

ASCENT – 100 DALTON AVE DEVELOPMENT STANDARDS Petitioner: Ascent Real Estate Capital, LLC Rezoning Petition No. 2022-xxx 10/3/2022

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: 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: 270 multi-family residential units and 6,000 square feet of
- retail/EDEE/personal service uses
 --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 two hundred seventy (270) multi-family units and 6,000 square feet of retail/EDEE/personal service uses, 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 the Site's frontage of Tryon Street.
- c. Petitioner shall provide a minimum eight (8) foot wide planting strip, eight (8) foot wide sidewalk, and six (6) foot wide bike lane along the site's Dalton Avenue frontage.
- d. 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 where feasible.
- e. 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.

V. Design Guidelines:

- a. <u>Preferred Exterior Building Materials</u>: 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. <u>Prohibited Exterior Building Materials</u>: The Petitioner will not utilize (1) vinyl siding (excluding the use of vinyl handrails, windows or door trim, which shall be permitted); or (2) concreate 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.

- d. <u>Building Massing</u> 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.
- e. <u>Building Height</u>: Building height shall be a maximum of sixty-five (65) feet along the Site's frontage of Sylvania and transition down to a maximum of fifty (50) feet for the last linear thirty-six feet of building as it approaches the neighboring property, as generally depicted on the rezoning plan.
- f. <u>Architectural Elevation Design</u>: 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/or change in materials or colors;
 - 2. 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.

VI. <u>Environmental Features:</u>

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

VII. <u>Lighting:</u>

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.

LandDesign.

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PRELIMINARY
-FOR REVIEW ONLYTHESE DOCUMENTS ARE FOR DESIGN

PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX #### 9/13/22

REVIEW ONLY AND NOT INTENDED FOR

CONSTRUCTION, BIDDING, OR PERMIT

NOT FOR CONSTRUCTION

100 DALTON AVENUE

ASCENT

100 DALTON AVENUE

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DATE

10122262

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

VERT: N/A HORZ: AS NOTED

DEVELOPMENT STANDARDS

RZ-2.0

