

**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
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Landscape Architecture
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Civil Engineering
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Urban Design

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CORAL REEF INVESTMENT PROPERTIES, LLC

2100 W 76th STREET, 401
HIALEAH, FL 33016

GATEWAY AT CHARLOTTE PARK - PHASE II

4520 CHARLOTTE PARK DRIVE
CHARLOTTE, NC 28217

TECHNICAL DATA SHEET

Project No.

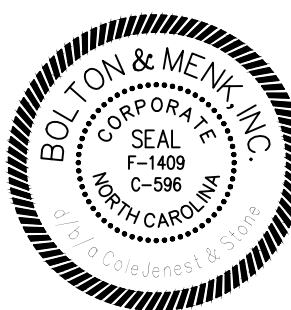
4572.02

Issued

08/26/22

REZONING DOCUMENTS

Revised



SCALE: 1"=50'

0 25' 50' 100'

RZ-1

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REZONING SUMMARY:

PETITIONER:	CORAL REEF INVESTMENT PROPERTIES, LLC
PROPERTY OWNER:	GATEWAY 2 LLC (PARCEL #14528219) GATEWAY AT CHARLOTTE PARK LLC (PARCEL #14528203)
REZONING SITE AREA:	5.65± AC
TAX PARCEL#:	#14528219 AND #14528203
EXISTING ZONING:	B-2
PROPOSED ZONING:	MUDD
PREVIOUS PETITION NO:	N/A
EXISTING USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACK:	16" MINIMUM FROM BACK OF CURB OR THE EXISTING RIGHT-OF-WAY (WHICHEVER IS GREATER)
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	120'
MAX. NO. OF RESIDENTIAL UNITS:	200
RESIDENTIAL DENSITY:	35.40 DUA
MAX. AREA OF NON- RESIDENTIAL USES:	4,000 SF
MAX. NO. OF BUILDINGS:	1
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE
REQUIRED SCREENING:	PER ORDINANCE

GENERAL REZONING NOTES:

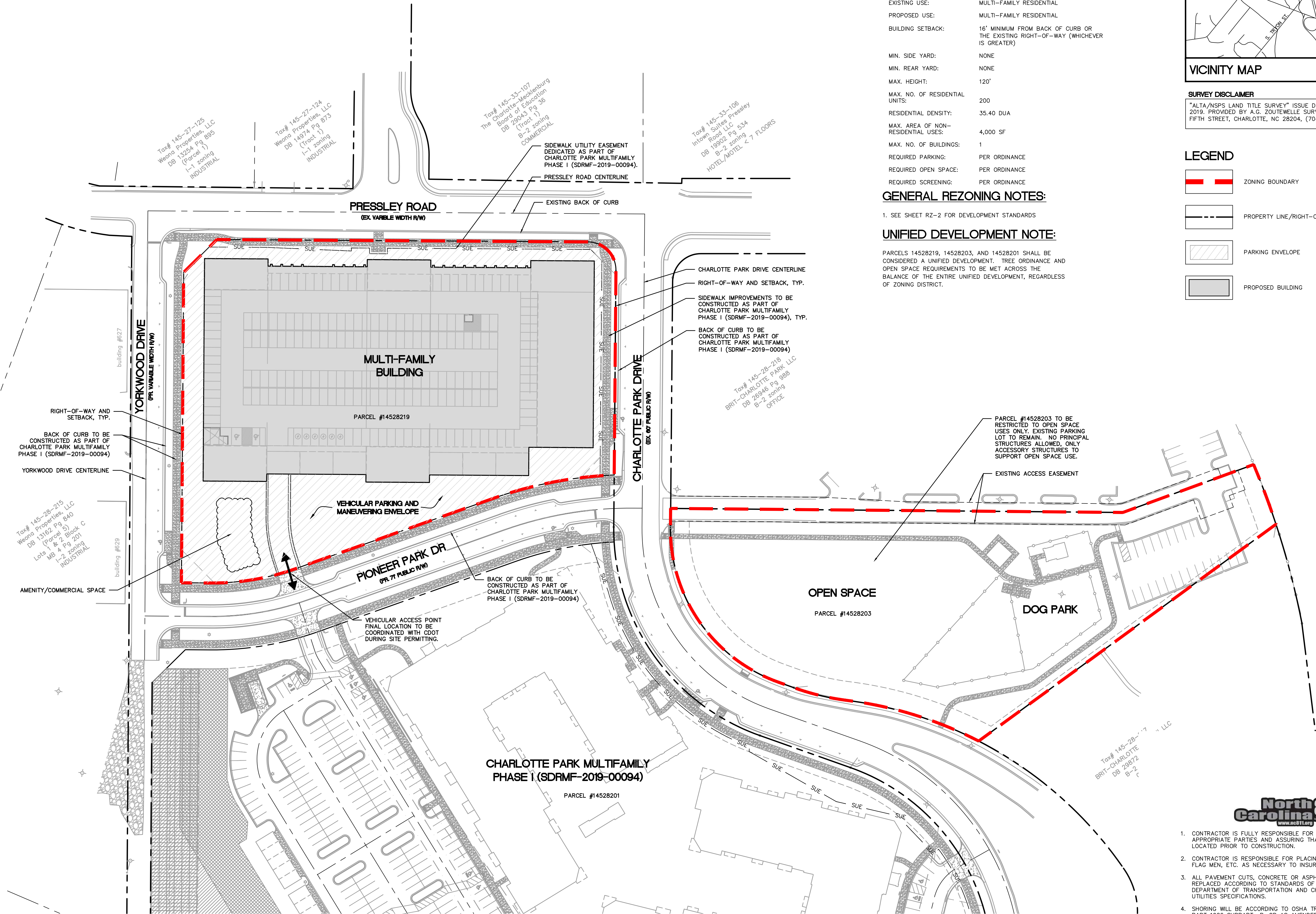
1. SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS

UNIFIED DEVELOPMENT NOTE:

PARCELS 14528219, 14528203, AND 14528201 SHALL BE
CONSIDERED A UNIFIED DEVELOPMENT. TREE ORDINANCE AND
OPEN SPACE REQUIREMENTS TO BE MET ACROSS THE
BALANCE OF THE ENTIRE UNIFIED DEVELOPMENT, REGARDLESS
OF ZONING DISTRICT.

LEGEND

	ZONING BOUNDARY
	PROPERTY LINE/RIGHT-OF-WAY
	PARKING ENVELOPE
	PROPOSED BUILDING



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING
APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE
LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING
FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE
REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG
UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS
PART 1926 SUBPART P, OR AS AMENDED.

SITE DEVELOPMENT DATA:

- ACREAGE: 5.65± AC
- TAX PARCEL #: #14528219 AND #14528203
- EXISTING ZONING: B-2
- PROPOSED ZONING: MUDD
- EXISTING USES: MULTI-FAMILY RESIDENTIAL APARTMENTS
- PROPOSED USES: REFER TO SECTION 3 - PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS
- MAXIMUM BUILDING HEIGHT: 120 FEET
- MAXIMUM NO. OF RESIDENTIAL UNITS: 200 UNITS
- RESIDENTIAL DENSITY: 35.40 DUA
- MAXIMUM AREA OF NON-RESIDENTIAL USES: 4,000 SF
- MAXIMUM NO. OF BUILDINGS: 1
- PARKING: PER ORDINANCE
- OPEN SPACE: PER ORDINANCE
- SCREENING: PER ORDINANCE

1. GENERAL PROVISIONS:

SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE “REZONING PLAN”) ASSOCIATED WITH THE REZONING PETITION FILED BY CORAL REEF INVESTMENT PROPERTIES, LLC (“PETITIONER”) TO ACCOMMODATE DEVELOPMENT ON AN APPROXIMATELY 5.65± ACRE SITE LOCATED AT 4520 CHARLOTTE PARK DRIVE (THE “SITE”).

- a. **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 CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- b. **GRAPHICS AND ALTERATIONS/MODIFICATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, BUILDING MATERIALS, STREETSCAPE PERSPECTIVES, 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.
- c. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). THE EXISTING COMMERCIAL BUILDING WILL REMAIN. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.
- d. **GROSS FLOOR AREA.** WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVICE AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- b. THE SITE MAY BE DEVELOPED WITH ALL USES ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT EXCEPT FOR THOSE LISTED BELOW. THESE PROHIBITED USES INCLUDE:
 - ACTIVE ADULT RETIREMENT COMMUNITIES
 - AUCTION SALES OR AUCTION HOUSES
 - AUTOMOTIVE SERVICE STATIONS
 - REPAIR OR SERVICING OF ANY ARTICLE
 - SHOPPING CENTERS
 - STRUCTURED PARKING DECKS AS A PRINCIPAL USE
 - TELECOMMUNICATIONS AND DATA STORAGE FACILITY
 - TEMPORARY BUILDINGS AND STORAGE OF MATERIALS
 - TRANSIT STATIONS (BUS OR RAIL) AND ASSOCIATED PARKING FACILITIES
 - UTILITY AND RELATED FACILITIES
 - ADULT ESTABLISHMENTS
 - CHILDCARE CENTERS IN A RESIDENCE
 - ELECTRIC AND GAS SUB STATIONS
 - NURSING HOMES, REST HOMES, AND HOMES FOR THE AGED
 - RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE, AND SIMILAR STRUCTURES
 - SHORT TERM CARE FACILITIES
 - STADIUMS, COLISEUMS, AND ARENAS
 - WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR SELF-STORAGE FACILITY ONLY

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

- I. **PROPOSED IMPROVEMENTS:**
 - a. VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED FROM PIONEER PARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - c. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTIONS CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) DURING THE URBAN REVIEW AND APPROVAL PROCESS.
 - d. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, AS APPROVED BY CDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED TO FOR APPROVAL BY CDOT IN ACCORDANCE WITH THE PUBLISHED STANDARDS.

- II. **STANDARDS, PHASING AND OTHER PROVISIONS.**
 - a. ALL NEW RIGHTS-OF-WAY AND EASEMENTS WILL BE DEDICATED AND CONVEYED FEE SIMPLE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - b. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

5. PEDESTRIAN ACCESS AND CIRCULATION DESIGN

- a. PEDESTRIAN ACCESS WILL BE PROVIDED FROM PIONEER PARK DRIVE AND CHARLOTTE PARK DRIVE TO THE MAIN ENTRANCE OF THE BUILDING.

6. ARCHITECTURAL STANDARDS

- a. BUILDING ARCHITECTURE SHALL COMPLY WITH THE STANDARDS REQUIRED FOR THE MUDD DISTRICT.
- b. SERVICE AREA SCREENING - ANY SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING REGULATIONS.

7. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS.

8. LIGHTING:

- a. LIGHTING AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ADDITION TO THE LIGHTING OTHERWISE ALLOWED IN THIS SECTION.
- b. 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.
- c. DETACHED LIGHTING ON THE SITE, EXCEPT DECORATIVE LIGHTING OR ART WORK THAT UTILIZES LIGHTING ELEMENTS WHEN LOCATED IN THE PUBLIC OPEN SPACE AREAS AND STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

9. ENVIRONMENTAL FEATURES

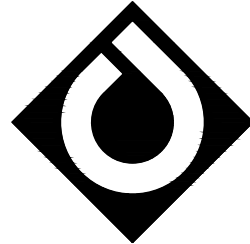
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE.

10. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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DEVELOPMENT
STANDARDS

Project No.

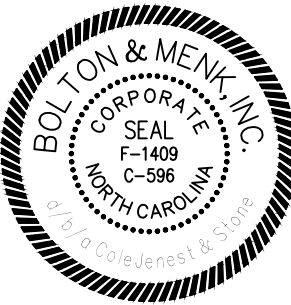
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REZONING
DOCUMENTS

Revised



RZ-2

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