

KEY MAP

REZONING
PETITION
NUMBER
2023-165

NOT FOR
CONSTRUCTION

718 CENTRAL AVE

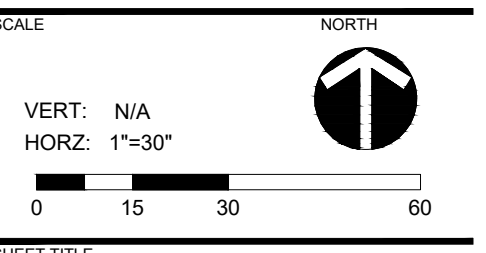
CENTRAL AVENUE MULTIFAMILY
LLC
718 CENTRAL AVE
CHARLOTTE, NC

LANDDESIGN PROJ# 1022322

REVISION / ISSUANCE

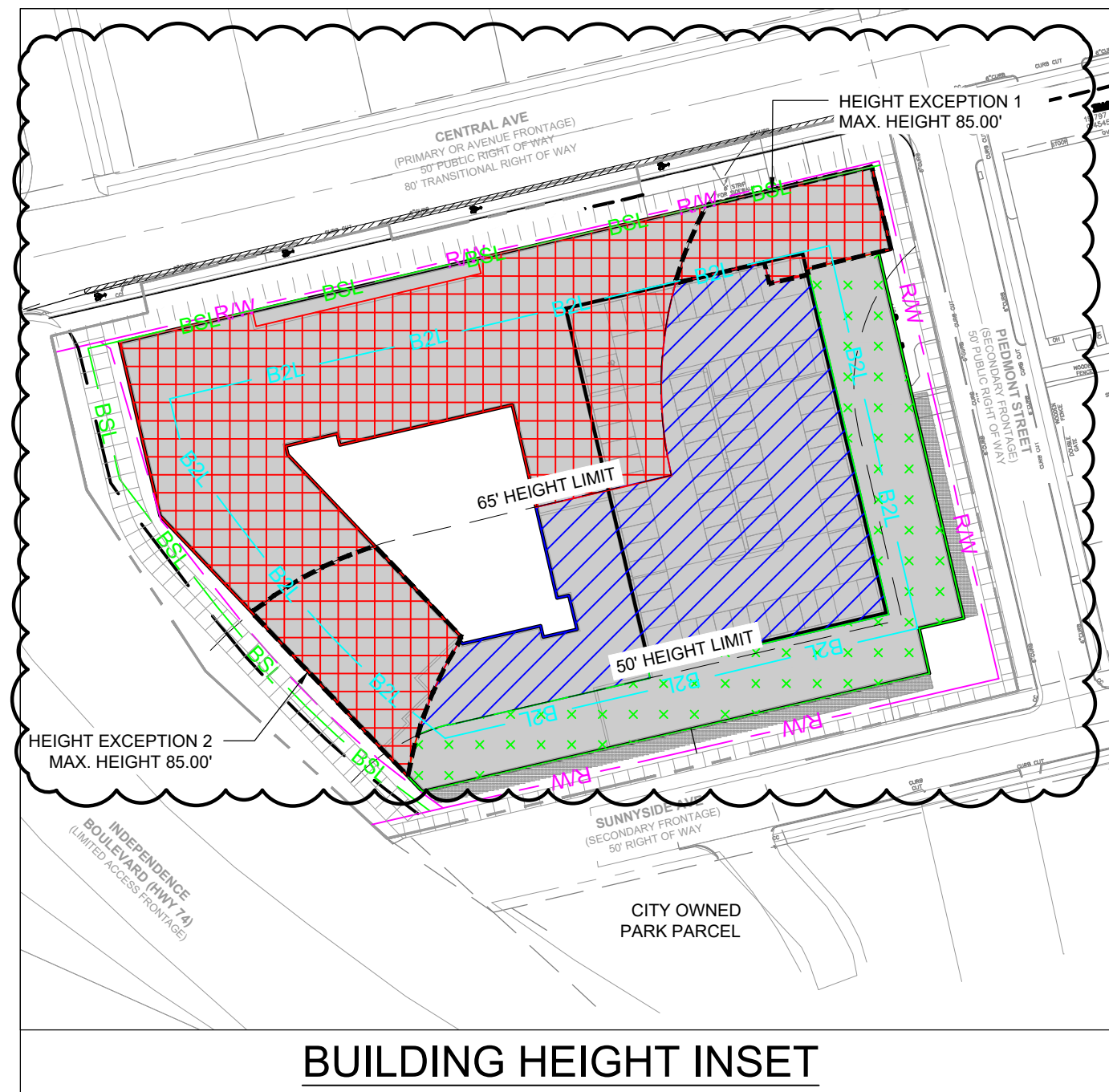
NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024

DESIGNED BY: DW
DRAWN BY: NM
CHECKED BY: ST



EXISTING CONDITIONS PLAN

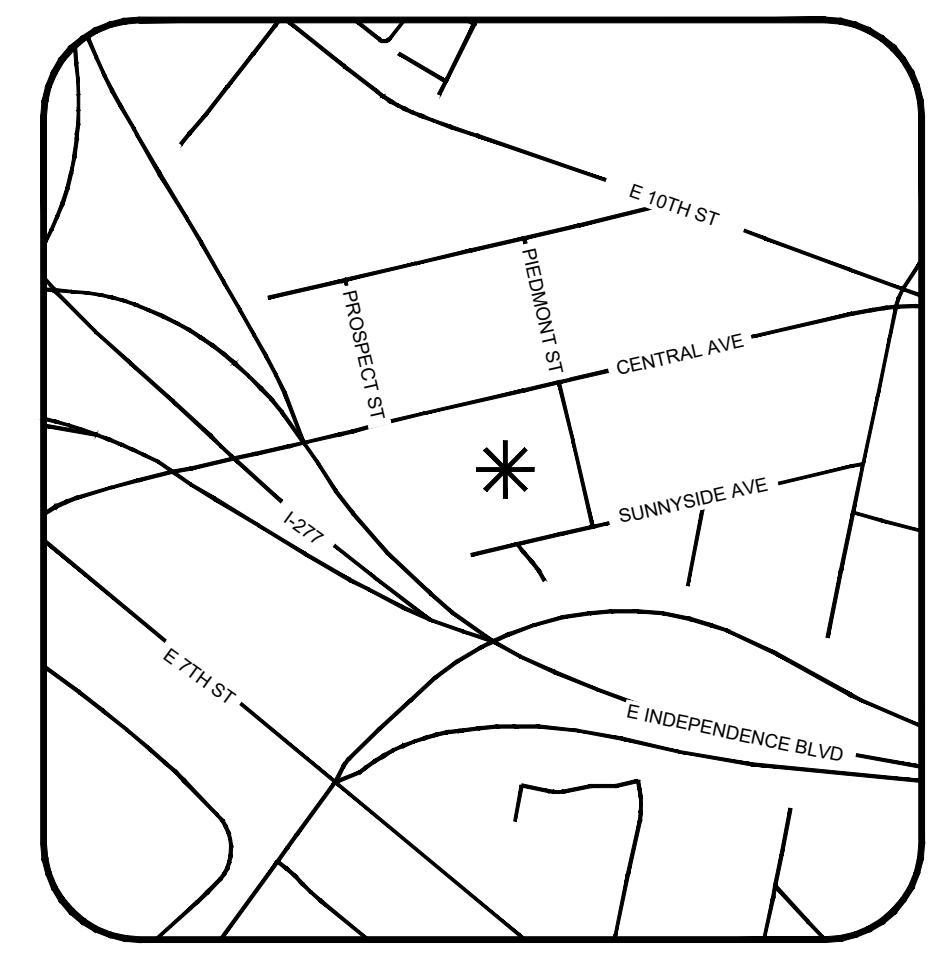
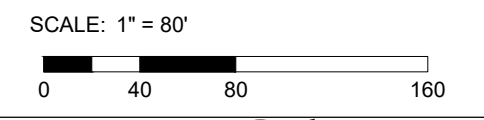
SHEET NUMBER
RZ1-00



BUILDING HEIGHT INSET

LEGEND

- MAXIMUM BUILDING HEIGHT 85'
- MAXIMUM BUILDING HEIGHT 65'
- MAXIMUM BUILDING HEIGHT 50'



NTS VICINITY MAP

SITE LEGEND

- EXISTING PROPERTY LINE
- FULL ACCESS MOVEMENT
- RIGHT-OF-WAY - RW
- SETBACK - BSL
- BUILD-TO-ZONE - BZL
- MAX BUILDING HEIGHT
- FUTURE SILVER LINE RIGHT-OF-WAY - RW
- TEMPORARY CONSTRUCTION EASEMENT
- MAXIMUM BUILDING HEIGHT 85'
- MAXIMUM BUILDING HEIGHT 65'
- MAXIMUM BUILDING HEIGHT 50'

SITE DEVELOPMENT DATA

ACREAGE: ± 2.839 ACRES
 TAX PARCEL #: 080-156-03,04,05,06,07,08, AND 09
 EXISTING ZONING: NC, O-6(CD), & N1-D
 PROPOSED ZONING: CAC-1(EX)
 EXISTING USES: OFFICE, PARKING, RESIDENTIAL AND VACANT.
 PROPOSED USES: RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CAC-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED ON SHEET RZ3-00).

MAXIMUM DEVELOPMENT LEVELS: UP TO 315 RESIDENTIAL DWELLING UNITS AND UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA NON-RESIDENTIAL USES AS DESCRIBED IN SECTION 3 AND AS ALLOWED BY THE CAC-1 ZONING DISTRICT, AND BY THE EXCEPTION PROVISIONS DESCRIBED ON SHEET RZ3-00.

MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 85-FEET AS ALLOWED BY THE UDO AND AS ALLOWED BY THE EXCEPTIONS PROVISIONS BELOW. HEIGHT TO BE MEASURED AS DEFINED BY THE UDO. BUILDING HEIGHT ABOVE 80-FEET SHALL UTILIZE THE DEVELOPMENT BONUS PROVISION OF ARTICLE 16.3 OF THE UDO.

PARKING: AS REQUIRED BY THE UDO. THE NUMBER OF PARKING SPACES PROVIDED WILL EXCEED THE UDO PARKING MINIMUM BY 20%.

KEY MAP

SEAL

PROJECT

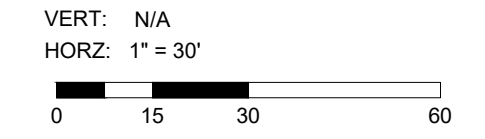
LANDDESIGN PROJ#

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024

DESIGNED BY: DW
 DRAWN BY: NM
 CHECKED BY: ST

SCALE NORTH



SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ2-00

Site Development Data:

- Acreage: ± 2.839 acres
- Tax Parcel #: 080-156-03.04.05.06.07.08. and 09
- Existing Zoning: NC, O-6(CD), & N1-D
- Proposed Zoning: CAC-1(EX)
- Existing Uses: Office, Parking, Residential and Vacant.
- Proposed Uses: Residential and non-residential uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CAC-1 zoning district (as more specifically described and restricted below in Section 3)

-**Maximum Development Levels:** Up to 315 residential dwelling units and up to 5,000 square feet of gross floor area non-residential uses as described in Section 3 and as allowed by the CAC-1 zoning district, and by the Exception Provisions described below.

-**Maximum Building Height:** A maximum building height of 85-feet as allowed by the UDO and as allowed by the Exceptions Provisions below. Height to be measured as defined by the UDO. Building height above 30-feet shall utilize the Development Bonus provision of Article 16.3 of the UDO.

-**Parking:** As required by the UDO. The number of parking spaces provided will exceed the UDO parking minimum by 20%.

1. General Provisions:

a. **Site Location:** These Development Standards, and the Technical Data Sheet set forth on attached RZ Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Central Ave. Multi-Family LLC ("Petitioner") to accommodate the development of residential community with accessory ground floor non-residential uses as allowed in the CAC-1 zoning district on an approximately 2.839-acre site located at 718 Central Ave. (the "Site").

b. **Zoning Districts/UDO:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Unified Development Ordinance for the City of Charlotte (the "UDO"). Unless the Rezoning Plan establishes more stringent standards or exceptions, the regulations established under the UDO for the CAC-1 zoning district and the other applicable provisions of the UDO shall govern all development taking place on the Site, subject to the Exception Provisions (EX) provided below.

c. **Graphics and Alterations/Modifications:** The schematic depictions of sidewalks, 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 Article 37.3 of the UDO.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the UDO. These instances would include changes to graphics if they are:

- (i) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the street dimensions and the alike.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the UDO; in each instance, however, subject to the Petitioner's appeal rights set forth in the UDO.

2. Exception (EX) Provisions:

Public benefits shall include one or more actions from at least two of the following categories: 1) sustainability; 2) public amenity; and 3) city improvement.

a. Below are the public benefits provided by the proposed CAC-1(EX) for the Site.

- **City Improvement:** Construction of a publicly accessible 16-foot shared-use path (SUP) along the western property line as generally depicted on the Rezoning Plan, the relocation of the existing sewer line along the western property line between Central Ave. and Sunnyside Ave., and the reservation of right-of-way and associated temporary construction easement (TCE) for future acquisition by CATS for the construction of the Silver Line as generally depicted on the Rezoning Plan.

- **Public Amenity:** Creation of publicly accessible plaza and open space along Central Avenue at the future LYNX Silver Line station as generally depicted on the Rezoning Plan. The Petitioner will provide a public accessible plaza and open space area with approximately 9,000 square feet as generally depicted on the Rezoning Plan. The publicly accessible plaza will be improved with landscape areas, seating areas, landscaping, and lighting, the public accessible open space will be improved with landscaping and a 16-foot SUP.

b. Below are the requested modifications of the exception (EX) district request to accommodate the construction of two new network required streets within the existing conditions on the Site:

- Article 11.3.B. (Table 11-2 Footnote #3) CAC Zoning Districts Building Height Standards) to modify the allowed maximum building height within 100-feet and 200 feet of the N1 Place Type as described below. To allow a maximum building height of 85 feet instead of 65 feet for the portion of the building at the corner of Piedmont St. and Central Ave. (Height Exception #1). To allow a maximum building height of 85 feet instead of 65 feet for the portion of building along Independence Blvd. (Height Exception #2) all as generally depicted on Rezoning Plan. Height Exception #2 is based on the portion of the building within 200 feet of the city owned parcel at the end of Sunnyside Ave. tax parcel #080-218-01.

The following Exception requests regarding the Design Standards of the CAC-1 zoning district are being requested because the design standards for a mixed-use building are not appropriate along the Site's frontages which are not conducive for non-residential uses. The mixed-use design standards are also being triggered by the request that the proposed development contain a mix of uses rather than residential uses. The proposed building will meet the design standards for a residential building.

- Article 11.3.C Building Articulation (Table 11-3 F Minimum Ground Floor Height Mixed Use). To allow a minimum of a 10-foot floor to floor ground floor height instead of 14-feet along all Frontages except for areas developed with convertible non-residential space.

- Article 11.3.D Transparency (Table 11-4 B Ground Floor Transparency Mixed-Use). To allow a minimum ground floor transparency of 25% instead of 50% along the Piedmont, Sunnyside and Central Ave. Frontages except for areas developed with commercial space or convertible non-residential space, and along the future Silver Line Frontage to allow the 25% transparency to be measured from 3' and 10' from the Finished Floor Elevation (FFE) instead of from 3' to 10' from grade.

- Article 21.2.B Design of Required Loading Spaces. To allow maneuvering for the proposed loading spaces to occur within Piedmont Ave.

- Article 18.3.C.9.e Architectural Feature Additional Regulations, Steps and Stoops. To allow steps to be within 2-feet instead of 6-feet of the proposed 16-foot SUP to be constructed along the western property boundary.

3. Permitted Uses:

Residential uses and non-residential use as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CAC-1(EX) zoning district (as more specifically described and restricted below)

a. Up to 315 residential dwelling units and up to 5,000 square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the CAC-1 zoning district.

b. No fewer than 1,500 square feet of gross floor area of non-residential uses must be constructed. This required non-residential square footage may be constructed on convertible space that is initially occupied by uses devoted to residential community, including residential units.

c. The following uses will not be allowed: Alternative Correction Facility, Drug Treatment Clinic, and Single-Room Occupancy (SRO).

4. Access & Streets:

a. Vehicular access to the Site will be from Piedmont St. as generally depicted on the Rezoning Plan and subject to adjustments as set forth below.

b. The Petitioner will fund the installation of a traffic signal at the intersection of Central Ave. and Piedmont Street subject to approval by CDOT and if the funding of the proposed signal does not include the construction of left turn lanes from Central Ave. to Piedmont St. If required by CDOT the Petitioner will have a traffic signal warrant analysis completed prior to the installation of the traffic signal. The Petitioner will work with CDOT during the land development approval process for the Site to determine if the traffic signal can be installed as part of the development of the property. If CDOT does not approve the signalization of the intersection during the land development approval process for the Site then the Petitioner's obligation to fund the signal will be considered completed.

c. The Petitioner will fund up to three speed humps or equivalent traffic calming measures along Piedmont St., or Sunnyside Ave. The funding of the proposed traffic calming measures is based on the residents of the Sunnyside neighborhood securing approval from the City to install traffic calming measures as required by adopted City Policies and Procedures for the installation of traffic calming measures on existing public streets, such compliance to be achieved within one-year of the Site receiving a final certificate of occupancy.

d. The existing curb location will be maintained along Sunnyside Ave. and Piedmont St. The Petitioner will provide normal curb height and storm drainage as necessary (be determined during the Land Development review process) along Piedmont St. and Sunnyside Avenue. The setback required by UDO will be measured from the future back of curb.

e. The Site will implement the CTR mitigation recommendations of the CTR as outlined on table #1 on sheet RZ3-00.

f. **Right-of-Way Conveyance:** The Petitioner shall dedicate and convey via fee simple conveyance the additional right-of-way indicated below and depicted on the Rezoning Plan; the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. Along Central Ave. 50.5-foot from the existing center line will be dedicated; along Piedmont St. 33.3-foot from the existing center line will be dedicated; and along Sunnyside Ave. 18-foot from the existing center line will be dedicated. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way where ROW dedication is not provided. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

g. The existing curb line along Central Ave. will be relocated to be 32.5 from the existing center line to allow the construction of a buffered bike lane along Central Ave. The Petitioner reserves the right to implement a 12-foot SUP instead of a buffered bike lane if the Streets Map is amended to implement this change. If SUP is constructed in lieu of a bike lane the curb line along Central Ave. does not need to be relocated.

h. The exact alignment, dimensions, and locations of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered, and requirements described in this Section are met.

i. All transportation improvements will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.

j. 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.

k. The petitioner needs to complete and submit the Right of Way Abandonment Petition form to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process.

5. Streetscape, Setbacks and Open Space:

a. Setbacks as required by the UDO and as outlined below will be provided.

(i) Along Central Ave. a 20-foot setback as measured from the future back of curb will be provided as generally depicted on the Rezoning Plan.

(ii) Along Sunnyside Ave. a primary building setback of 28 feet as measured from the existing back of curb will be provided. Covered porches, balconies, or stoops may encroach into the primary building setback but must adhere to the 16-foot setback as required by the UDO as measured from the future back of curb.

(iii) Along Piedmont Ave. a primary building setback of 28 feet as measured from the existing back of curb will be provided for the portion of the building south of the proposed driveway. Covered porches, balconies, or stoops may encroach into the primary building setback and will adhere to the 16-foot setback as required by the UDO as measured from the future back of curb. The portion of the building north of the driveway will adhere to the setback as required by the UDO as measured from the future back of curb. Extension into the required frontage setback as allowed by Article 18.3 of UDO are permitted.

b. Streetscape improvements as required by the UDO will be provided along Central Ave. The Petitioner reserves the right to modify the streetscape improvements along Central Ave. to implement a 12-foot SUP instead of a buffered bike lane if the Streets Map is amended to implement this change. Along Piedmont Street and Sunnyside Ave. the following streetscape improvements will be provided: an eight (8) foot planting strip and an eight (8) foot sidewalk as measured from the existing back of curb will be provided, the remaining area between the back of sidewalk and the required 16-foot setback (approximately 5.20 feet) may be used as landscape area.

c. The Petitioner will construct a 16-foot publicly accessible share-use path (SUP) along the western property boundary as generally depicted on the Rezoning Plan.

d. The Petitioner will provide a publicly accessible Plaza and Open Space area along Central Ave. the future Lynx Silver Line. The publicly accessible plaza will be improved with landscape areas, seating areas, landscaping, and lighting, the publicly accessible open space will be improved with a SUP and landscaping.

e. The Petitioner will provide a minimum of 750 square feet of improved public open space at the corner of Piedmont St. and Sunnyside Ave. as generally depicted on the Rezoning Plan. This open space area will be improved with landscape areas, seating areas, landscaping, and lighting.

6. Architectural Standards:

a. As required by the UDO and as indicated below.

b. The building facade facing Piedmont St., between the proposed Site access and Sunnyside Ave., will be designed to include units with individual usable porches/balconies with a minimum depth of 6-feet. Porches will be provided on a minimum of three floors. Where the Site's finished floor elevation allows the units at the ground level along Piedmont St. may have stoops that provide the units direct access to Piedmont St.

c. The portion of the building facade facing Sunnyside Ave., between Piedmont St. and the eastern edge of the Rose Garden Terrace right-of-way, will be designed to include units with individual usable porches/balconies with a minimum depth of 6-feet. Porches/balconies will be provided on a minimum of three floors. The units along the ground floor will be designed to include shared or individual stoops that will provide the units direct access to Sunnyside Ave.

d. The building facades facing Piedmont St. and Sunnyside Ave. will be constructed to contain no less than 30% masonry building materials on the exterior building facades exclusive of windows and doors.

7. Signage:

a. As required by the UDO.

8. Lighting:

a. As required by the UDO.

9. Environmental Features:

a. The Site will comply with Article 20 Landscape, Screening & Tree Preservation of the UDO.

b. The Site will comply with Article 24 Drainage and Article 25 Post-Construction Stormwater Regulations of the UDO.

10. CATS Right-of-Way Reservation for the Future Lynx Silver Line:

a. The Petitioner will reserve for future acquisition by CATS the portion of the property indicated along the western property line (Reserved Future CATS R/W and Temporary Construction Easement) as generally depicted on the Rezoning Plan.

11. 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 Article 37 of the UDO.

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 UDO, 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.

TABLE 1

718 Central Avenue CTR Assessment Report						
Vehicle Trips						
Proposed			Existing			Net Trips
Land Uses	Density	Daily/Peak Hour Trips	Land Use	Square Footage	Daily Trips /Peak-Hr.	
1) Multifamily Housing (Mid-Rise)	365 D.U.	1,695	1) Office (718 and 728 Central Ave)	25146 S.F.	349	1,346
2) Strip Retail Plaza (<40k SF)	5,000 S.F.	441	2) Single-Family Detached Housing (723 Sunnyside Ave)	1 D.U.	15	426
3)			3)			
		Totals			Totals	1,772
Mitigations						
Assessments	Tier	Required Points	Mitigation (Total Points)			
MA	3	14	1) 1,370 feet of substandard/missing sidewalk/path to be replaced - 27.4 Points 2) Two substandard accessible ramps to be replaced - 1 Point			Total Multimodal Mitigation: 28.4 Points
TDM	3	6	1) TDM Point of Contact & TDM Coordinator -1 Point 2) Multimodal Infrastructure - Construct all Multimodal Assessment improvements 1 Point 3) Secure Bicycle Parking - Secure, long-term bicycle parking on site at a ratio of 1 space per 20 DU - 1 Point 4) Unbundled Parking: Parking costs will be unbundled from leasing and tenant agreement, to encourage usage of alternative transportation options.-3 Points			Total TDM Mitigation: 9 Points
TIS Required? (Yes/No)			If yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:			
No			1) N/A 2) 3) 4) Add additional lines, as needed			



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REAL

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PROJECT

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY
LLC

718 CENTRAL AVE
CHARLOTTE, NC

LANDDESIGN PROJ.# 1022322

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024

DESIGNED BY: DW
DRAWN BY: NM
CHECKED BY: ST

SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ3-00