

LandDesign.

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

Alexander
Ricks

REZONING PETITION NO. RZP-2023-XXX

NOT FOR CONSTRUCTION

CENTRUM ELIZABETH - 7TH STREET REZONING

CENTRUM REALTY & DEVELOPMENT

1815 E 7TH STREET

CHARLOTTE, NC

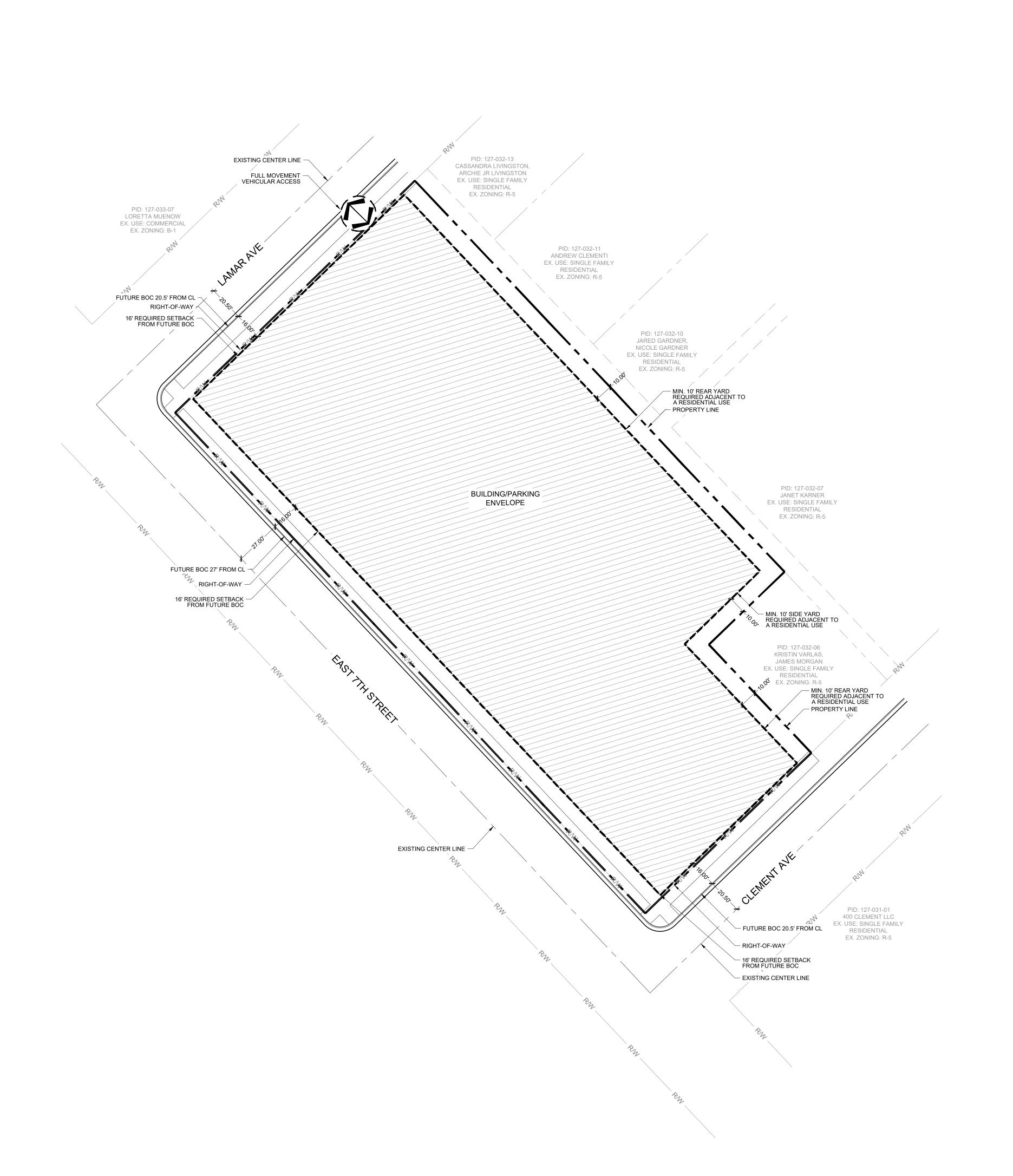
1022203 REVISION / ISSUANCE		
1#	REZONING#SUBMITTAL	1.31.202
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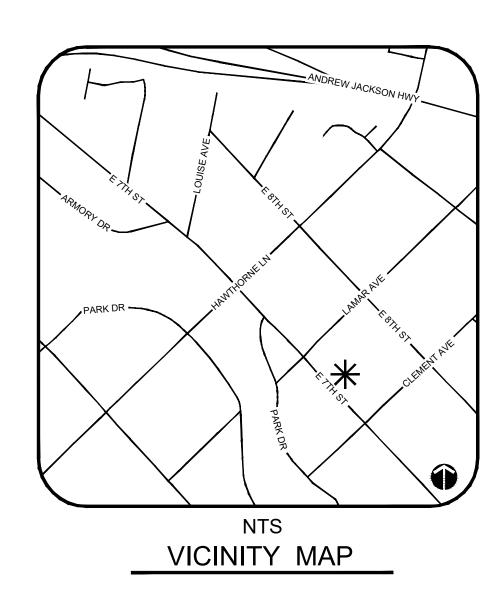
DRAWN BY: JA
CHECKED BY: DW

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

EXISTING CONDITIONS PLAN

RZ1-00





SITE LEGEND

EXISTING PROPERTY LINE

PROPOSED BUILDING/PARKING

ENVELOPE

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: B-1

PROPOSED ZONING: MUDD-O

EXISTING USES: COMMERCIAL

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

MAXIMUM DEVELOPMENT:

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

MAXIMUM BUILDING HEIGHT: PER ORDINANCE

PARKING: PER ORDINANCE

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CENTRUM REALTY & DEVELOPMENT 1815 E 7TH STREET

CHARLOTTE, NC

1022203 REVISION / ISSUANCE NO. DESCRIPTION 1 REZONING SUBMITTAL 1.31.2023

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

> > HORZ: 1" = 30'

TECHNICAL DATA SHEET

RZ2-00

DEVELOPMENT STANDARDS Petitioner: CRD Elizabeth, LLC Rezoning Petition No. 2023-xxx 1/25/2023

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: B-1 -- Proposed Zoning: MUDD-O

-- Existing Uses: Commercial --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. 5,600 square feet of retail, EDEE or personal service uses.

-- Maximum Building Height: Per Ordinance -- 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 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, 127-032-02, 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. 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, together with any incidental or accessory uses associated therewith.

a. The principal building(s) constructed may be developed with up to (i) 213 residential dwelling units and (ii) 5,600 square feet of 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.

- 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. 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.
- c. 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.

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 hardi-plank), stucco, E.I.F.S., or other materials approved by the Planning

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
- 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 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. 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 complimentary to the principal structure.
- 7. If a rooftop terrace is provided, it shall be permitted only for hotel uses (no rooftop terraces associated with EDEE uses shall be allowed).

- 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 façades and affixed in line with the internal face of walls to parking levels so as to be minimally intrusive when seen in sective. 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.

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

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

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DEVELOPMENT NOTES