

LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

Alexander
Ricks

REZONING PETITION NO. RZP-2023-033

NOT FOR CONSTRUCTION

CENTRUM ELIZABETH - 7TH STREET REZONING

CENTRUM REALTY & DEVELOPMENT

1815 E 7TH STREET

CHARLOTTE, NC

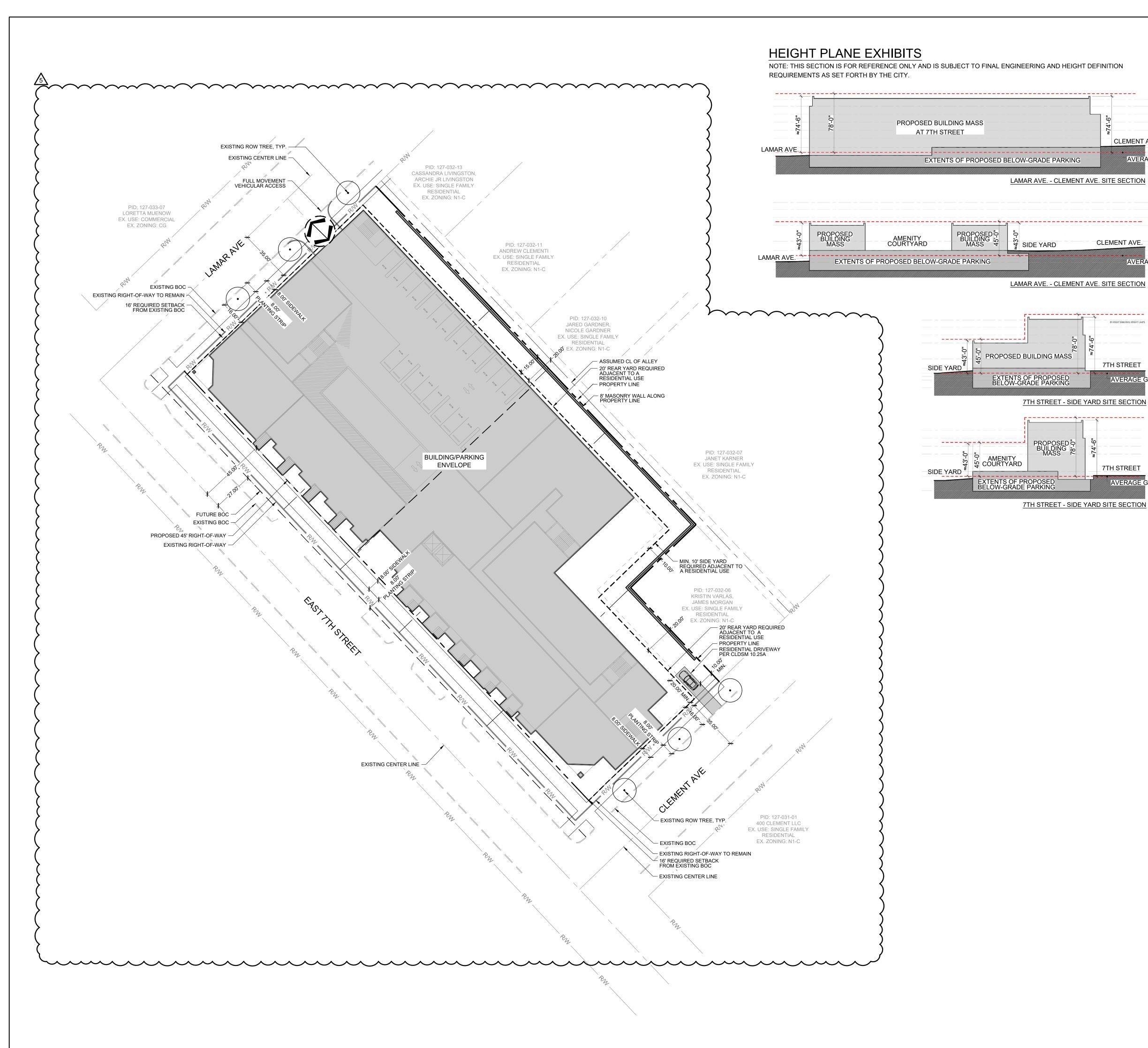
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NO.	DESCRIPTION	DATE		
1	REZONING SUBMITTAL	1.31.2023		
2	REZONING 2ND SUBMITTAL	8.14.2023		
3	REZONING 3RD SUBMITTAL	9.11.2023		
4	REZONING 4TH SUBMITTAL	10.16.2023		
5	REZONING 5TH SUBMITTAL	11.13.2023		
	SIGNED BY: LD			
	AWN BY: JA IECKED BY: DW			

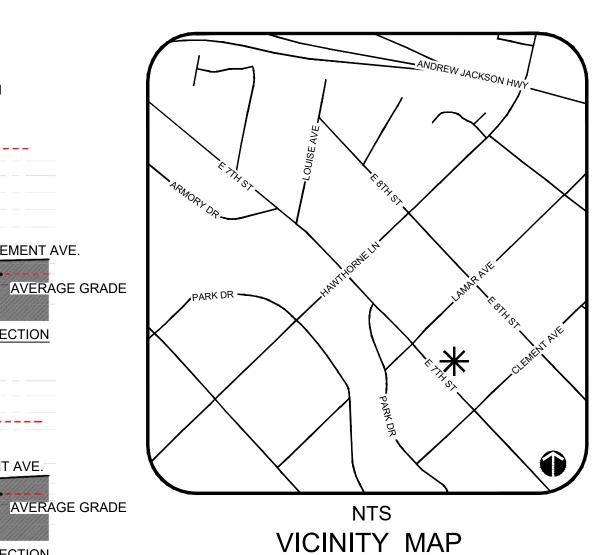
VERT: N/A
HORZ: 1" = 30'

0 15 30

EXISTING CONDITIONS PLAN

RZ1-00





SITE LEGEND

CLEMENT AVE.

CLEMENT AVE.

7TH STREET

7TH STREET

AVERAGE GRADE

AVERAGE GRADE



SITE DEVELOPMENT DATA

ACREAGE: ± 1.63 ACRES

TAX PARCEL #s: 127-032-01, 127-032-02, 127-032-03,

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

213 RESIDENTIAL DWELLING UNITS; AND

PARKING: WILL MEET OR EXCEED MINIMUM ORDINANCE REQUIREMENTS, IN NO CASE SHALL THE TOTAL NUMBER OF PARKING SPACES FOR THE SITE EQUAL LESS THAN 1.1 SPACES PER RESIDENTIAL USES.

<u>45</u>

EXISTING PROPERTY LINE

FULL ACCESS MOVEMENT



127-032-04, 127-032-05

EXISTING ZONING: CG

PLAN.

MAXIMUM DEVELOPMENT:

5,600 SF OF NON-RESIDENTIAL USES

MAXIMUM BUILDING HEIGHT: 78'

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CENTRUM **ELIZABETH - 7TH STREET REZONING**

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1815 E 7TH STREET

CHARLOTTE, NC

ANDDESIGN PROJ.# 1022203					
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NO.	DESCRIPTION	DATE			
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TECHNICAL DATA SHEET

RZ2-00

DEVELOPMENT STANDARDS Petitioner: CRD Elizabeth, LLC

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: 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 Seventy-Eight (78) Feet, as further restricted herein.

--Parking: Will neet or exceed minimum Ordinance requirements in no case shall the total number of parking spaces for the Site equal less than 1.1 spaces per residential unit

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 7th Street and Lamar Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 127-032-01, 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 one (1) parking space on 5 Clement Avenue. Any such parking/maneuvering will include enhanced landscaping screening.

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, commercial car washes and accessory drive-throughs shall not be permitted on the Site. Amplified sound for live or recorded music shall comply with the Noise Ordinance Amplified sound shall not be permitted in the amenity courty

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. <u>Transportation</u>

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.

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 7th Street and Clement Avenue. Petitioner shall upgrade the rapid flashing beacon pedestrian crossing at Clement Avenue and East 7th Street, or provide an upgraded pedestrian crossing at Lamar and East 7th Street, in coordination with CDOT during the permitting phase of development.

Subject to CDOT approval, Petitioner shall stripe and provide signage for on-street parking along the Clement Avenue and Lamar Avenue frontages in coordination Subject to CDOT approval, Petitioner shall provide and install signage on Lamar Avenue and Clement Avenue indicating that through commercial trucks are prohibited, in

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.

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. Il 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 Lit 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 ecklenburg area, by way of a private/public partnership effort or other public sector project support.

m. 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

VI. Design Guidelines:

a. General Design Guidelines.

1. Building design shall be as generally depicted on the conceptual building elevations included herein.

improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

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 hardi-plank), stucco, or other materials approved by the Planning Director.

Vinyl, as a building material will only be allowed on windows, soffits and trim features. b. EIFS and Stucco shall comprise of no more than 15% of each building facade.

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.

4. 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 7th 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 9.8506(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.

5. Conceptual renderings of this Rezoning Plan are conceptual, architectural renderings that are intended to depict the general conceptual architectural style, character of the building, and

intent. Accordingly, each elevation shall be designed and constructed so that each elevation is substantially similar in appearance to the relevant conceptual, architectural elevation with respect to architectural style and character. As such, the use of color is not intended to depict a specific material or the location and amount of a material unless otherwise noted. Notwithstanding the foregoing, changes, refinements, and further development to the exterior of the building which do not materially change the overall conceptual architectural style and character shall be permitted. Meter banks shall be located outside of the setback, hidden from view from the pedestrian right-of-way, subject to utility company approval.

Rooftop HVAC units will be screened from public right-of-way. 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.

Outdoor amenities for residential uses (such as pools, cabanas, raised courtyards and the like), if provided, shall be located along the rear building façade 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. Petitioner shall provide a minimum of two (2) pest waste disposal stations on-sit

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

etitioner shall provide a masonry wall, maximum height of eight (8) feet, along the rear property line as generally depicted on the Rezoning Plan. The wall shall have an exterior cladding that is composed of materials that are substantially similar in appearance to the masonry materials used to clad the rear elevation of the building below the

c. 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 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, or a similar treatment. Any such decorative screens shall be set back from the plane of the street façades 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

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 Community Association 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

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY **Proposed Trip Generation** Density Daily Trips/Peak Hour Trips Land Uses 1) Multifamily Housing Daily: 970, AM: 82, PM: 83 (Mid-Rise) 213 DU 5,600 2) Strip Retail Plaza (<40k) Daily: 466, AM: 20, PM: 52 SF Total with Pass-By Reduction and 30% TDM Daily: 1,004, AM: 70, PM:81 Adjustment: Tier: 1.0000 Mulitmodal Mitigation **Required Points:** 5.0000 **List of Mitigations:** 1) Upgrade Rectangular Rapid Flashing Beacon (RRFB) and Receiving Ramps at E. 7th Street and Clement Avenue **Transportation Demand Management** 1.0000 Tier: Mitigation **Required Points:** 2.0000 **List of Mitigations:** 1) Identify TDM Coordinator 2) Complete Multimodal improvements 3) Provide tenants with TDM education packets 4) Provide bicycle parking to at least 125% of required UDO 5) Provide a bicycle repair 6) Unbundle parking TIS Required (Yes/No): No CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):

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REVISION / ISSUANCE DESCRIPTION REZONING SUBMITTAL 1.31.2023 REZONING 2ND 8.14.2023 SUBMITTAL REZONING 3RD 9.11.2023 **REZONING 4TH** 10.16.2023 SUBMITTAL **REZONING 5TH** 11.13.2023 SUBMITTAL DESIGNED BY: LD DRAWN BY: JA CHECKED BY: DW

HORZ: AS NOTED

DEVELOPMENT NOTES







- MASONRY MATERIAL 2

<u>NOTES</u>

- 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.



RZ4-00

CLEMENT AVE. ELEVATION

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

LAMAR AVE. ELEVATION RZ4-00

SCALE:

SCALE:

1/16" = 1'-0"

ARCHITECTURAL CLADDING SYSTEM(S)

1/16" = 1'-0"

ORIGINAL SHEET SIZE: 24" X 36"

 $11/13/2023\ 11:47\ AM \quad JESSICA\ AUER \quad P:\ CLT \ 2022\ 1022203\ CAD\ DOCUMENTATION \ ENTITLEMENTS \ 1022203\ RZN_ARCH\ ELEVATIONS.DWG$

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	SIGNED BY: XX					
	DRAWN BY: XX CHECKED BY: XX					

VERT: N/A HORZ: AS NOTED

SCHEMATIC ELEVATIONS & PARKING PLAN

RZ4-00