

REZONING  
PETITION NO.  
RZP-2023-033

KEY MAP

SEAL

**NOT FOR  
CONSTRUCTION**

PROJECT

**CENTRUM  
ELIZABETH - 7TH  
STREET  
REZONING**

CENTRUM REALTY & DEVELOPMENT  
1815 E 7TH STREET  
CHARLOTTE, NC

LANDESIGN PROJ.# 1022203

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	1.31.2023
△	REZONING 2ND SUBMITTAL	8.14.2023

DESIGNED BY: LD  
DRAWN BY: JA  
CHECKED BY: DW

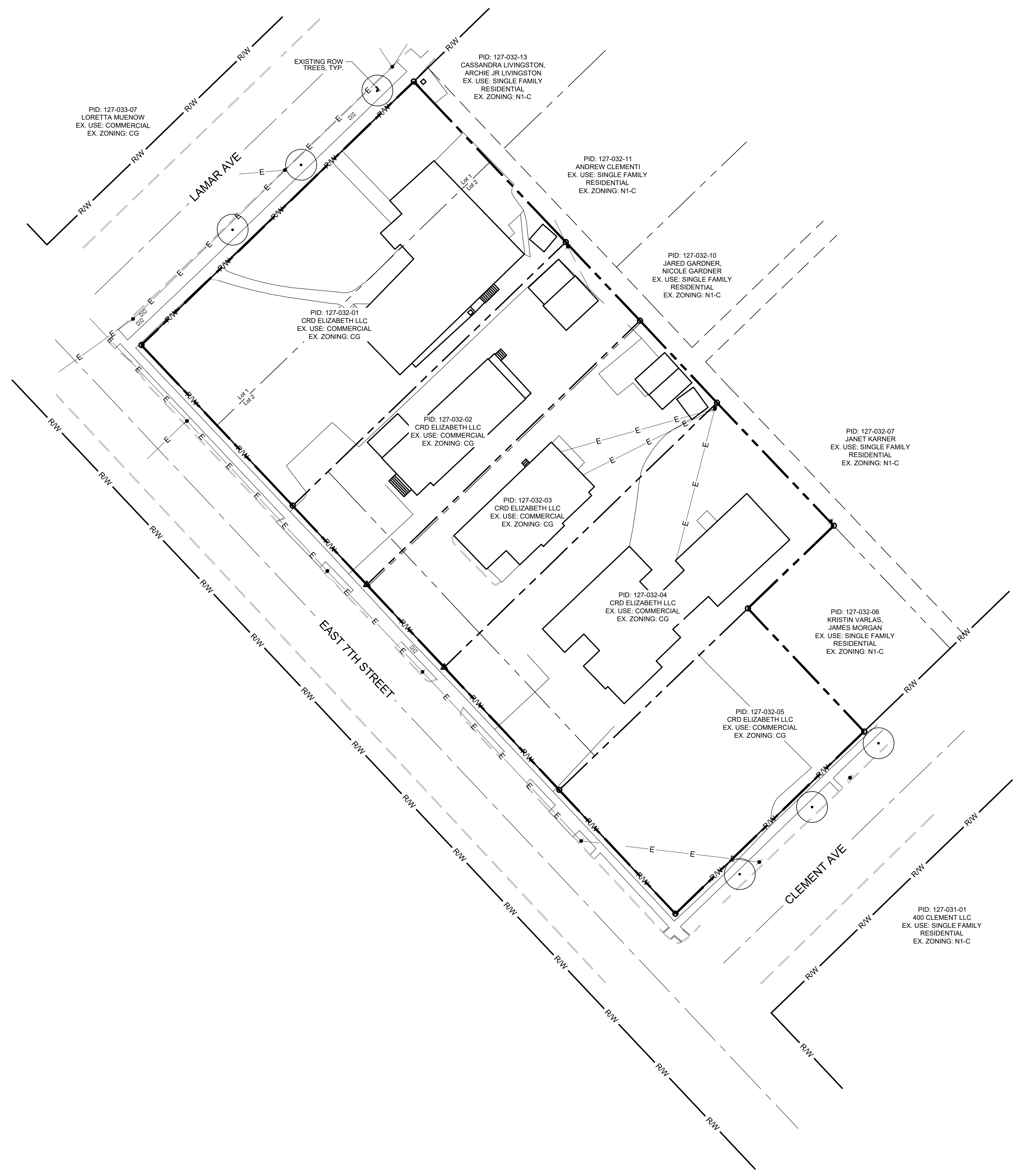
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SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

**RZ1-00**





**NOT FOR  
CONSTRUCTION**

PROJECT

**CENTRUM  
ELIZABETH - 7TH  
STREET  
REZONING**

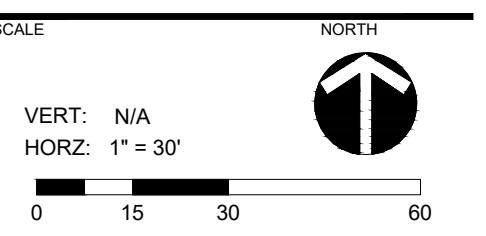
CENTRUM REALTY & DEVELOPMENT  
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CHARLOTTE, NC

LANDDESIGN PROJ# 1022203

REVISION / ISSUANCE

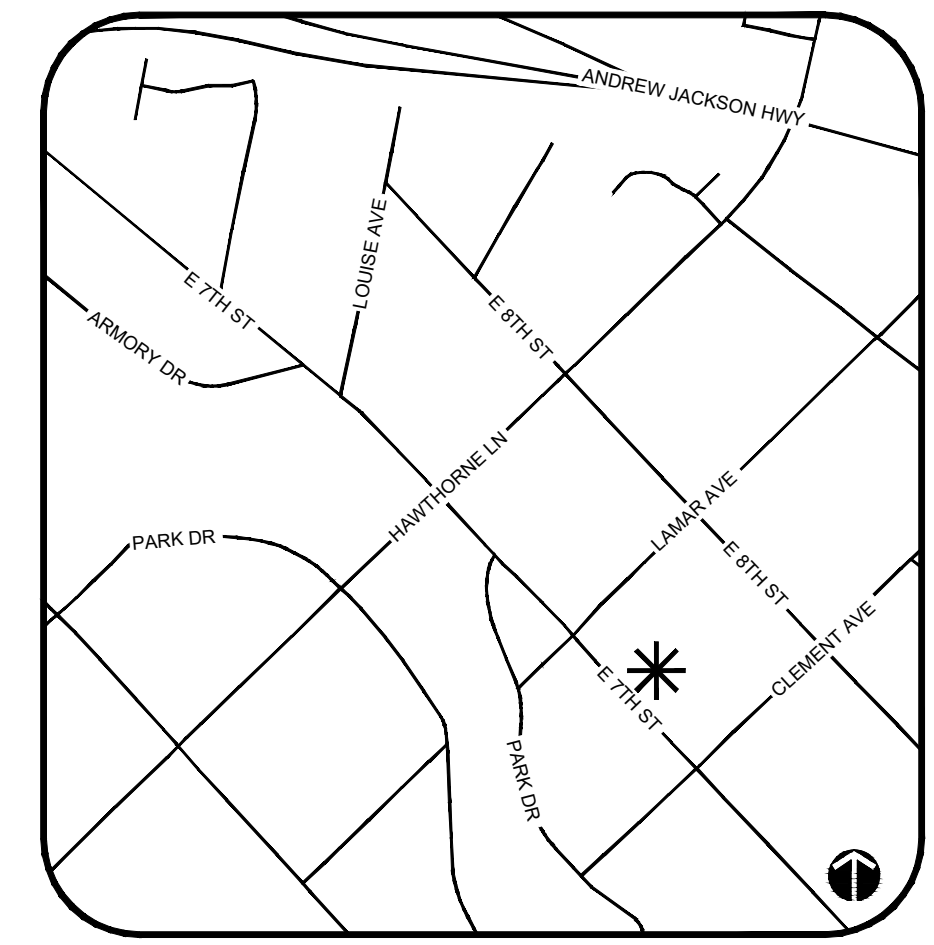
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TECHNICAL DATA SHEET

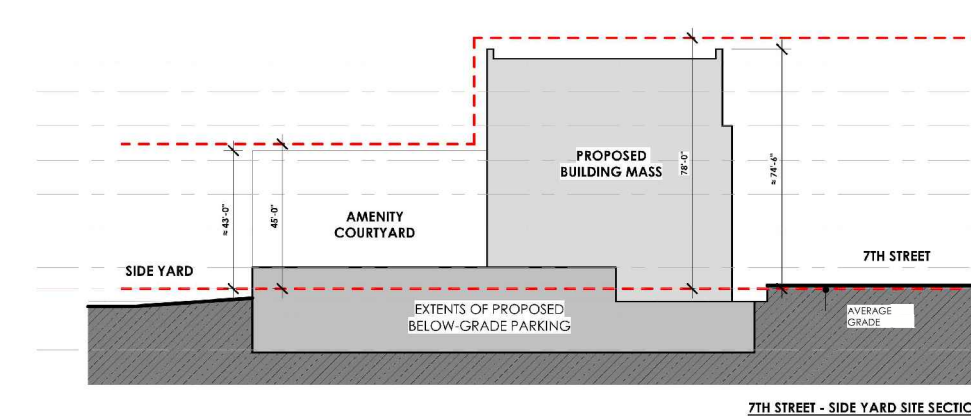
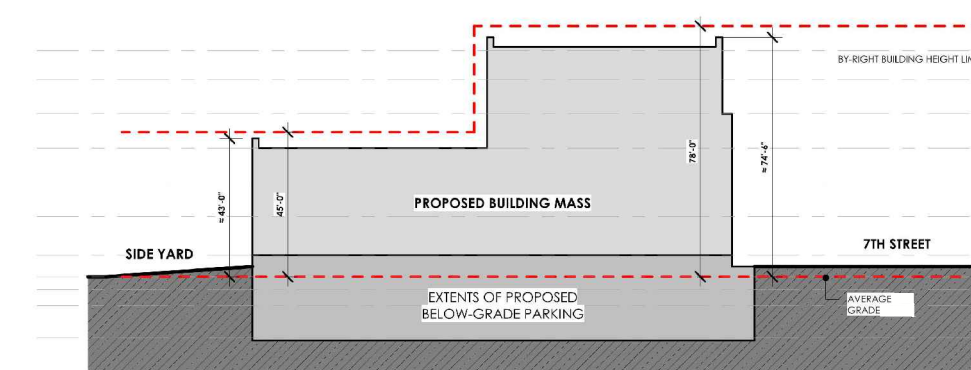
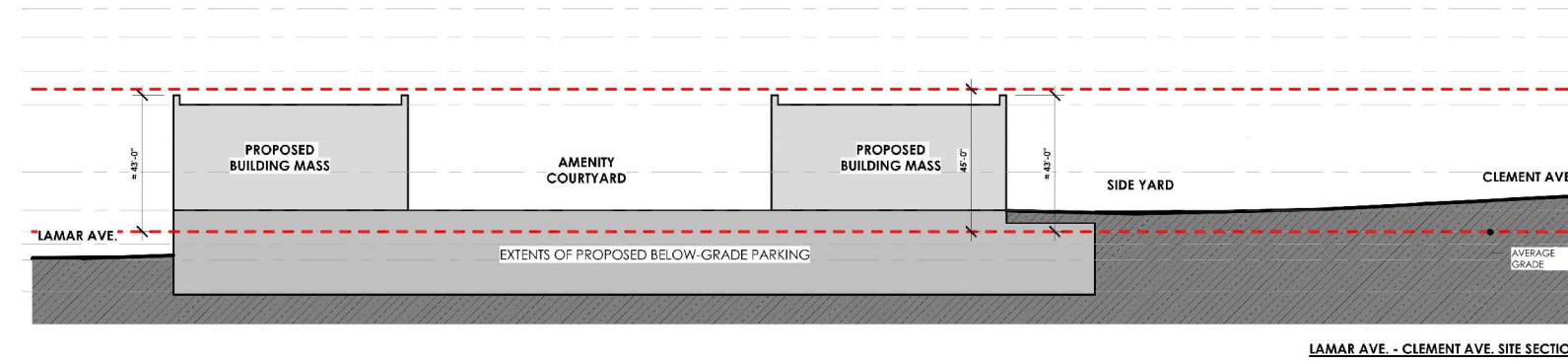
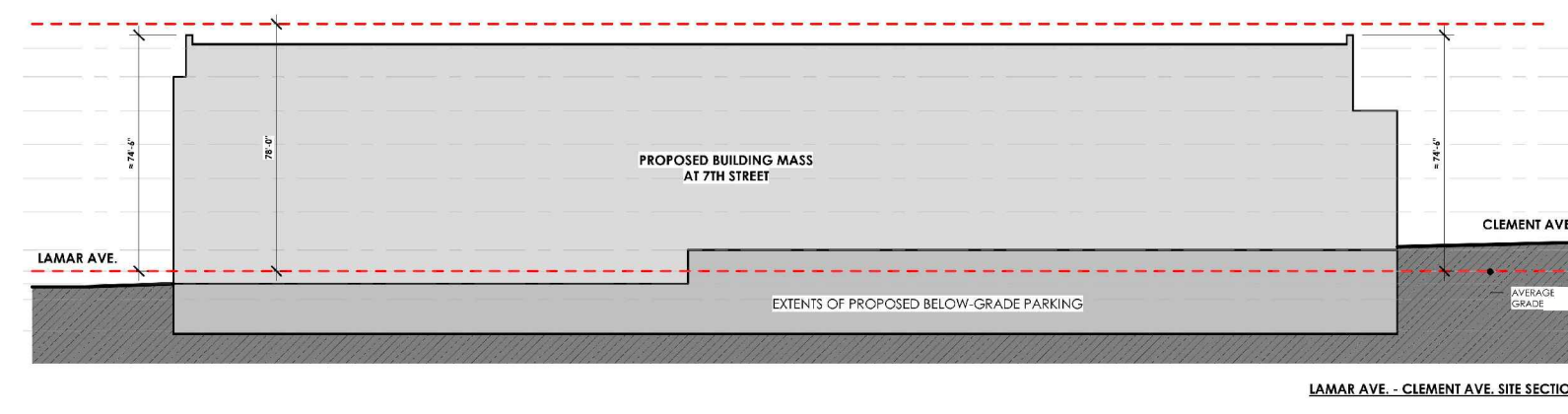
SHEET NUMBER  
**RZ2-00**



NTS  
VICINITY MAP

**HEIGHT PLANE EXHIBITS**

NOTE: THIS SECTION IS FOR REFERENCE ONLY AND IS SUBJECT TO FINAL ENGINEERING AND HEIGHT DEFINITION REQUIREMENTS AS SET FORTH BY THE CITY.



**SITE LEGEND**

EXISTING PROPERTY LINE

FULL ACCESS MOVEMENT

**SITE DEVELOPMENT DATA**

ACREAGE: ± 1.63 ACRES  
TAX PARCEL #s: 127-032-01, 127-032-02, 127-032-03,  
127-032-04, 127-032-05

EXISTING ZONING: CG

PROPOSED ZONING: MUDD-O

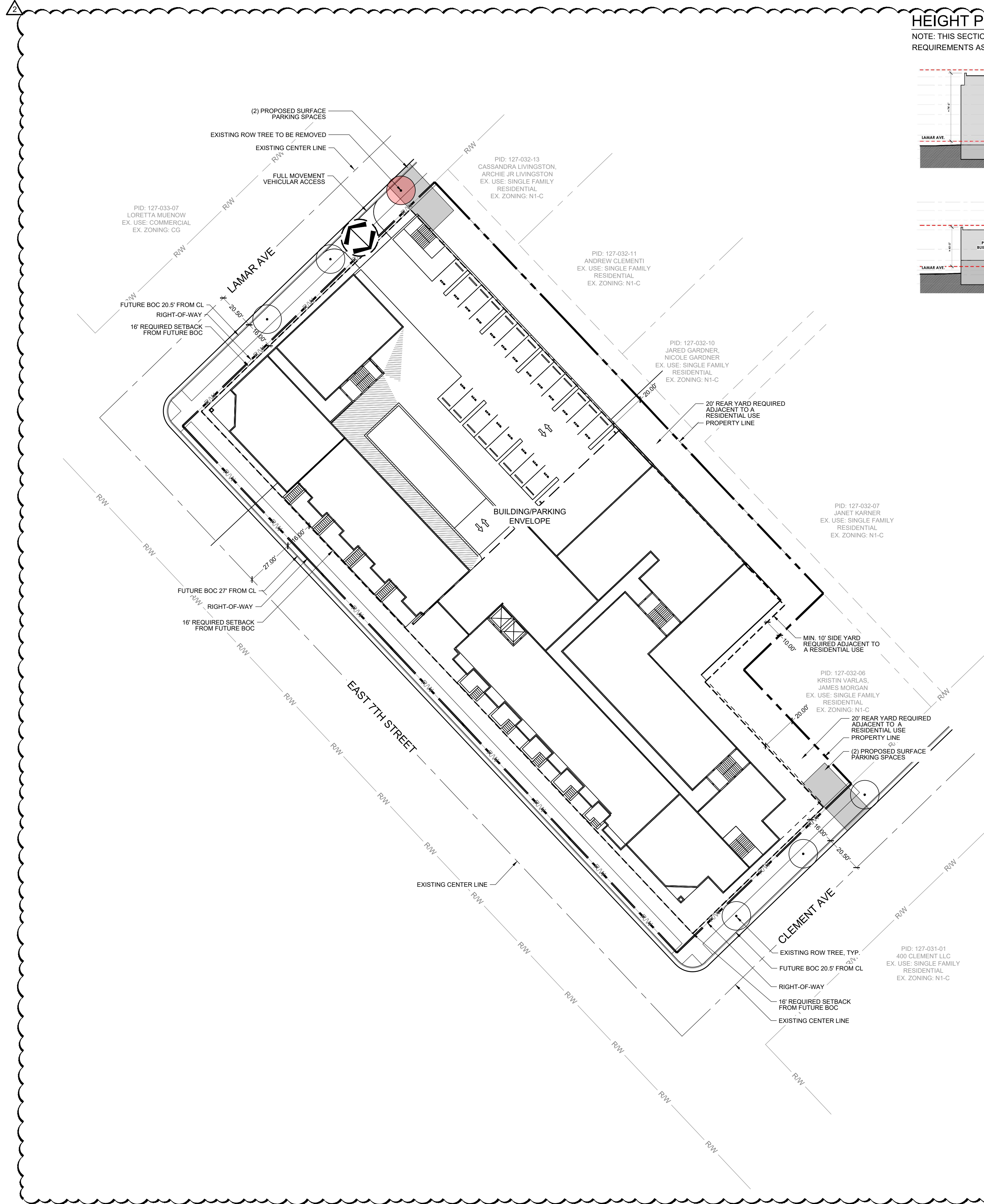
EXISTING USES: VACANT

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:  
213 RESIDENTIAL DWELLING UNITS; AND  
5,600 SF OF RETAIL, EDCE, OR PERSONAL SERVICE USES.

MAXIMUM BUILDING HEIGHT: 78'

PARKING: PER ORDINANCE





**Site Development Data:**

- Acreage: ± 1.63 acres
- Tax Parcels: 127-032-01, 127-032-02, 127-032-03, 127-032-04, and 127-032-05
- Existing Zoning: CG
- Proposed Zoning: MUDD-O
- Existing Uses: [unclear]
- 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, subject to conversion rights:
  - a. 213 residential dwelling units; and
  - b. Maximum of 5,600 square feet (minimum of 5,000 square feet) of ground-floor retail, EDEE, or personal service uses.
- Maximum Building Height: Seventy-eight (78) feet, as further restricted herein
- 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 CBD Elizabeth, LLC ("Petitioner") to accommodate development of a 213 unit multi-family residential building and 5,600 square feet of ground-floor retail uses on an approximately 1.63-acre site located at the southeast intersection of East 7<sup>th</sup> Street and Lamar Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 127-032-01, 127-032-02, 127-032-03, 127-032-04, and 127-032-05 (the "Site").
- b. **Zoning District/Ordinance.** Unless otherwise requested in the Optional Provisions, below, 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, or as requested in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

**II. Optional Provisions**

Petitioner requests the ability to provide parking and maneuvering between buildings and streets where generally depicted on the Rezoning Plan to provide two (2) parking spaces on Clement Avenue and two (2) parking spaces on Lamar Avenue. Any such parking/maneuvering will include enhanced landscaping screening.

**III. Permitted Uses**

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District (not otherwise excluded herein) together with any incidental or accessory uses associated therewith.

**IV. Maximum Development**

a. The principal building(s) constructed may be developed with up to (i) 213 residential dwelling units and (ii) up to 5,600 square feet (minimum of 5,000 square feet) of ground-floor retail, EDEE, or personal service uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district.

**V. Transportation**

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points 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 dedicate a minimum forty-five (45) feet of right-of-way from the road centerline of East 7<sup>th</sup> Street along the Site's frontage.
  - c. Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's frontages of Lamar Avenue, East 7<sup>th</sup> Street and Clement Avenue.
  - d. Petitioner shall upgrade the rapid flashing beacon pedestrian crossing at Clement Avenue and East 7<sup>th</sup> Street, or provide an upgraded pedestrian crossing at Lamar and East 7<sup>th</sup> Street, in coordination with CDOT during the permitting phase of development.
  - e. 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 requirement.
  - f. 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.
  - g. 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 south Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
  - h. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.
- 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.

**VI. Design Guidelines:**

- a. **General Design Guidelines.**
  1. Preferred Exterior Building Materials: The principal building constructed on the Site shall be comprised of a minimum of 60% of the following materials when fronting a public street: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, E.F.S., or other materials approved by the Planning Director.
  - a. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
  2. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
    - a. Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
    - b. Building height shall be restricted as generally depicted in the Rezoning Plan, transitioning to lower building heights to the rear of the Site adjacent to single-family residential zoning.
  3. Building placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
    - a. The Site's frontage of East 7<sup>th</sup> Street shall, at a minimum, provide at least 60% of the length of the first floor street frontage designed for pedestrian-scale activity per the street walls provision in Section 9.5506(2)(a) of the Ordinance. Of the provided 60% street wall design, a minimum of 50% shall be met through the use of clear glass.
    4. Meter banks shall be located outside of the setback.
    5. Rooftop HVAC units will be screened from public right-of-way.
    6. All dumpster enclosure areas shall be internal to the building/parking facilities or screened from network required public or private streets with materials complementary to the principal structure.
    7. Outdoor amenities for residential uses (such as pools, cabanas, raised courtyards and the like), if provided, shall not be located along the rear building facade with a finished floor elevation greater than thirty (30) feet above grade and shall contain noise and visual mitigation measures for sensitivity to adjacent residential properties along the rear property line.
- b. **Enhanced Landscaping for Rear Property Line and Optional Provision Parking/Maneuvering Areas.** Petitioner shall provide a minimum of the following enhanced landscaping treatments in the twenty (20) foot proposed rear yard area as screening to the adjacent residential properties and as enhanced screening for parking/maneuvering between the building and the street per the optional provision above and as shown on the Rezoning Plan:
  1. One (1) large maturing tree per 30 linear feet, one (1) evergreen shrub per 3 linear feet. A minimum of 40% of the required trees shall be evergreen species. Two (2) small maturing trees may be substituted for one (1) large maturing tree.

**Parking Deck Standards:**

1. Parking structures, if provided, shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar materials and a similar rhythm of window openings on frontages. The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. Any such decorative screens shall be set back from the plane of the street facades and affixed in line with the internal face of walls to parking levels so as to be minimally intrusive when seen in perspective. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four (4) feet in height.
2. However, these parking deck standards are in no way intended to impede the natural ventilation of an open parking deck.

**VII. Environmental Features**

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

**VIII. Lighting:**

Lighting shall generally be of pedestrian scale at a height of twenty-one (21) feet or less. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, which are not visible from the street and parking areas. However, architectural lighting shall be permitted.

**IX. 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.

**X. 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 or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	1.31.2023
△	REZONING 2ND SUBMITTAL	8.14.2023



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1	REZONING SUBMITTAL	1.31.2023
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3  
RZ4-00

**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



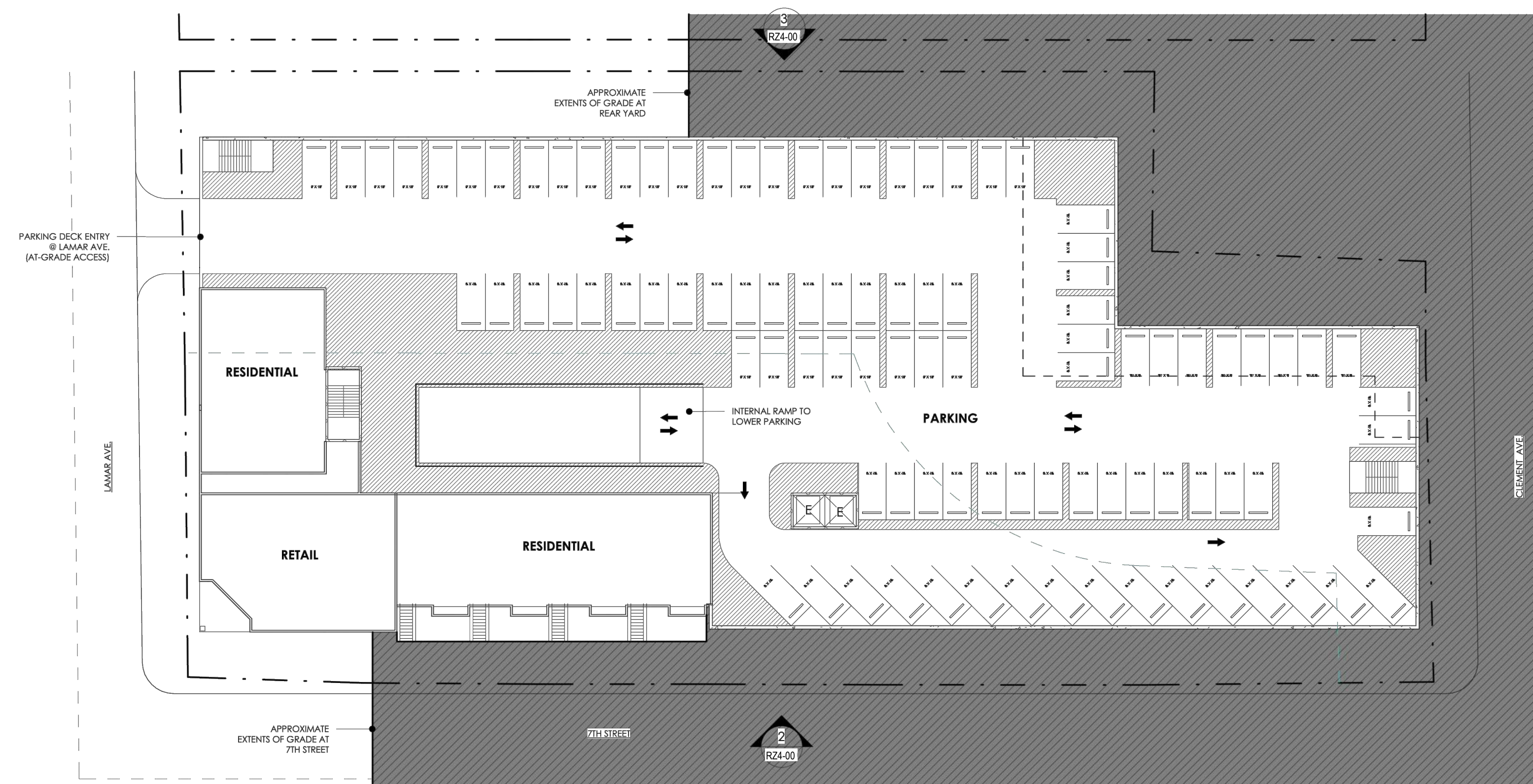
2  
RZ4-00

**7TH STREET ELEVATION**

SCALE: 1/16" = 1'-0"

**NOTES**

- LEVEL 1 SCHEMATIC PLAN PROVIDED TO SHOW GENERAL EXTENTS OF PARKING. THE ACTUAL PLAN LAYOUT, INTERIOR CONFIGURATION AND EXTENTS OF BUILDING CONSTRUCTED MAY VARY.
- THESE ELEVATIONS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING. VARIOUS BUILDING EXPRESSIONS AND DESIGN INTENT. HEIGHT SHALL BE PERMITTED AS SET FORTH IN THE DEVELOPMENT STANDARDS INCLUDED WITH THIS SUBMITTAL. THE ACTUAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY VARY.



1  
RZ4-00

**LEVEL 1 SCHEMATIC PLAN**

SCALE: 1" = 30'-0"