

SEAL

ASCENT

100 DALTON AVENUE

CHARLOTTE, NC

LANDDESIGN PROJ.# 10122262

REVISION / ISSUANCE

[illegible]

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

SCALE

VERT: N/A
HORZ: 1" = 20'

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

ASCENT – 100 DALTON AVE
DEVELOPMENT STANDARDS
Petitioner: Ascent Real Estate Capital, LLC
Rezoning Petition No. 2022-192
4/10/2023

Site Development Data:

- Acreage: ± 2 acres
--Tax Parcels: 079-015-06, 079-015-01, 079-015-02, and 079-015-03
--Existing Zoning: I-2
--Proposed Zoning: MUDD(CD)
--Existing Uses: Industrial/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: (i) 275 multi-family residential units and a minimum of 3,000 square feet to maximum of 8,000 square feet of retail/EDEE/personal service uses or (ii) 85 single-family attached (townhome style) units

--Maximum Building Height: 80 feet, as measured per the Ordinance, as further restricted below

--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 Ascent Real Estate Capital, LLC (“Petitioner”) to accommodate development of a residential development on an approximately 2-acre site located at 100 Dalton Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 079-015-06, 079-015-01, 079-015-02, and 079-015-03 (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, 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 III below, the Site may be devoted to multi-family and retail/EDEE/personal service uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Maximum Development:

- a. The principal building(s) constructed on the Site may be developed with a maximum of: (i) two hundred seventy-five (275) multi-family units and a minimum of 3,000 up to a maximum of 8,000 square feet of retail/EDEE/personal service uses or (ii) eighty-five (85) single-family attached (townhome style) residential units, along with any accessory uses allowed in the MUDD zoning district.

IV. 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. Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along all the Site’s frontages.
- c. Petitioner shall provide a minimum six (6) foot wide bike lane along the site’s Dalton Avenue frontage.
- d. Petitioner shall dedicate a minimum right-of-way as stated below from the roadway centerline:
- 40 feet from the N Tryon Street roadway centerline.
 - 40 feet from the Dalton Street roadway centerline.
 - 28 feet from the Dunloe Street roadway centerline.
 - 36 feet from the Sylvania Avenue roadway centerline.
- e. The final location of the shared access alley as generally depicted on the Rezoning Plan shall be coordinated during the permitting phase of development.
- f. Petitioner shall improve existing curb ramps along the Site’s frontages to meet current standards where existing conditions are substandard.
- g. 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 or provide a sidewalk utility easement.
- h. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner’s/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

- i. 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.

- j. 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

V. 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. Trash/recycling locations shall be provided to meet ordinance requirements, dependent on whether single-family attached or multi-family units are provided, with the final location to be determined during the design/permitting phase of development. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required streets with materials complimentary to the principal structure(s). Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than ten (10) feet in depth at all above grade perimeter not paved for access.

- d. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks. If individual residential entrances are provided on the ground floor of the building adjacent to public street frontages, all such ground floor entrances along the sidewalk shall be between 1’ and 7’ above the sidewalk grade of 1’ to 3’ below sidewalk grade.

e. Multi-family Building Design Standards:

1. **Building Massing** 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/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. **Building Height:** The maximum building height for the Site shall be eighty (80) feet and further limited as follows: Building height shall transition down to a maximum of fifty (50) feet along the Dunloe Avenue and Sylvania frontages as it approaches the neighboring property, as generally depicted on the rezoning plan. Building height shall be a minimum of twenty-four (24) feet.

3. **Building Placement and Site Design** shall focus on and enhance the pedestrian environment through the following:

- Buildings shall be placed so as to present a front or side façade to all network required streets.
- Buildings shall front a minimum of 50% 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 stormwater facilities).
- Parking lots shall not be located between any building and any network required street.
- Driveways intended to serve single units shall be prohibited on all network required streets.

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

- iii. The ground floor transparency for retail/commercial uses along North Tryon Street and Sylvania Street shall be a minimum of 60% transparency measured from 2’ to 10’.

5. **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, and accent roof features like gables, dormers, which would be allowed a slope of less than 4:12.

- iii. Roof top HVAC and related mechanical equipment shall be screened from public view at grade from the nearest street.

f. Single-Family Attached (Townhome Style) Design Standards (if provided):

- a. Townhome units shall front the public/private streets. No garages or individual driveways of townhome units shall be directly accessed via public streets;
- b. 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.
- c. 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.
- d. 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.
- e. 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.

VI. Environmental Features:

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

VII. Lighting:

- a. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

VIII. 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.

IX. 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

100 DALTON
AVENUE

ASCENT
100 DALTON AVENUE
CHARLOTTE, NC

LANDDESIGN PROJ.#
10122262

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	REVISIONS PER STAFF COMMENTS	04-10-2023

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

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2.0

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NORTH

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A graphic scale bar is shown below the text, with markings at 0, 10, 20, and 40. To the right of the scale bar is a north arrow, which is a circle with an arrow pointing towards the top right, labeled 'NORTH'.

EXISTING CONDITIONS

SHEET NUMBER

RZ-3.0