

# Embrey Partners Ltd Development Standards 10/27/21

Rezoning Petition No. 2021-

#### Site Development Data:

- --Acreage:  $\pm$  4.46 acres
- --Tax Parcel #: 085-02-102 and 085-02-101
- --Existing Zoning: I-2
- --Proposed Zoning: MUDD
- -- Existing Uses: Industrial
- --Proposed Uses: Up to 350 multi-family residential dwelling units, as allowed by-right and under prescribed conditions together with
- accessory uses as allowed in the MUDD zoning district.
- --Maximum Building Height: Height to be measured as a maximum of 120 feet as allowed by the Ordinance.
  --Parking: Parking as required by the Ordinance will be provided. On-street parking located along the interior private streets will not be used to meet minimum Ordinance parking requirements.

## 1. General Provisions:

- **a. Site Location.** These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Embrey Partners Ltd to accommodate development of multi-family residential community on an approximately 4.46-acre site located at 3025 and 3027 North Tryon Street (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").
- c. **Rezoning Plan**. This rezoning petition refers to various documents/drawings including these Development Standards, the Planting Plan, Technical Data Sheet, Schematic Stie Plan and elevations (collectively the "Rezoning Plan"). All such items are considered integral components of this Rezoning Petition and referred to collectively as the "Rezoning Plan."
- **d. 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.

The development depicted on the Rezoning Plan is intended to describe the general arrangements of buildings and site elements and describes the uses allowed on the Site. 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 minor 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 and general location 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.

## 2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 350 multi-family residential dwelling units as allowed by-right and under prescribed conditions together with accessory uses as allowed in the MUDD zoning district.

# 3. <u>Transportation/Access Notes</u>:

- **a.** The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- **b.** Any required roadway improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to request that a bond or letter of credit be posted for any improvements not in place or completed at the time of the issuance of the first certificate of occupancy.

# 4. Architectural Standards:

- **a.** All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire façade facing such network street exclusive of windows, doors and balconies using masonry product, which shall include: brick, stucco, stone and/ or other masonry type material. Vinyl as a building material on the new buildings to be constructed on the Site may only be used on windows, soffits, trim and railings.
- **b.** Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed to present a front or side façade to all network required streets (public or private) as generally depicted on the Rezoning Plan.
- ii. Buildings shall front a minimum of 60% of the total street frontage along in the internal Private streets (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- **d.** Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 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 2 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 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.
- ii. 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 use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
- iii. The maximum contiguous area without windows or doors on any floor shall not exceed 30 feet in length. Where blank or unarticulated walls 30' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
- iv. Building elevations North Tryon Street shall not have expanses of blank walls greater than 30 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.** Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design shall be solid masonry or stone wall with one side containing a decorative gate. The wall used to enclose the area will be architecturally compatible with the building materials and colors used on the buildings.
- g. 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 (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet.
- iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.
- iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.
- h. Ventilation grates located at the first-floor level in the building facade oriented to any public street must be decorative.
- i. Meter banks will be screened.

#### 5. Streetscape, Buffers Open Space and Landscaping:

- **a.** A setback of 16 feet as measured from the back of curb will be provided as generally depicted on the Rezoning Plan. Side and rear yards as required by the Ordinance will be provided.
- **b.** The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalks along the Site's frontage as generally depicted on the Rezoning Plan.
- c. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

#### 6. Environmental Featur

- **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 to accommodate actual storm water treatment requirements and natural site discharge points
- **c.** The Site will comply with the Tree Ordinance. The Petitioner may utilize the provisions of the Tree Ordinance available to developments within mixed-use centers to meet tree save requirements of Tree Ordinance (e.g. create amenitized tree areas, payment in lieu, etc.).

## 7. Signage:

**a.** Signage as allowed by the Ordinance may be provided.

#### 8. <u>Lighting:</u>

**a.** All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

**b.** Detached lighting on the Site will be limited to 20 feet in height.

- c. Pedestrian scale lighting along the proposed private streets will match existing lighting fixtures located along the existing private streets.
- **d.** Exterior building lighting will be allowed and will be architectural type lighting fixtures on the building facades, such as sconces or other similar types of building lighting. Building and landscape up-lighting will also be permitted.
- 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.



EMBREY

Development | Construction | Management

REZONING PETITION #2021-XXX

**3027 N. TRYON** 

EMBREY

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 INITIAL SUBMITTAL 10.27.21

DESIGNED BY: XX

CHECKED BY: XX

VERT: N/A

DRAWN BY: XX

HORZ: NTS

(NOT TO SCALE)

DEVELOPMENT STANDARDS

RZ-2

