

--Parking: Will be provided as required by the Ordinance.



PROJECT

REZONING PETITION NO. 2022-078

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/11/2022
2	PER STAFF COMMENTS	01/17/2023
3	PER STAFF COMMENTS	02/23/2023

TECHNICAL DATA SHEET

RZ-01



TREE SAVE

DEVELOPMENT AREA A : ± 5.93ACRES

TREE SAVE REQUIREMENT: 15% = .89 AC

-TREE SAVE: PRESERVED .60 AC

-TREE SAVE REPLANTED .44 AC

.89 - .60 = .29

.29 X 150% = .44 AC

TREE SAVE PROVIDED: 1.04

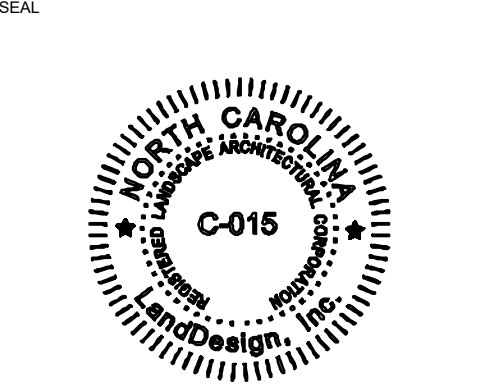
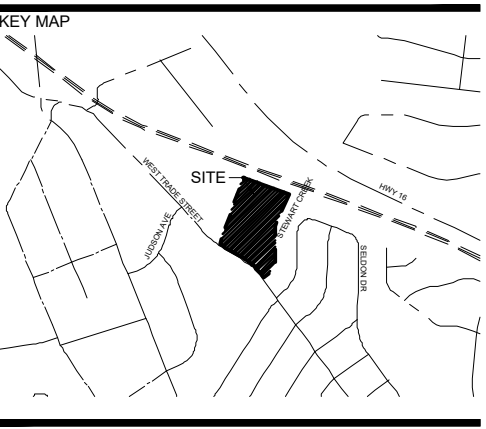
DEVELOPMENT AREA B : ± 1.48 ACRES

TREE SAVE REQUIREMENT: 15% = .22 AC

TREE SAVE PROVIDED: .22 AC

NOTE:

The Site will comply with the Tree Ordinance, and will look to use the tree save requirements / replanting standards for Urban Zones located in a wedge. Final tree save areas to be determined during the engineering phase.



02/23/2023

PROJECT

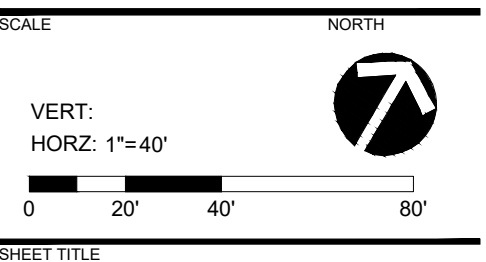
2600 WEST TRADE STREET

REZONING PETITION NO. 2022-078

LANDDESIGN PROJ.# 1021253

REVISION / ISSUANCE

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SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-02

PETITIONER: SERE Ventures, LLC
REZONING PETITION NO. 2022-078
02/23/2023

Development Data Table:

--Acreage:	± 7.41 acres
--Tax Parcel #:	069-051-04
--Existing Zoning:	I-2
--Proposed Zoning:	UR-2(CD) & MUDD(CD)
--Existing Uses:	Child Care Center/Recreational Center, & Ballfield.
--Proposed Uses:	Within Development Area A up to 116 residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses, and within Development Area B up to 12,000 square feet of gross floor area of general or medical offices uses, clinics, child care center, community recreational center, indoor recreation, coffee shop, EDEE Type I or II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to [10] residential units, all as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses as more specifically restricted below in Section 2.
--Maximum Building Height:	Within Development Area A a maximum allowed building height of 52 feet, and within Development Area B a maximum allowed building height of 52 feet. Building height to be measured as required by the Ordinance.
--Parking:	Will be provided as required by the Ordinance.

1. General Provisions:

Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by SERE Ventures, LLC to accommodate the development of a residential community and a variety of non-residential uses on an approximately 7.41-acre site located at 2600 W. Trade St. (the "Site").

- a. **Development Areas.** For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on Sheet RZ-1 as Development Area A, and B (each a "Development Area" and collectively the "Development Areas");
- 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, (i) the regulations established under the Ordinance for the UR-2 & MUDD zoning classifications for the portion of the Site so designated on the Rezoning Plan (i.e., consisting of Development Areas A & B) shall govern all development taking place on the Site.

- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas 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.

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 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 generally 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. Development Area A may be developed with up to 116 residential dwelling units, together with accessory uses as allowed in the UR-2 zoning district.
- b. Development Area B may include up to 12,000 square feet of gross floor area within the existing building with the following uses; general or medical offices uses, clinics, a child care center, community recreational center, indoor recreation, EDEE Type I & II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to 10 residential units, as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses.
- c. The allowed Type II EDEE uses must serve food. A Type II EDEE that only serves alcoholic beverages is not an allowed use.
- d. The uses allowed within Development Area B will be located within the existing building.

3. Access, and Transportation Improvements:

- a. Access to the Site will be from West Trade St. as generally depicted on the Rezoning Plan.
- b. The internal private drives will be constructed to meet the standards of CLDSM 11.13 as generally depicted on the Rezoning Plan.
- c. The Petitioner will provide an eight (8) foot planting strip and an eight (8) sidewalk along the Site's frontage along W. Trade Street.
- d. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be post for any improvements not completed at the time the first certificate of occupancy is requested and released.
- e. The location of the proposed driveway is preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.
- f. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- g. 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.
- h. The Petitioner will dedicate via fee simple conveyance any additional right-of-way 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.
- i. 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 western Mecklenburg area, by way of a private/public partnership effort or other public sector project support

4. Streetscape, Buffers, Yards, and Landscaping:

- a. A 20-foot building and parking setback will be provided as measured from the future back of curb along W. Trade St. as generally depicted on the Rezoning Plan. The future back of curb along W. Trade Street will be located a minimum of 17.5 feet from the existing centerline.
- b. A 25-foot landscape yard will be provided along the northern property line as generally depicted on the Rezoning Plan. This area will be treated as an amenitized tree save area as allowed by the Tree Ordinance for Urban Zones.

5. General Design Guidelines for Development Area A :

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing or TPO or similar material roof systems may also be used
- b. Each residential unit will have the following features as part of its front entrance design; a stoop of no less than two (2) feet, decorative pedestrian lighting/scones, and transom windows. The front entrances of the units located on the interior of the Site will face either an internal courtyard, tree save area, or Stewart Creek as generally depicted on the Rezoning Plan.
- c. The front elevation (the elevations facing W. Trade St. or the internal open space areas and Stewart Creek) of each dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit
- d. Residential buildings that are adjacent to and front on W. Trade Street and the internal private lane shall not contain more than 7 individual single family attached dwelling units.
- e. The units along W. Trade Street will have their front doors oriented to W. Trade Street (front elevation) and if more than five (5) units are located in the building fronting W. Trade Street the units FFE will be a minimum of 24" above the sidewalk grade. If five (5) or less units are constructed in the building(s) facing W. Trade, then the building entrances will not need to be raised 24" above the sidewalk grade.
- f. Each residential dwelling unit constructed on the Site shall have a garage
- g. The garages for each unit will include the following treatments: garage doors that are recessed a minimum of one foot from the main building façade, and garage doors with windows.
- h. End units abutting the internal private lane, will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank wall. The maximum length of a blank wall on the end of building without a window may not exceed 20 feet in either the vertical or horizontal direction
- i. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that a roof for a porch and attached sheds may be no less than 2:12, unless a flat roof architectural style is
- j. Ground mounted utility structures, such as HVAC units, shall be screened from public view and from view of adjacent properties at grade architecturally or with evergreen plant material. Screening provided at the perimeter of the Site can be used to meet this requirement. Ground mounted utility structures will not be allowed between the W. Trade St. and the buildings fronting on W. Trade St.
- k. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.
- l. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. General Design Guidelines for Development Area B.

- a. The renovation of the existing building located within Development Area B will comply with the standards of the MUDD zoning district for renovated and rehabilitated buildings.

7. Open Space and Amenity Area Improvements:

- a. Open spaces areas as generally depicted on the Rezoning Plan will be provided within Development Area A. A minimum of 2,000 square feet of improved open space will be provided within Development Area A at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area. A building to support the amenity area may be located within the open space
- b. Within Development Area B urban open space as required by the Ordinance will be provided.

8. Environmental Features:

- a. 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.
- b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated 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 decisions.
- c. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.
- d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards. The maximum height of the detached lighting will be 21 feet.

10. Signs:

- a. Reserved.

11. Greenway & Storm Water Easement Dedication along Stewart Creek SWIM Buffer:

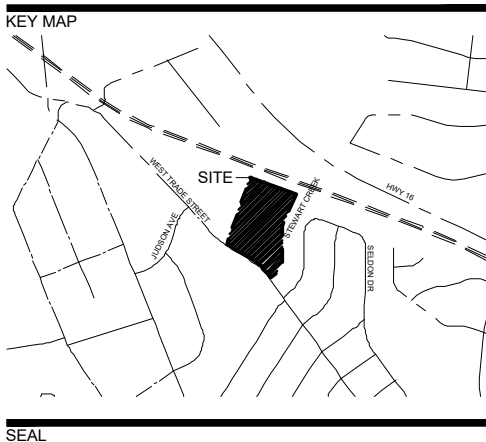
- a. The Petitioner will convey to Mecklenburg County a 75-foot greenway and storm water easement within the SWIM buffer of Stewart Creek for a future greenway trail. The Petitioner will also convey to Mecklenburg County a 40-foot easement from Development Area A to greenway easement along Stewart Creek to allow for connection from the residential community to the Stewart Creek greenway as generally depicted on the Rezoning Plan. The exact location of the 40-easement will be coordinated with Mecklenburg County Park and Recreation during the land development approval process for the Site. The Petitioner may also work with Mecklenburg Park and Recreation to reduce the width of the 40-foot easement during the Land Development Approval Process. The 75-foot will be measured from the top of bank of Stewart Creek and both easements will be conveyed to Mecklenburg County prior to the issuance of the final certificate of occupancy.

12. 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.

13. 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.



02/23/2023

2600 WEST TRADE STREET

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LANDDESIGN PROJ.# 1021253

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SCALE NORTH

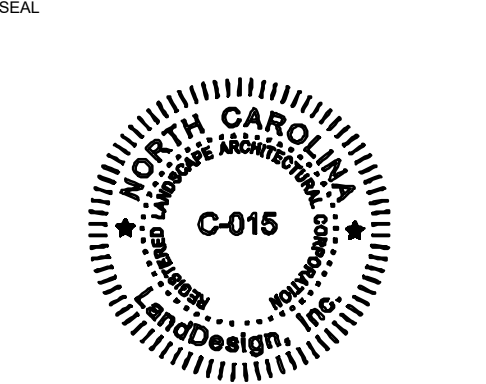
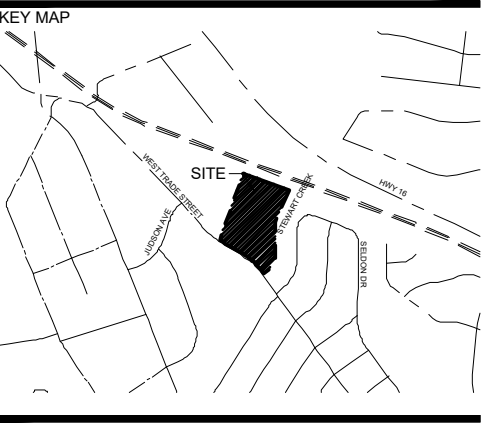
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SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-03



02/23/2023

PROJECT

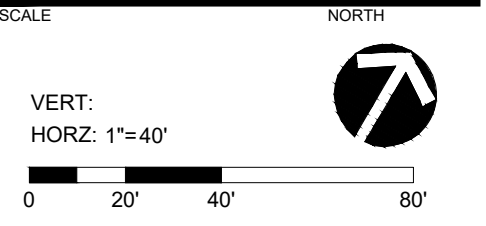
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SHEET TITLE

SITE PLAN RENDERING

SHEET NUMBER

RZ-04