferred Exterior Building Materials: The principal building facades constructed on the Site and abutting a network required public or private street shall comprise a minimum of 40% of that building's entire façade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other materials approved by the Planning Director.

b. Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (excluding the use of vinyl handrails, windows or door trim, which shall be permitted); or (2) concrete masonry units not architecturally finished.

c. Service Area Screening - All dumpster enclosure, refuse, recycling and storage areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure. 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.

d. **Multi-family Building Architectural Standards**:

1. Building Massing shall be designed to break up long monolithic building forms as follows:

   i. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.

2. Architectural Elevation Design: elevations shall be designed to create visual interest as follows:

   i. 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 the use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

   ii. Building elevations fronting network required public or private streets shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as (but not limited to) banding, medallions or design features or materials that will be provided to avoid a sterile, unarticulated blank treatment of such walls.

3. 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 façade to all network required streets (public or private).

   ii. Buildings shall front a minimum of 60% 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).

   iii. Parking lots shall not be located between any building and any network required public or private street (except for limited parking and maneuvering in Area A, as indicated in the Optional provision above).

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

   iii. Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels.

5. Sidewalk extensions shall be provided between all street trees on all public and private network required streets when parking is adjacent.

e. **Single-Family Attached (Townhome-Style) Architectural Standards**:

1. All single-family attached units shall be alley-loaded. No individual driveways from the single-family attached units shall be connected to a public street.

2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

3. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.

4. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised or lowered from the average sidewalk grade a minimum of eight (8) inches.

5. All corner/end units where the side of the unit fronts a public or private street shall have blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for the applicable side elevation.

6. All townhome units shall be provided with a garage for a minimum of one (1) car.

7. Pedestrian walkways shall be provided to connect to drives which shall connect to sidewalks along public/private streets.

8. Buildings shall have a maximum of six (6) units per building when fronting a public street.

9. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

iv. Open Space and Environmental Features:

a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.

b. The Petitioner shall comply with the Charlotte Tree Ordinance.

v. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

vi. Binding Effect of the Rezoning Application:

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 Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

5. All corner/end units where the side of the unit fronts a public or private street shall have blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for the applicable side elevation.

6. All townhome units shall be provided with a garage for a minimum of one (1) car.

7. Pedestrian walkways shall be provided to connect to drives which shall connect to sidewalks along public/private streets.

8. Buildings shall have a maximum of six (6) units per building when fronting a public street.

9. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

iv. Open Space and Environmental Features:

a. The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance.

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02579-002/00407111-1

REZONING PETITION # 2021-083

LandDesign.
223 NORTH GRAHAM STREET
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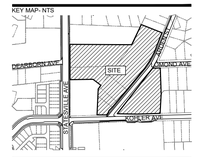
KEY MAP- NTS



SEAL

PROJECT

REZONING NORTH END DEPOT

MQC1, LLC

2302 STATESVILLE AVENUE

CHARLOTTE, NC 28206

LANDDESIGN PROJ.# 1022163

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SET	08/15/2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ-03