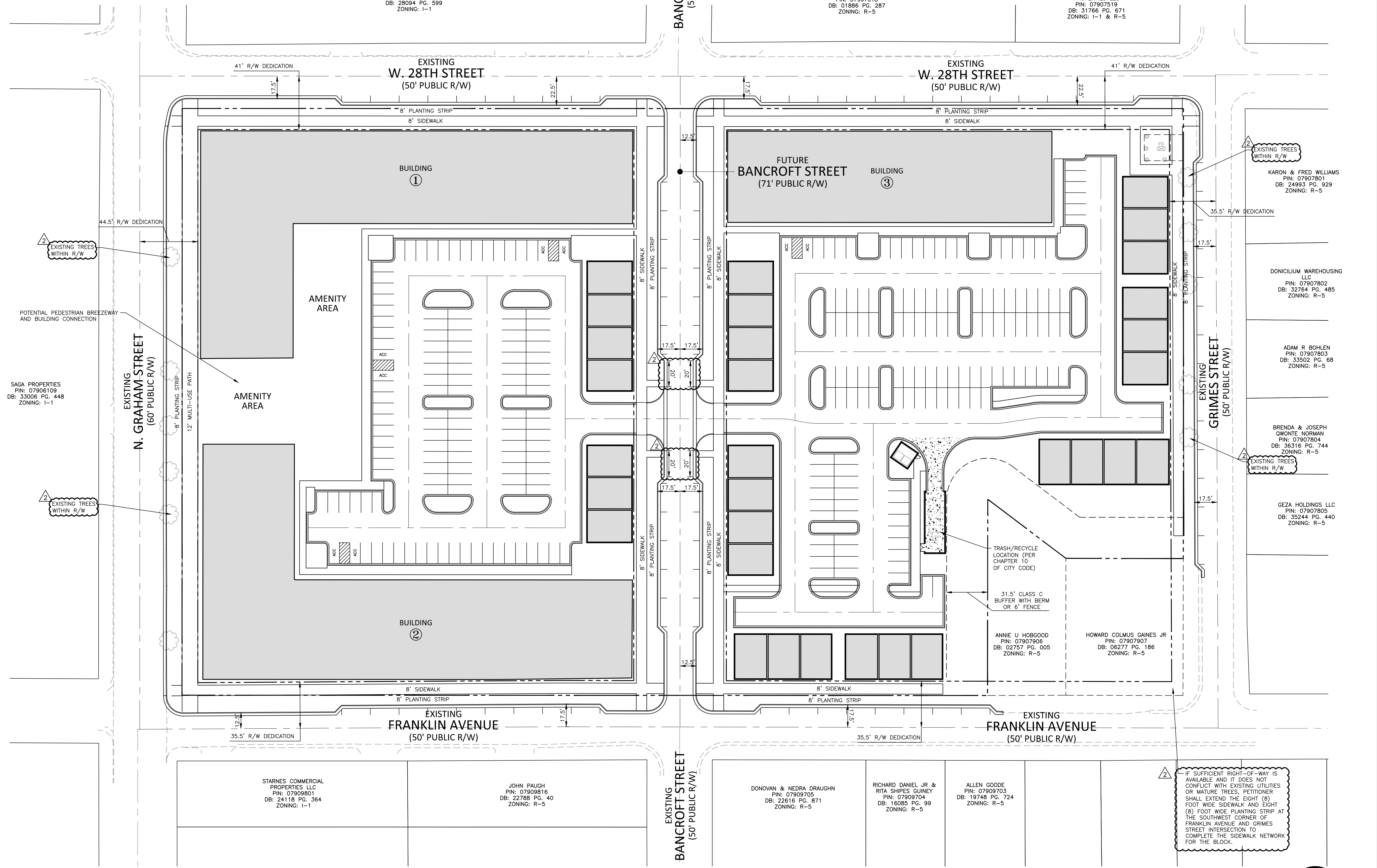


SITE DATA	
DEVELOPER/APPLICANT ABACUS CAPITAL 1200 E. MOREHEAD STREET, SUITE 280 CHARLOTTE, NORTH CAROLINA 28204	
PID:	07907908, 07907909, 07907910, & 07907911
EXISTING ZONING:	I-1 & R-5
PROPOSED ZONING:	MUDD (CD)
DEVELOPMENT AREA	
AREA:	1.754 AC
EXISTING USE:	COMMERCIAL, INDUSTRIAL, RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	
MULTI-FAMILY UNITS:	370 UNITS (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOWNHOME UNITS:	31 UNITS (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
PROPOSED DENSITY:	4.53 UNITS/AC
MAXIMUM BUILDING HEIGHT:	65' (REFER TO NOTE 1 & 2)
PARKING:	WILL BE PROVIDED AS REQUIRED BY CODE

SITE LEGEND	
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	BUFFER LINE
---	CENTERLINE



WUH REAL ESTATE LLC
PIN: 07907407
DB: 28094 PG. 599
ZONING: I-1

CITY OF CHARLOTTE
PIN: 07907918
DB: 01886 PG. 287
ZONING: R-5

STARNES RESIDENTIAL
PROPERTIES LLC
PIN: 07907819
DB: 31768 PG. 671
ZONING: I-1 & R-5

SAGA PROPERTIES
PIN: 07908109
DB: 33006 PG. 448
ZONING: I-1

KARON & FRED WILLIAMS
PIN: 07907801
DB: 24993 PG. 929
ZONING: R-5

DONICILUM WAREHOUSING
LLC
PIN: 07907802
DB: 32764 PG. 485
ZONING: R-5

ADAM R BOHLEN
PIN: 07907803
DB: 33502 PG. 68
ZONING: R-5

BRENDA & JOSEPH
QWONTE NORMAN
PIN: 07907804
DB: 36316 PG. 744
ZONING: R-5

GEZA HOLDINGS LLC
PIN: 07907805
DB: 35244 PG. 440
ZONING: R-5

ANNIE U HOBGOOD
PIN: 07907906
DB: 02757 PG. 005
ZONING: R-5

HOWARD COLMUS GAINES JR
PIN: 07907907
DB: 06277 PG. 186
ZONING: R-5

STARNES COMMERCIAL
PROPERTIES LLC
PIN: 07909801
DB: 24118 PG. 364
ZONING: I-1

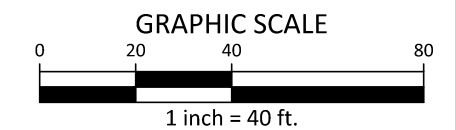
JOHN PAUGH
PIN: 07909816
DB: 22788 PG. 40
ZONING: R-5

DONOVAN & NEDRA DRAUGHN
PIN: 07909705
DB: 22616 PG. 871
ZONING: R-5

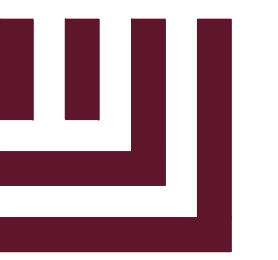
RICHARD DANIEL JR &
RITA SHIPES GUINNEY
PIN: 07909704
DB: 16085 PG. 99
ZONING: R-5

ALLEN GOODE
PIN: 07909703
DB: 19748 PG. 724
ZONING: R-5

IF SUFFICIENT RIGHT-OF-WAY IS AVAILABLE AND IT DOES NOT CONFLICT WITH EXISTING UTILITIES OR MATURE TREES, PETITIONER SHALL EXTEND THE EIGHT (8) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP AT THE SOUTHWEST CORNER OF FRANKLIN AVENUE AND GRIMES STREET INTERSECTION TO COMPLETE THE SIDEWALK NETWORK FOR THE BLOCK.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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www.mcadamsco.com

CLIENT

MR. MASON ELLERBE
ABACUS CAPITAL
1200 E MOREHEAD STREET, SUITE 280
CHARLOTTE, NORTH CAROLINA 28204



**W 28TH & N GRAHAM
MULTI-FAMILY
REZONING PETITION # 2021-275
W 28TH STREET & N GRAHAM STREET
CHARLOTTE, NORTH CAROLINA 28206**

REVISIONS

NO.	DATE	PER CITY/CDOT COMMENTS
1	06.13.2022	PER CITY/CDOT COMMENTS
2	07.11.2022	PER CITY/CDOT COMMENTS

PLAN INFORMATION

PROJECT NO. ABA-21001
FILENAME ABA-21001X
CHECKED BY EM
DRAWN BY JDS
SCALE 1"=40'
DATE 12.09.2021

SHEET

REZONING PLAN

RZ.01

DEVELOPMENT STANDARDS

Petitioner: Abacus Acquisitions, LLC

Rezoning Petition No. 2021-275

7/11/2022

Site Development Data:

- Acreage: ± 7.54 acres
--Tax Parcels: 079-079-08, 079-079-09, 079-079-10, and 079-079-11
--Existing Zoning: I-1 & R-5
--Proposed Zoning: MUDD(CD)
--Existing Uses: Commercial, Industrial, Residential
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited herein

- Maximum Development: Up to 370 stacked multi-family residential units; and 131 townhome-style multi-family residential units
--Maximum Building Height: Maximum of sixty-five (65) feet for multi-family buildings and forty (40) feet for single-family attached (townhome) buildings as further restricted below
--Parking: As required by the Ordinance for the MUDD zoning district.

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 Abacus Acquisitions, LLC ("Petitioner") to accommodate development of a mixed residential community on an approximately 7.54-acre site located at the southeast intersection of North Graham Street and West 28th Street, more particularly described as Mecklenburg County Tax Parcel Numbers 079-079-08, 079-079-09, 079-079-10, and 079-079-11 (the "Site").

b. Intent. This Rezoning is intended to accommodate development on the Site of a mixture of residential uses as permitted under the MUDD zoning district.

c. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

d. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Permitted Uses & Maximum Development

The principal buildings constructed may be developed with up to: 370 stacked multi-family attached residential units and (ii) thirty-one (31) townhome-style multi-family units, along with any incidental and accessory uses allowed in the MUDD zoning district.

III. Transportation

a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points 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. The Petitioner shall construct a minimum twelve (12) foot wide multi-use path and eight (8) foot wide sidewalk along the Site's frontage of Graham Street and a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along all public street frontages as well as along both sides of the proposed future private street internal to the Site, as generally depicted on the Rezoning Plan.

c. If sufficient right-of-way is available and it does not conflict with existing utilities or mature trees, Petitioner shall extend the eight (8) foot wide sidewalk and eight (8) foot wide planting strip at the southwest corner of Franklin Avenue and grimes street intersection to complete the sidewalk network for the block.

d. Petitioner shall construct the extension of Bancroft Street to local residential wide street standards as generally depicted on the Rezoning Plan

e. Petitioner shall dedicate a minimum forty four and a half (44.5) feet of right-of-way from the road centerline of Graham Street.

f. 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. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

g. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site

h. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. 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 broad north Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. Design Guidelines:

a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.

b. Meter banks shall be located outside of the setbacks and screened from view from all public rights-of-way and abutting properties.

c. Service Area Screening: All dumpster enclosure areas, refuse areas, recycling and storage shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Such design shall include a minimum 20% Preferred Exterior Building Materials or Class B buffer 10' in depth or more at all above grade perimeter not paved for access.

d. Building Height: As measured per the Ordinance, Building 3 (as labeled on the Rezoning Plan) shall be a maximum of fifty-five (55) feet. All other multi-family buildings (Buildings 1-2) shall be a maximum of sixty-five (65) feet. Single-family attached (townhome-style) buildings shall be a maximum of forty (40) feet.

e. Design Standards Related to Stacked Multi-Family Residential Uses:

- 1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public street shall comprise a minimum of 30% of that building's entire facade facing such public 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 or door trim) and (b) concrete masonry units not architecturally finished.
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 facade to all public streets.
ii. Buildings shall front a minimum of 60% of the total public 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 network required public street.
iv. Driveways intended to serve single units shall be prohibited on public streets.

- 4. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
i. Building sides greater than 120 feet in length shall include modulations of the building massing/face 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 six (6) feet extending through at least a full floor. Buildings 1 and 2 (as labeled on the Rezoning Plan) may provide a pedestrian breezeway at the ground floor with an upper story connection between the buildings.
ii. Ground floor height shall be a minimum of twelve (12) feet.

- 5. 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 facades facing public streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural facade features and/or color changes.
iii. Building elevations facing public streets shall not have blank wall expanses greater than twenty (20) feet in all directions and architectural feature such as but not limited to banding, medallions or design features or materials provided to avoid a sterile, unarticulated blank treatment of such walls.
iv. Ground floor transparency (measured 3' to 10' from finished grade) shall be a minimum of 60% and upper floor transparency (% wall area of story) shall be a minimum of 25%.

- 6. 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 public street.

- 7. Direct pedestrian connections will be provided on all buildings for all frontages. The spacing of entrances shall not exceed 150 feet.

f. Additional Design Standards for Townhome-Style Units:

- 1. Townhome units shall front the public/private streets. No garages or individual driveways of townhome units shall be directly accessed via public streets.
2. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
3. Usable porches or stoops shall form a predominant feature of the building design for units fronting public streets and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
4. Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer. Multiple five-unit buildings, if provided, shall not occur directly adjacent to each other.
5. Corner/end units fronting public streets shall have enhanced side elevations with a front or rear stoop and/or porch or otherwise provide windows or other architectural details to limit the maximum blank wall expanse to ten (10) feet on each level of the unit. If a porch is utilized, it may be located on the second story of such unit.
6. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.

V. Landscaping, Open Space and Amenity Areas.

- a. Petitioner shall provide open spaces throughout the Site per Ordinance standards. At a minimum, the Petitioner shall provide an amenity area, as generally depicted on the Rezoning Plan, which may include amenities, such as but not limited to, a combination of hardscape and softscape, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.
b. Petitioner shall provide a minimum 31.5-foot wide Class C buffer area with a berm or 6-foot tall fence adjacent to the R-5 zoned properties, as generally depicted on the Rezoning Plan.

VI. Environmental Features:

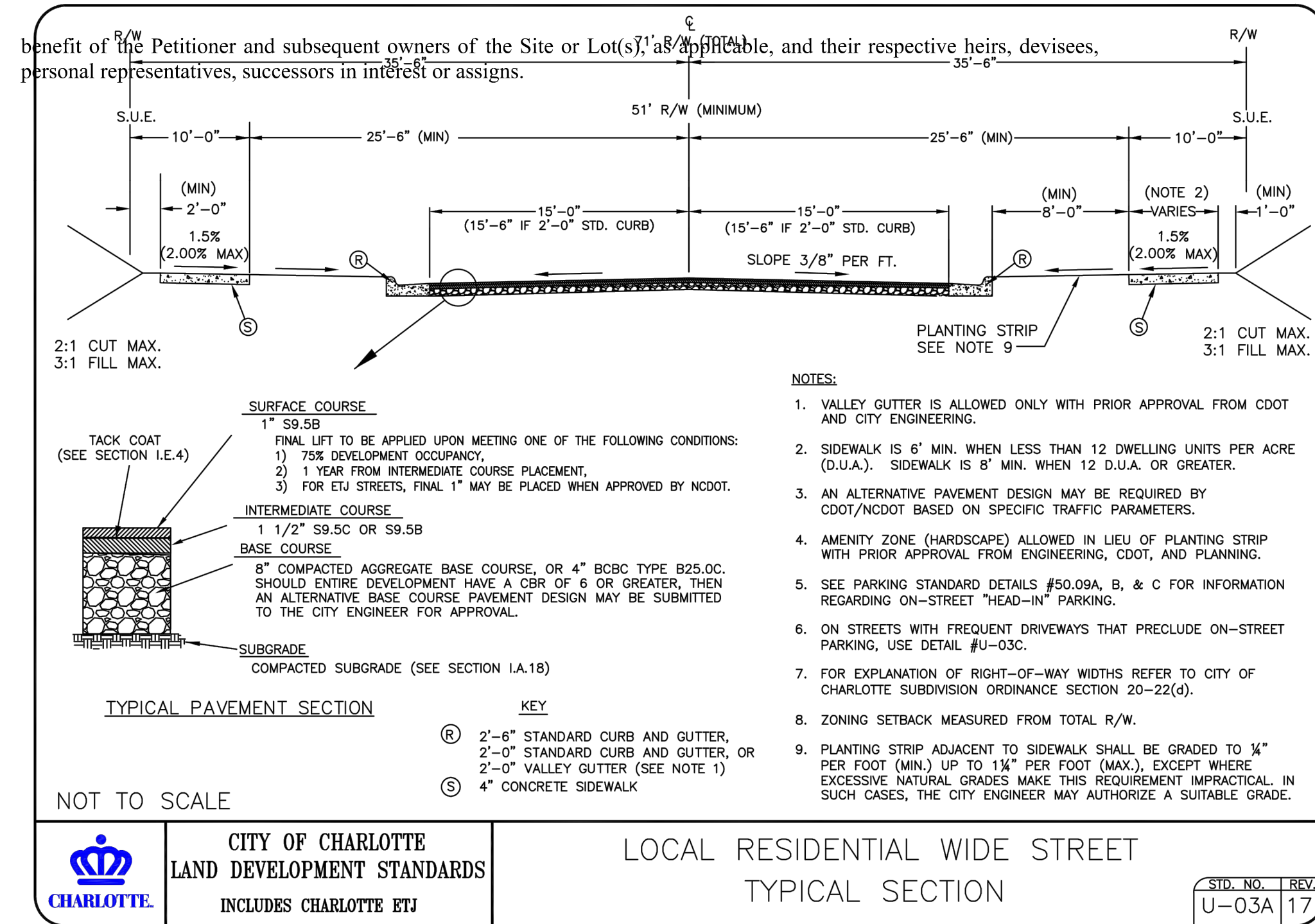
- a. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
b. The Petitioner shall comply with the Tree Ordinance.

VII. 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.

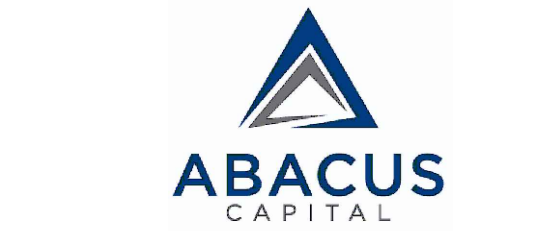
VIII. Binding Effect of the Rezoning Application:

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



McADAMS logo and contact information: The John R. McAdams Company, Inc. 3430 Tarringdon Way, Suite 110, Charlotte, NC 28277. Phone 704.527.0800, fax 919.361.2269, license number: C-0293, C-187. Website: www.mcadamsco.com

CLIENT: MR. MASON ELLERBE, ABACUS CAPITAL, 1200 E MOREHEAD STREET, SUITE 280, CHARLOTTE, NORTH CAROLINA 28204



W 28TH & N GRAHAM MULTI-FAMILY REZONING PETITION # 2021-275 W 28TH STREET & N GRAHAM STREET CHARLOTTE, NORTH CAROLINA 28206

Table with 2 columns: NO. and DATE. Row 1: 1, 06.13.2022, PER CITY/CDOT COMMENTS. Row 2: 2, 07.11.2022, PER CITY/CDOT COMMENTS.

Table with 2 columns: PROJECT NO. and FILENAME. Row 1: PROJECT NO. ABA-21001, FILENAME ABA-21001X. Row 2: CHECKED BY EM, DRAWN BY JDS. Row 3: SCALE. Row 4: DATE 12.09.2021.

REZONING NOTES

RZ.02

\\fs\Projects\ABAA\21001\04\Production\Engineer\Construction Drawings\Supp\220428 - Prior to CDV\ABA-21001X.dwg, 7/11/2022 1:39:37 PM, Adam Makarek