



VICINITY MAP

ZONING INFORMATION AND NOTES

1. OWNER/APPLICANT:

SDP AQUISITIONS I, LLC 370 LEXINGTON AVENUE, ST. 700 NEW YOR, NY 10017 CONTACT: IAN LEVINE EMAIL: ILEVINE@SPANDRELDEVELOPMENT.COM

2. THIS PLAN IS BASED ON THE FOLLOWING:

GIS AND CHARLOTTE EXPLORER

3. PARCEL:

PIN: 077-063-03, 077-052-01, 077-063-08, 077-063-09, 077-063-13 CHARLOTTE, MECKLENBURG COUNTY NC PARCEL AREA: 18.84 ACRES

4. EXISTING ZONING:

I-1 (LIGHT INDUSTRIAL), R-22MF (MULTIFAMILY RESIDENTIAL)

5. PROPOSED ZONING:

R-22MF (CD) USE: MULTIFAMILY RESIDENTIAL

DEVELOPMENT DATA TA		
PARCEL INF	FORMATION	
ADDRESS	3245 STATESVILLE AV	
TAX PARCEL ID	07706303, 07706308, 07706309 07706313, 07705201	
CURRENT ZONING/USE	R-22MF, I-1	
PROPOSED ZONING/USE	R-22MF (CD) / MULTI-FAMILY	
SITE	DATA	
TOTAL AREA:	±18.84 ACRES	
OPEN SPACE REQUIRED	7.54 ACRES (40%)	
OPEN SPACE PROVIDED	7.54 ACRES (40%)	
PROPOSED/MAXIMUM DENSITY	350 UNITS/18.84 ACRES = ±18.58 DU/AC	
MINIMUM BUILDING SEPARATION	16'	
MAXIMUM BUILDING HEIGHT	100'	
NATURAL AREA/TREE SAVE REQUIRED	2.83 ACRES (15%)	
PARKING DATA		
AUTO PARKING REQUIRED	525 (1.5 SPACE/UNIT)	
BICYCLE PARKING REQUIRED	26 (SHORT TERM), 0 (LONG TERM)	
SETBACKS	, BUFFERS	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 30' (ALONG STATESVILLE AV)	
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' REAR YARD: 40' BUFFER: CLASS A - 100' (SEE PLANS FOR AREAS REQUIRING BUFFER)	

LEGEND

EXISTING PROPERTY BOUNDARY

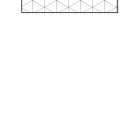
DEVELOPMENT AREA & PROPERTY BOUNDARY

SITE FEATURE ENVELOPES

BUILDING ENVELOPE

PARKING ENVELOPE

POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE









REVISIONS

COMMENT

REV DATE



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AGENCY REVIEW & APPROVAL

It's fast. It's free. It's the law.

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

REZONING PLAN

ACQUSITIONS

I, LLC

STATESVILLE MF STATESVILLE AVENUE & ATONDO DRIVE

CHARLOTTE, NC 28206 MECKLENBURG COUNTY

BOHLER //
BOHLER ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310 **CHARLOTTE, NC 28203** Phone: (980) 272-3400 Fax: (980) 272-3401 **NC@BohlerEng.com**

TECHNICAL DATA SHEET

RZ-1

ORG. DATE - 7/6/21

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 18.84 ACRES TAX PARCELS: 077-063-03, 077-052-01, 077-063-08, 077-063-09, AND 077-063-13 EXISTING ZONING: R-22MF, I-1 PROPOSED ZONING:

EXISTING USE: VACANT

MAIMUM DEVELOPMENT: 350 MULTI-FAMILY RESIDENTIAL DWELLING UNITS

MAXIMUM BUILDING HEIGHT: 100' MEASURED PER THE ORDINANCE

PARKING: PER ORDINANCE

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SDP ACQUISITIONS I, LLC(THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 18.84-ACRE SITE LOCATED NEAR THE NORTHWEST INTERSECTION OF STATESVILLE AVENUE AND ATONDO AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 077-063-03, 077-052-01, 077-063-08, 077-063-09, AND 077-063-13.

- 2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE (THE "ORDINANCE").
- 3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-22MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED. HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF THREE HUNDRED FIFTY (350) MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-22MF ZONING DISTRICT.

III.TRANSPORTATION & STREETSCAPE

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA/CHARLOTTE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE (NCDOT/CDOT).
- 2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.
- 3. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO NCDOT/CITY OF CHARLOTTE, AS APPLICABLE, PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- 4. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FINAL BUILDING CERTIFICATE OF OCCUPANCY.

IV. ARCHITECTURAL STANDARDS

- 1. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING SIDES GREATER THAN 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 FIVE (5) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF ONE (1) FOOT EXTENDING THROUGH AT LEAST A FULL FLOOR.
- 2. ARCHITECTURAL ELEVATION DESIGN ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS: BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE 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.
- 3. RESIDENTIAL ROOF FORM AND ARTICULATION ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: 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. 4. 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.

V. AMENITIES

1. THE PETITIONER WILL PROVIDE AMENITY AREAS, AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING AMENITIES: POOL, CLUBHOUSE, MAIL KIOSK, PACKAGE ROOM, GRILLS, COMMUNITY GARDEN, SEATING AREA, GYM, CABANA, DOG PARK, PICNIC TABLES, BENCHES, AND/OR ENHANCED LANDSCAPING. INDOOR AMENITY AND LEASING AREA(S) SHALL BE A MINIMUM OF 6,000 SQUARE FEET AND THE OUTDOOR AMENITY AREAS SHALL BE A MINIMUM OF 1,000 SQUARE FEET.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE. 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

2. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS 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 SUCCESSORS IN INTEREST AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



REVISIONS REV DATE COMMENT



ISSUED FOR MUNICIPAL &

REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTI <u>DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.:

AGENCY REVIEW & APPROVAL

DRAWN BY: CHECKED BY: CAD I.D.:

PROJECT:

REZONING PLAN

FOR — SDP **ACQUSITIONS**

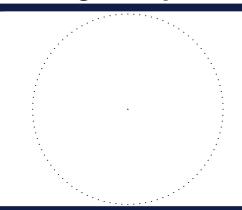
I, LLC

STATESVILLE MF STATESVILLE AVENUE & ATONDO DRIVE CHARLOTTE, NC 28206

MECKLENBURG COUNTY



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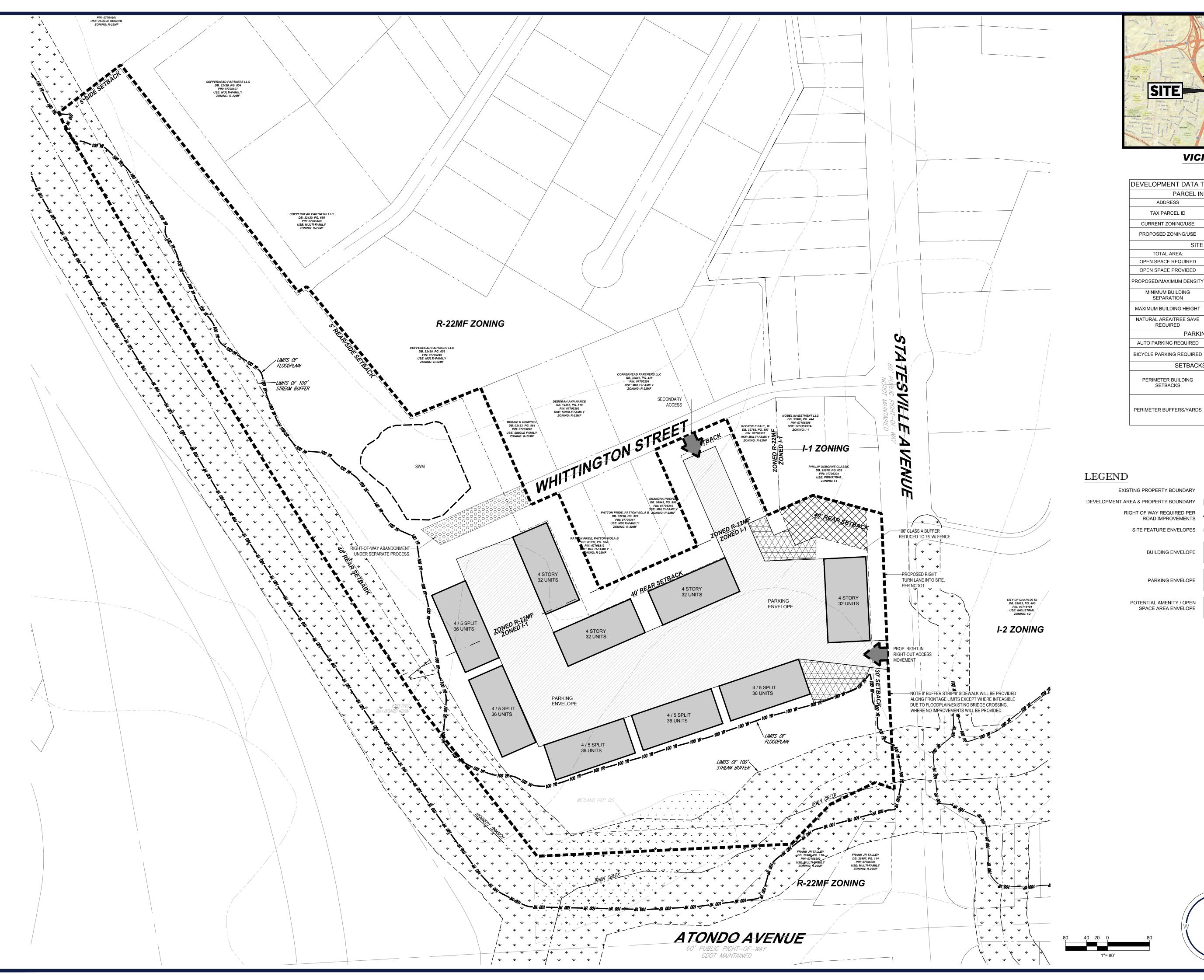


SHEET TITLE:

DEVELOPMENT NOTES

RZ-2

ORG. DATE - 7/6/21



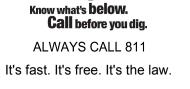


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SHEET TITLE:

CONCEPTUAL SITE PLAN

RZ-3

ORG. DATE - 7/6/21