

KEY MAP

SEAL

**NOT FOR  
CONSTRUCTION**

PROJECT

**CENTRUM  
ELIZABETH - 7TH  
STREET  
REZONING**

CENTRUM REALTY & DEVELOPMENT

1815 E 7TH STREET  
CHARLOTTE, NC

LANDESIGN PROJ.# 1022203

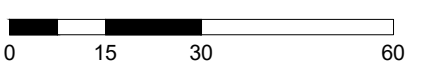
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	1.31.2023
2	REZONING 2ND SUBMITTAL	8.14.2023
3	REZONING 3RD SUBMITTAL	9.11.2023
4	REZONING 4TH SUBMITTAL	10.16.2023

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

SCALE

VERT: N/A  
HORZ: 1" = 30'

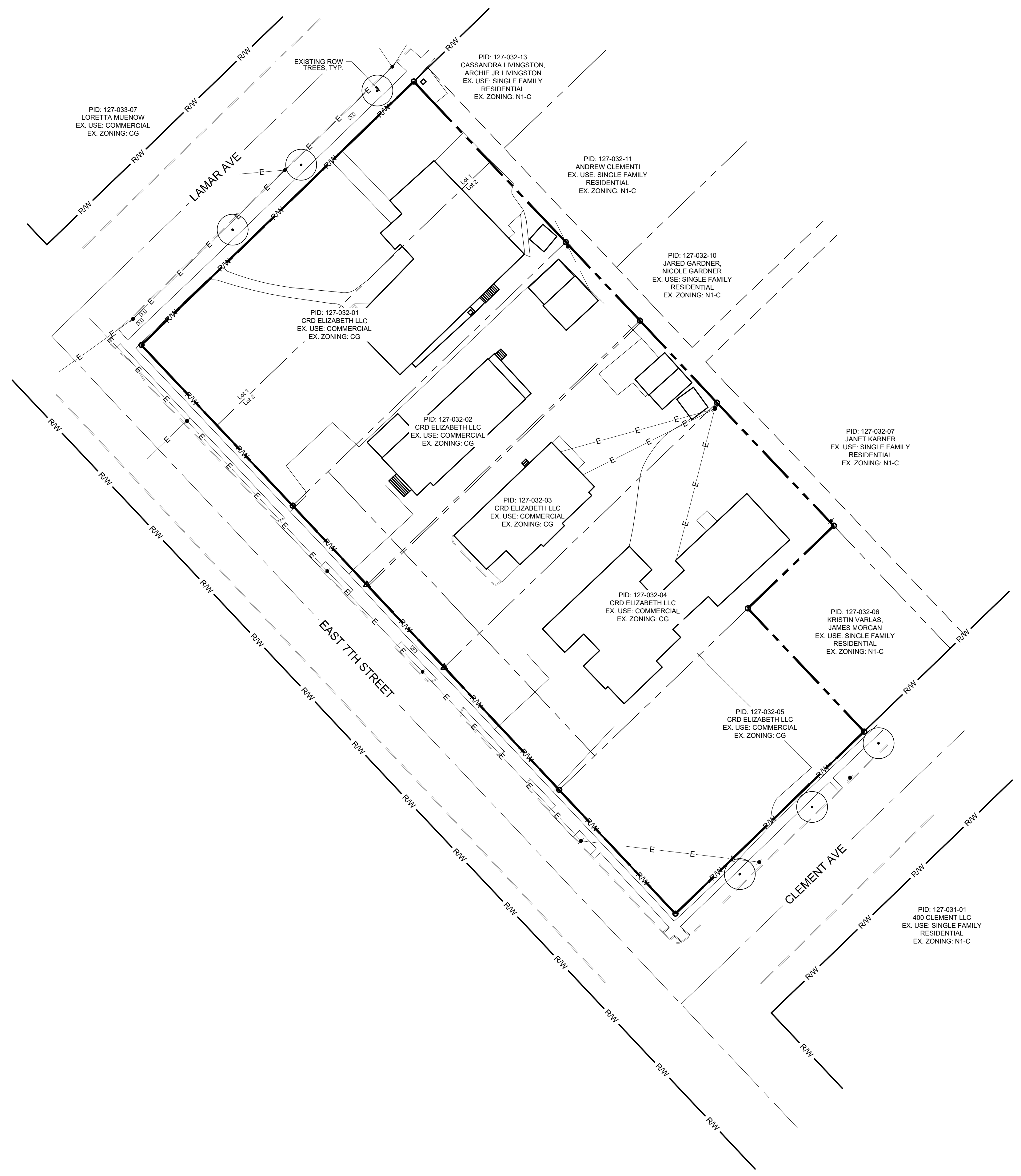


SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

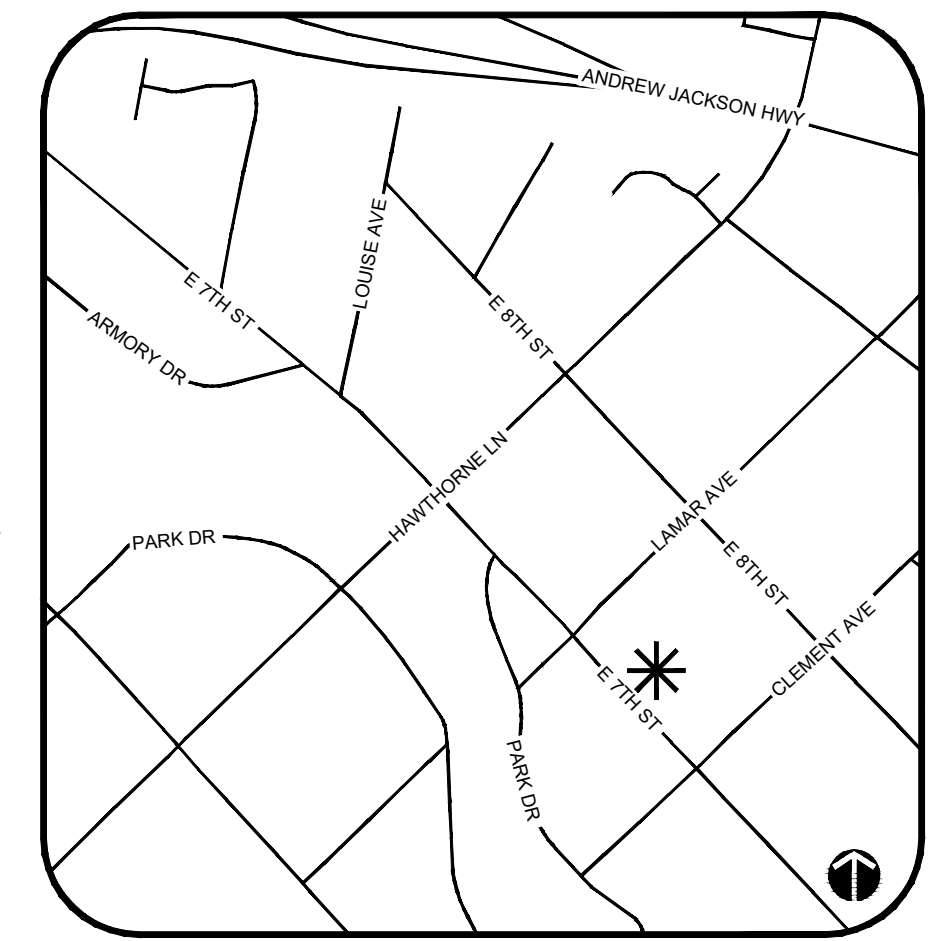
**RZ1-00**



NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	1.31.2023
2	REZONING 2ND SUBMITTAL	8.14.2023
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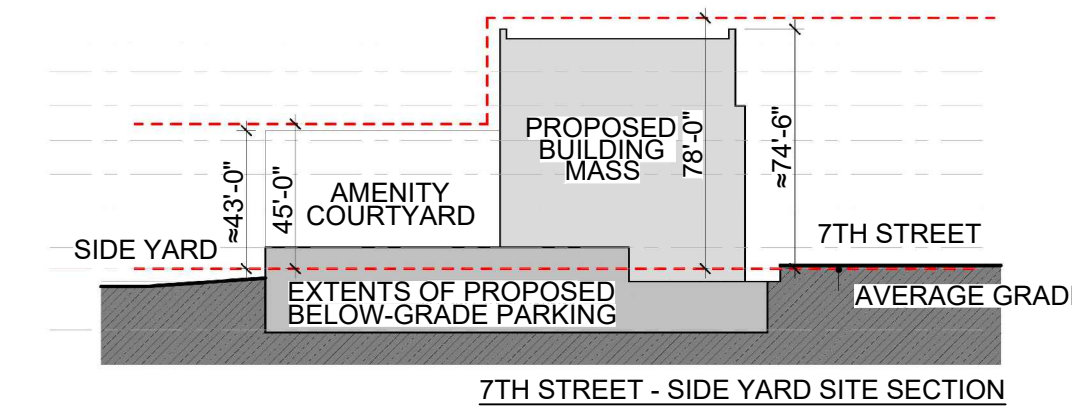
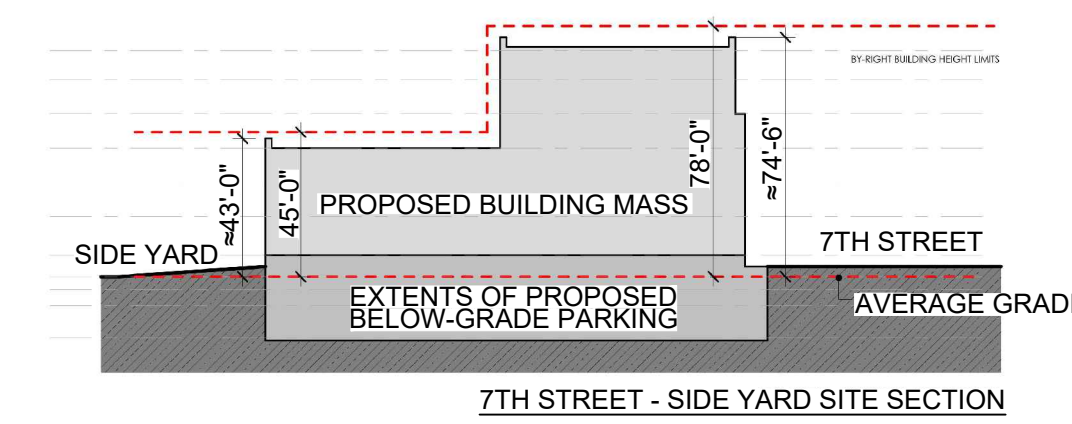
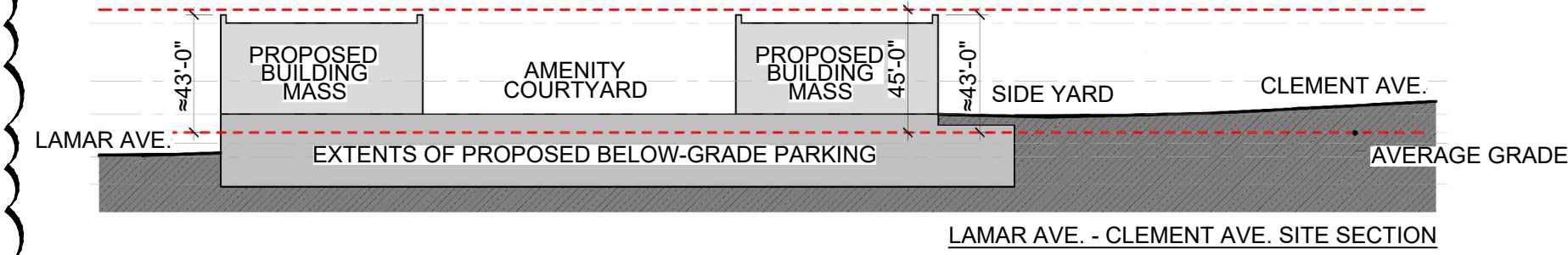
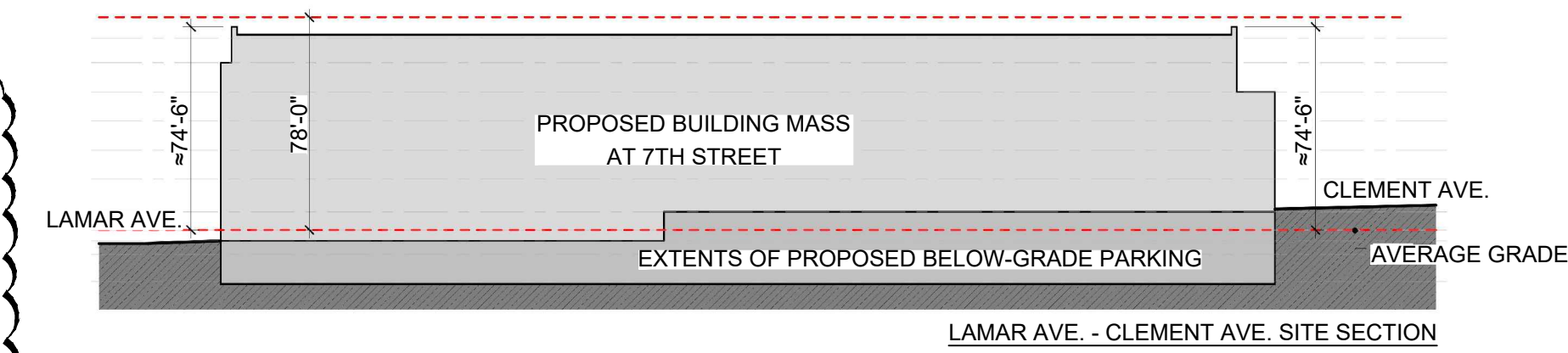
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HORZ: 1" = 30'  
0 15 30 60



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

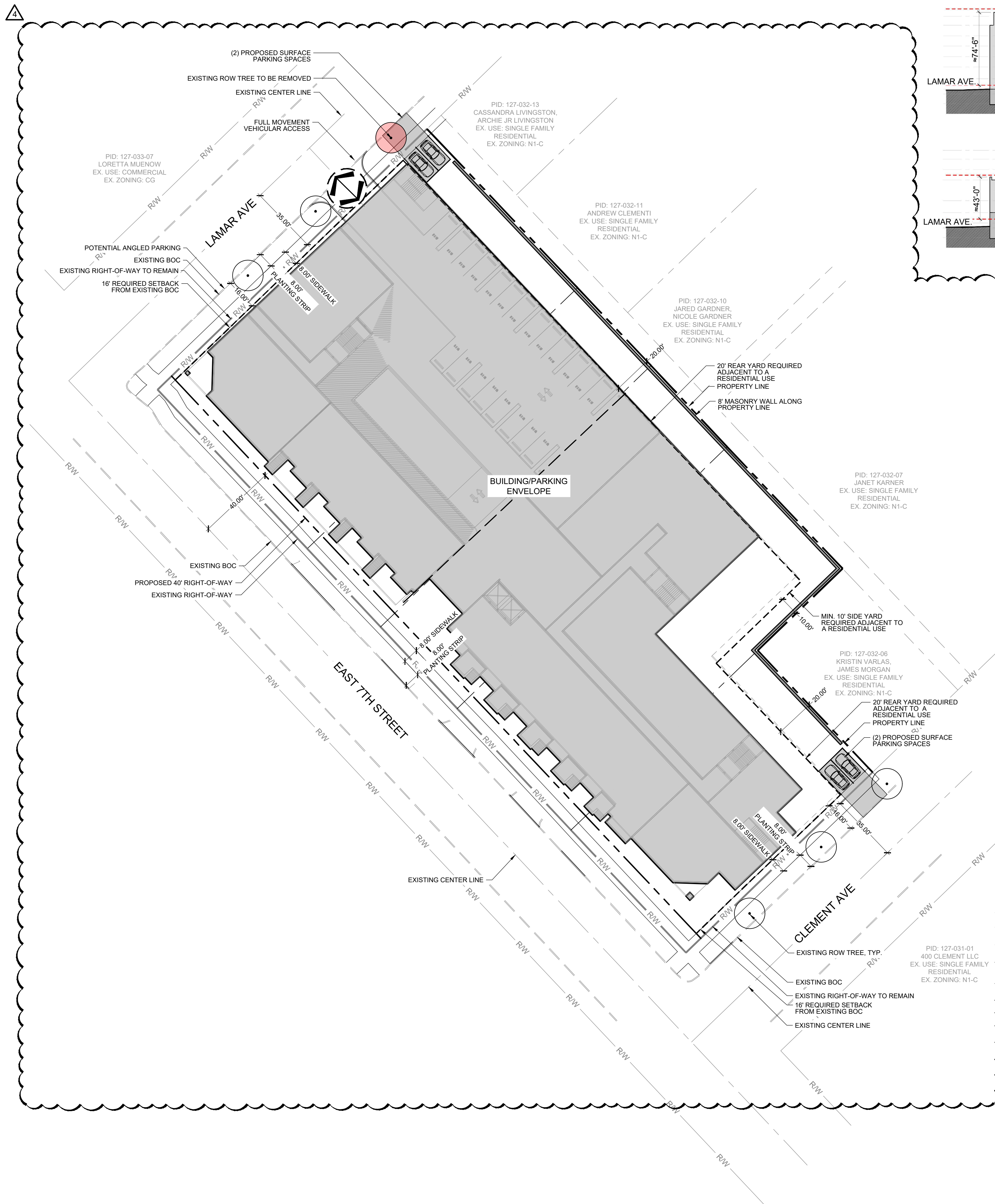
EXISTING USES: VACANT

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 NON-RESIDENTIAL USES

MAXIMUM BUILDING HEIGHT: 78' AND 6 STORIES

PARKING: MINIMUM OF ONE PARKING SPACE PER RESIDENTIAL UNIT



**Site Development Data:**

- Acreage: 4.163 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: 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, subject to conversion rights:
  - a. 213 residential dwelling units; and
  - b. Maximum of 5,600 square feet of nonresidential uses.
- Maximum Building Height: Sixteen (16) feet and six (6) stories, by further regulation.
- Parking: Minimum of one parking space per residential unit, to meet or exceed minimum Ordinance requirements.

**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 CRD 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 Districts/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.

Prohibited Uses: commercial self-storage buildings, auto service stations, hotel, dental uses, commercial car washes and accessory drive-throughs shall not be permitted on the Site.

**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 of nonresidential uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district *except for the prohibited uses described above.*

**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 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.
- c. 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.
- d. *Existing and proposed parking structures and an interior trash storage collection area shall be provided within the parking deck. Trash containers may be rolled out to the public street for periodic trash collection.*
- e. *Petitioner will use commercially reasonable effort to provide adequate construction worker parking during the construction phase of development.*
- f. 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.
- 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.
- h. 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.
- i. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.
- j. 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. Building design shall be as generally depicted on the conceptual building elevations included herein.
  - 2. 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, or other materials approved by the Planning Director.
- b. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- c. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
  - 1. 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.
  - 2. 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.
- d. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
  - 1. 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 9.2506(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.
  - 2. Water banks shall be located outside of the setback *within five feet from the pedestrian right-of-way, subject to utility company approval.*
  - 3. Rooftop HVAC units will be screened from public right-of-way.
- e. All dumpster enclosure areas shall be internal to the building/parking facilities or screened from network required public or private streets with materials complimentary to the principal structure.
- f. Outdoor amenities for residential uses (such as pools, cabanas, raised courtyards and the like), if provided, shall be located along the rear building facade with a finished floor elevation no 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.
- g. **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.
  - 2. Petitioner shall provide a masonry wall, maximum height of eight (8) feet, along the rear property line as generally depicted on the Rezoning Plan.
- h. **Parking Deck Standards:**
  - 1. The intention is for the majority of the parking structure to be below-grade as consistent with the conceptual elevations provided herein. Above-ground features, if provided, shall be designed to resemble 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 or similar treatment. Any such decorative screens shall be set back from the plane of the street facade 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.

**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:**

- a. 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, along the driveways, sidewalks, and parking areas.* However, upward facing accent/architectural lighting shall be permitted. *Petitioner will share lighting plans with the Elizabeth Center for Excellence during the permitting phase of development.*

**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.

KEY MAP

REAL

NOT FOR  
CONSTRUCTION

PROJECT

CENTRUM  
ELIZABETH - 7TH  
STREET  
REZONING

CENTRUM REALTY & DEVELOPMENT

1815 E 7TH STREET

CHARLOTTE, NC

LANDESIGN PROJ# 1022203

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

SCALE: NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ3-00

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	1.31.2023
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4  
RZ4-00

**NORTH ELEVATION**

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



3  
RZ4-00

**7TH STREET ELEVATION**

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



2  
RZ4-00

**CLEMENT AVE. ELEVATION**

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



1  
RZ4-00

**LAMAR AVE. 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.