



### Site Development Data:

- --Acreage:  $\pm 5.5$  acres --Tax Parcel: 177-062-12
- --Existing Zoning: OFC
- -- Proposed Zoning: RAC(CD) -- Existing Uses: Office
- -- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RAC zoning district, where applicable, not otherwise limited herein. **--Maximum Development:** 360 multi-family stacked and/or multi-family attached (townhome)
- residential units with conversion rights herein to allow up to 8,000 square feet of retail uses. -- Maximum Building Height: per the UDO, restricted height plane per adjacent N1 placetype --Parking: per the UDO

### General Provisions:

- 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 Northwood Ravin ("Petitioner") to accommodate the development of mixed use development on an approximately 5.5-acre site located on the east side of Carnegie Boulevard, across from Torp Landing Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 177-062-12 (the "Site").
- **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").
- Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the RAC zoning district, as applicable, shall govern development taking place on the designated portion of the Site.

## Maximum Development

- **Proposed Development:** New development on the Rezoning Site includes up to three hundred sixty (360) multi-family stacked and/or multi-family attached (townhome) residential units.
- As generally depicted on the Rezoning Plan, multi-family stacked uses shall only be permitted in Area A. Multi-family attached (townhome) units are permitted in Areas A, B, and C. Area D shall be reserved for amenitized open space and shall not have residential units.
- Conversion Rates: Residential units may be converted to retail square footage at a rate of one (1) residential unit to 1,000 square feet of retail square footage. However, the total amount of retail uses shall not exceed 8,000 total square feet.

## Architectural Design Standards

## Design Standards applicable to multi-family stacked building(s):

- 1. Building Massing and Height shall be designed to break up long monolithic building forms as follows: Building sides greater than 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of six (6) feet extending through the building.
- 2. Multi-Family Residential Architectural Elevation Design elevations shall be designed to create visual interest as follows:
- i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- ii. Building elevations facing network required public or private 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. Multi-Family Residential Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
- i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not
- be limited to gables, hips dormers or parapets. ii. Roof top HVAC and related mechanical equipment will be screened from

# Design Standards applicable to multi-family attached (townhome) buildings:

public view at grade from the nearest street.

- 1. Prohibited Building Materials: Vinyl siding shall not be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and
- 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- 3. Garage doors visible from public streets, if applicable, will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- 4. Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.
- 5. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least (six (6)) feet deep. Stoops and entry-level porches, if provided, may be covered but shall not be enclosed and shall be a minimum of three (3) feet deep.
- 6. All buildings shall contain a maximum of six (6) units per building. There shall be a maximum of two (2) buildings on the Site that are six-unit buildings.

# **Buffering, Landscaping, and Open Space**

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- ····· Petitioner shall provide a minimum twenty-five (25) foot wide Class B Landscape Yard on the Site's western property boundary adjacent to N1-A zoning, as generally depicted on the Rezoning Plan. Petitioner may utilize existing screening measures or new/additional measures, or a combination thereof to meet UDO requirements through coordination with adjacent property owners.
- 1. The Landscape Yard fencing may be installed in a location of higher elevation than the 25' Landscape Yard based on topography and vegetation through coordination with adjacent property owners.
- - Parklet Area D shall be a minimum of 6,000 square feet. Petitioner shall provide a Parklet(s) of amenitized open space in the area(s) as generally depicted on the Rezoning Plan. The design of the open space(s) shall
  - 1. Enhanced plantings in excess of minimum planting standards required of the ordinance. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species);

consist of four (4) or more of the following potential components:

Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development if this element is utilized.

- 2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options;
- Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development if this element is utilized.
- 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
- (4.) Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches;
  - Seating requirements for publicly accessible open space, if provided, shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
  - Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development if this element is
- \_\_utilized.\_\_\_\_\_ 5. Have a minimum dimension of fifty (50) feet or more measured in all directions:

## 6. Public art/sculpture;

- Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during the permitting phase of development if this element is utilized. Details around the artist, actual artwork are not
- 1. Interactive elements that children or others to experience sensory stimulation including but not limited to music, water, and light; and/or
  - Petitioner shall provide the details/technical notes on the element along with the location of installation during the permitting phase of development if this element is utilized.
- (8.) Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
  - If this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation during the permitting phase of development.

## **Transportation**

- a. Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the site's Carnegie Boulevard frontage.
- 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 dedicate 43 feet of right-of-way the road centerline along the Site's frontage of Carnegie Boulevard, as generally depicted on the Rezoning Plan, with a two-foot sidewalk utility easement at the back of the sidewalk.
- 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.
- Where necessary, the Petitioner shall dedicate and convey in fee simple all rightsof-way to the City of Charlotte before the Site's first building certificate of occupancy is issued for each associated phase of development. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the associated phase of development within the Site.
- 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 South Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

## /2\-----Site will comply with CTR requirements to be finalized in permitting.

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted
  Unified Development Ordinance Post Construction Stormwater Articles 23 through

  28, and, in addition, shall provide for a reduction of the peak flow in a 100-year

  storm event by 50% or more over the conditions of the Site as they exist at the time. storm event by 50% or more over the conditions of the Site as they exist at the time this Rezoning Petition is approved.
  - Erosion Control adequate erosion control measures, structures, and devices shall be planned, designed, and constructed and maintained so as to provide protection from the calculated maximum peak of runoff from the 25-year storm.
- The location, size, and type of storm water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

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

**ISSUED FOR PERMITTING** 

**5825 CARNEGIE BLVD** 

> NORTHWOOD RAVIN 5825 CARNEGIE BLVD

> > CHARLOTTE, NC

LAINL	DES	1025071	
REVISION / ISSUANCE			
N	О.	DESCRIPTION	DATE
		1ST SUBMITTAL	05-15-202
Z	7	REVISIONS PER COMMENTS	08-11-202
	7	REVISIONS PER COMMENTS	10-13-202

HORZ: N/A

ORIGINAL SHEET SIZE: 30" X 42"

DEVELOPMENT NOTES

PETITION NO. 2025-063 RZ2.00

