

225 NORTH CEDAR
REZONING PETITION

#2007-040
Charlotte, North Carolina

RECEIVED
JUN 18 2014

NOT FOR
CONSTRUCTION

Project No: 0000
Issue Date: 20 Feb 2008
Issued for:
For Public Hearing

- △ COMMENT REVISIONS 2-20-08
- △ COMMENT REVISIONS 3-20-08
- △ COMMENT REVISIONS 4-17-08

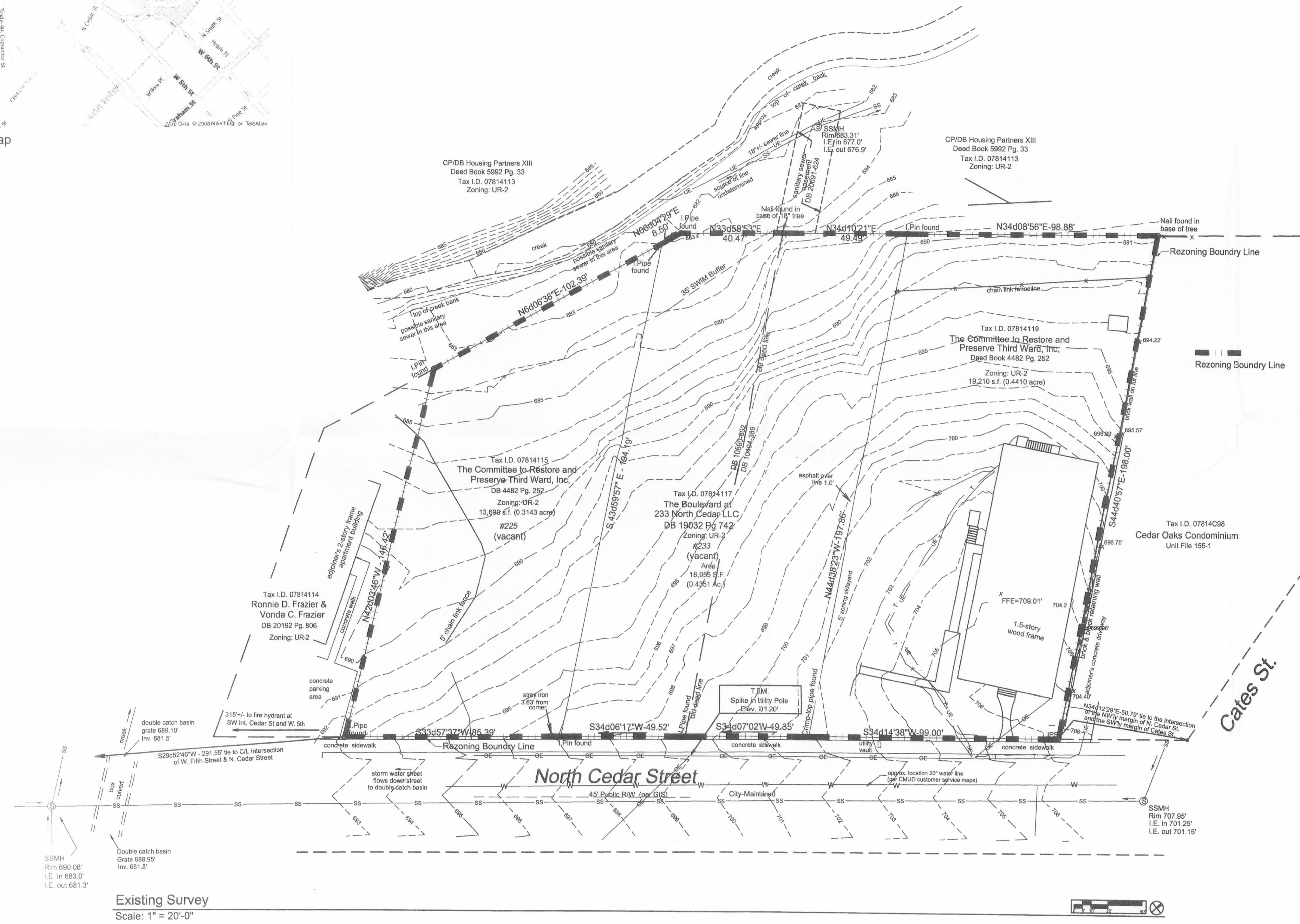
APPROVED BY
CITY COUNCIL
APR 21 2014

ATTACHED TO ADMINISTRATIVE
APPROVAL
JUL 23 2014

BY: DEBRA CAMPBELL

Existing Conditions
Sheet 1 of 4

A1



Charlotte-Mecklenburg Planning Department

DATE: July 21, 2014
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2007-040 The Boulevard Company

Attached are the revised elevations for the petition. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:
• The elevations are consistent with the approved conditional notes and the MUDD requirements.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
Signage was not reviewed as part of this request.

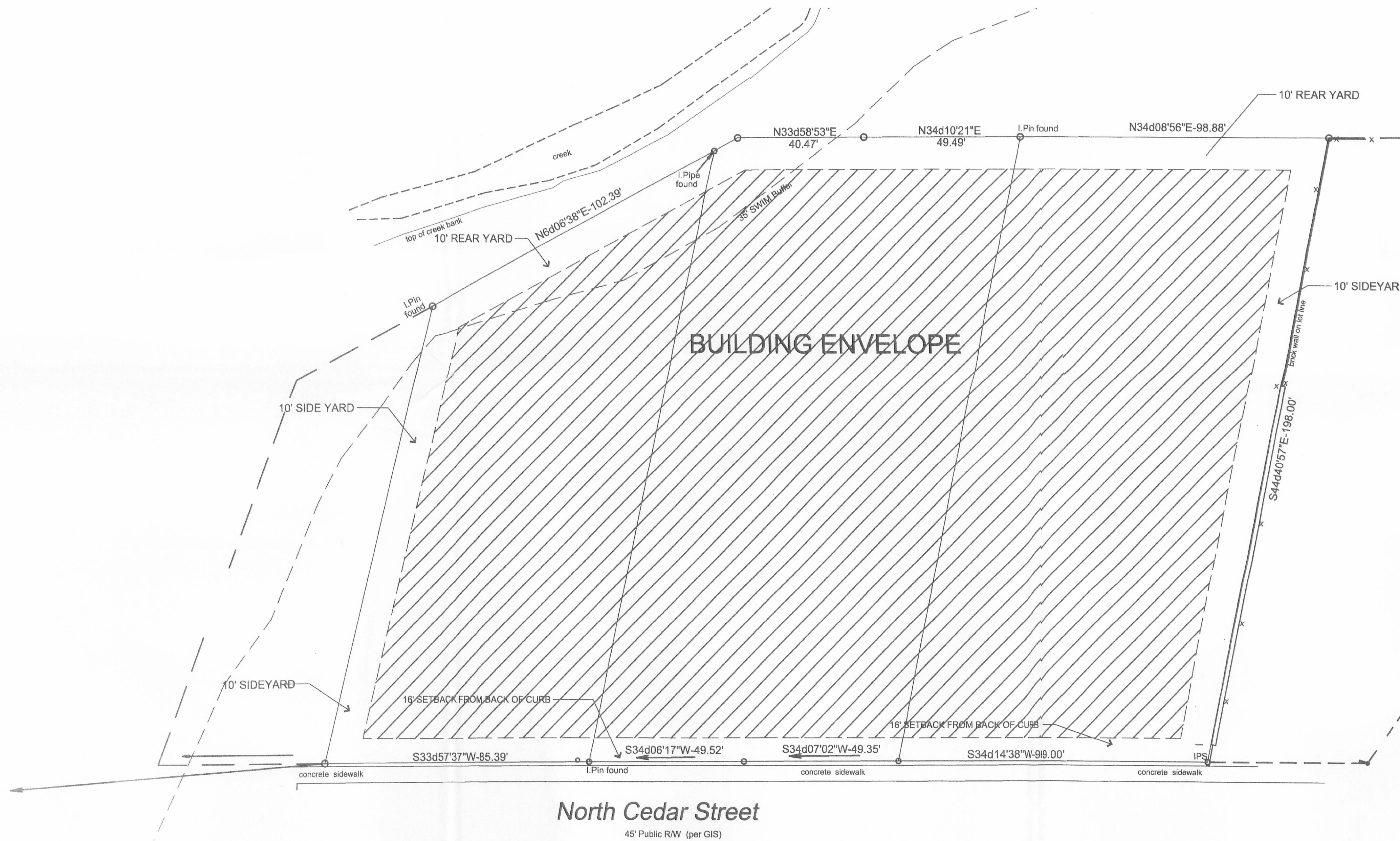
SITE DATA:

Tax Parcels 07814115, 07814117, 07814119

Site Area 1.19 acres

Existing Zoning UR-2

Proposed Zoning MUDD(CD)



Technical Site Plan
Scale: 1" = 20'-0"

NORTH CEDAR STREET

Background Statement

The Boulevard Company is the petitioner on that certain Rezoning Application 2007-040 (the "Petition") relating to an approximately 1.19 acre site located on North Cedar Street in Charlotte, North Carolina (the "Site"). The Site is presently zoned UR-2. The Petition seeks to have the Site rezoned to MUDD(CD).

Development Standards

- These development standards (the "Development Standards") form a part of the Technical Data Sheet associated with the Petition to accommodate development of the Site.
- Development of the site will be governed by the Technical Data Sheet, the Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development on the site.
- The site plans and elevations provided with this document are schematic in nature and not to be considered as specific development plans but rather as preliminary graphic representations of a possible general arrangement of building, parking and circulation on the Site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, building materials and parking spaces are drawn to show intention and can be modified or altered during the MUDD review process in accordance with Section 6.207 of the Ordinance.
- The site use shall be limited to the principal and accessory uses associated with a multi-family residential development; provided, however, that the following also shall be permitted: (a) non-residential uses ancillary to the operation of a multi-family residential project, and (b) up to 5,000 square feet of commercial uses as allowed under MUDD.
- Along the frontage on North Cedar Street, the site shall have an 8' planting strip and an 8' sidewalk.
- Intentionally deleted.
- Off-street parking (for both vehicles and bicycles) will meet or exceed the minimum standards of the Zoning Ordinance. All resident parking (as distinguished from guest, visitor and/or commercial parking) shall be secured by means of a gate.
- All signs installed on the site shall be done so in accordance with applicable ordinances.
- Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshall's specifications. Plans for any vertical improvements will be submitted to the Fire Marshall's office for approval during the building permitting process for approval.
- All dumpsters, if any, either will be located within the building footprint or shall be screened with a solid enclosure with gates.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees and site development, may apply to the development of the Site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by these Development Standards. Unless specifically noted in the Development Standards, these other standard development requirements will be applied to the development of the Site as defined by those other city ordinances.
- On-street parking shall not be required to be provided at the Site, notwithstanding its depiction on the illustrative site plans and elevations provided with this document.
- Nothing in this document shall be construed to prohibit the subdivision of the Site and/or recombination of a portion of the Site with adjacent property.
- Throughout these Development Standards, the terms "Petitioner", "owner" and "owners" shall be deemed to include their respective heirs, devisees, personal representatives, successors-in-interest and assigns from time to time who may be involved in any future development of the Site.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks and surface parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped.
- The site will tie-in to existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.
- Urban open space shall be provided for all buildings greater than 50,000 square feet in size at a rate of 1 square foot per 100 square foot of building size.
- Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Ordinance regarding solid waste dumpster, compactor and recycling areas.
- The maximum height of the building shall not exceed 100' above the average grade along North Cedar Street, such height not to include parapets, cornices or other similar decorative and/or roof screening design elements. As required under MUDD, the vertical distance between the average grade at the base of the building and the highest part of the structure shall not exceed 120'. The building will be a maximum of 8 stories above North Cedar Street.
- The Petitioner anticipates that the project will have a maximum of 250 units.
- Backflow preventors and new utilities serving the site will be installed underground, screened by an architectural wall or located in the building.
- All building services and loading areas will be located within the building and no maneuvering will occur in the right of way of North Cedar Street. Trash may be served by roll out containers.
- In conjunction with the redevelopment of the property, a sand filter will be installed on the property.



HOUSING STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

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REZONING PETITION

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Charlotte, North Carolina

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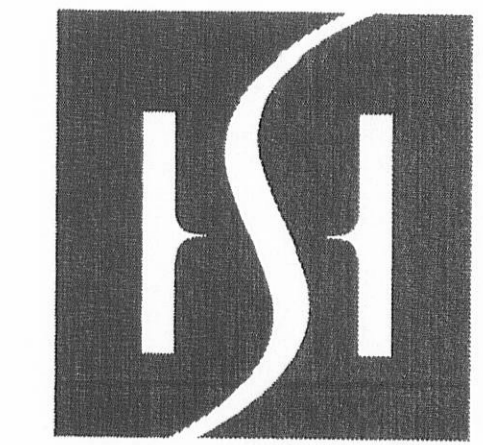
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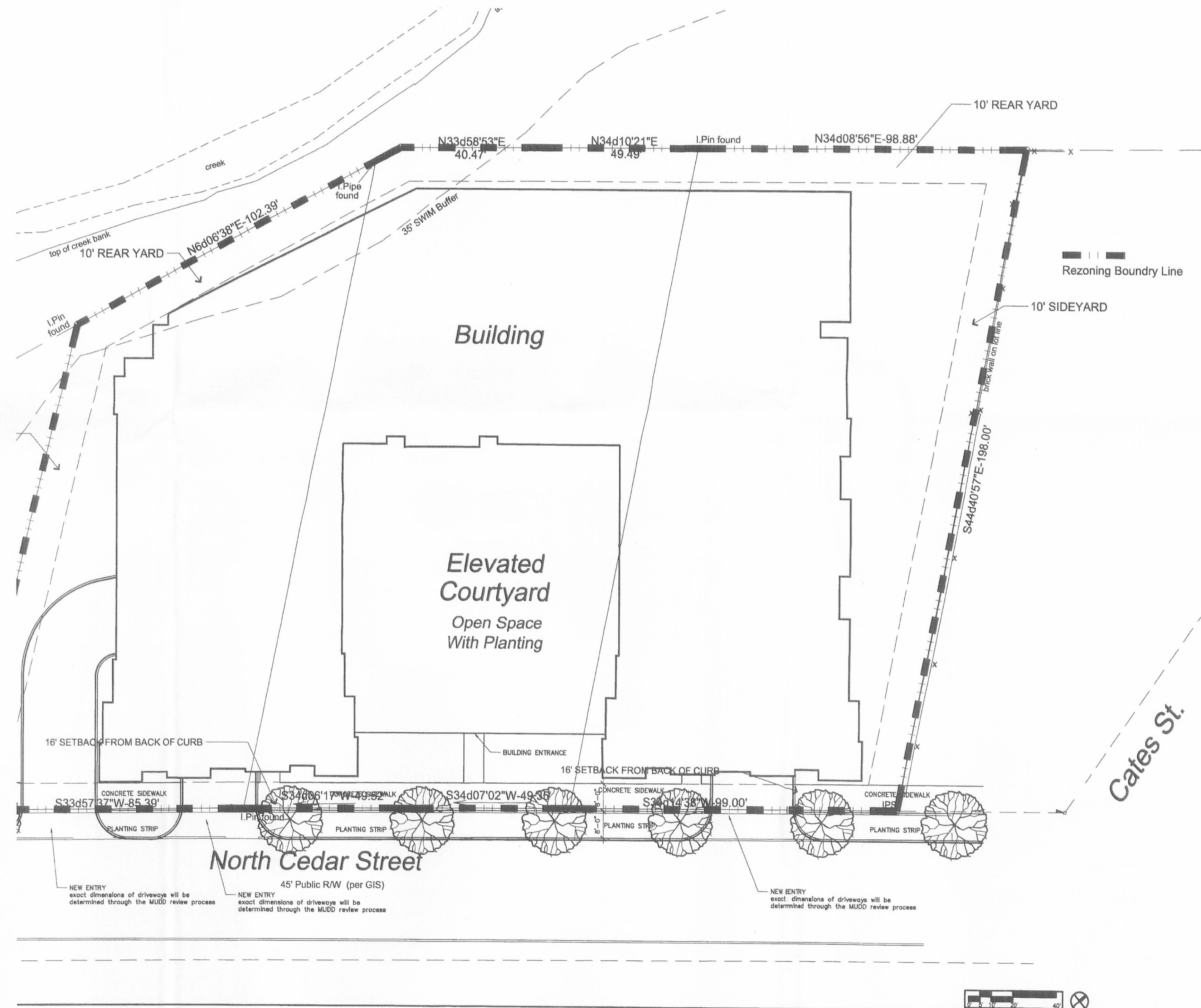
BY: DEBRA CAMPBELL
Technical Data
Sheet 2 Of 4



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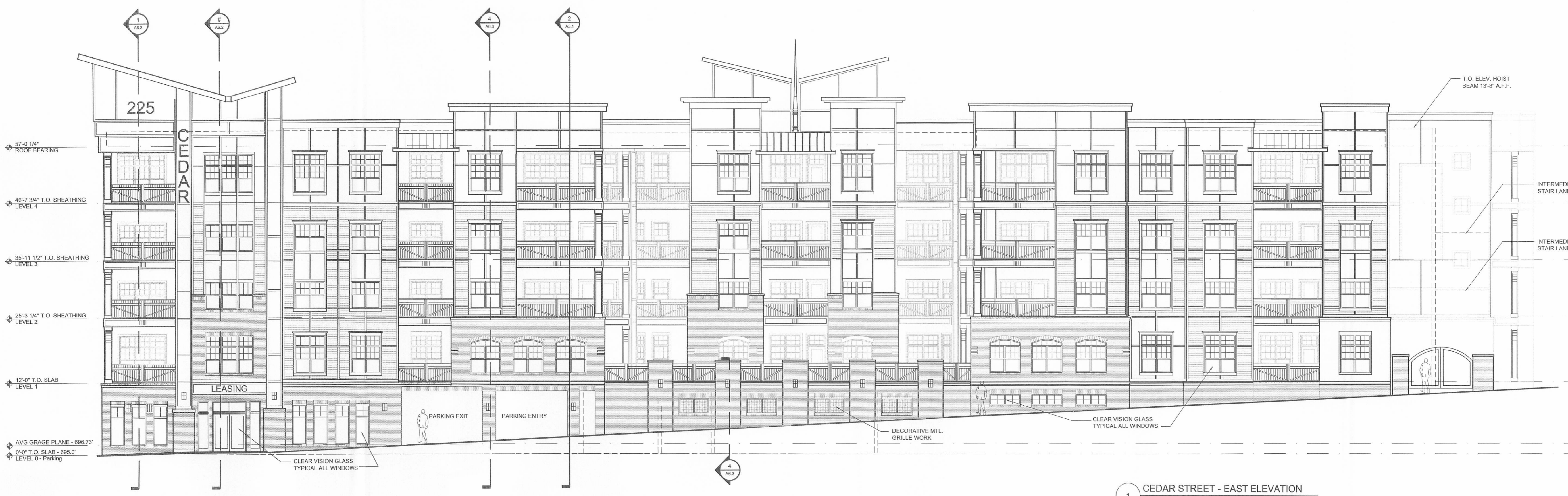
Illustrative Site Plan
Sheet 3 of 4

A3

PRELIMINARY
225 N. CEDAR STREET
APARTMENTS
CHARLOTTE, N.C.
NOT FOR CONSTRUCTION



2 WEST ELEVATION
1/8" = 1'-0"



1 CEDAR STREET - EAST ELEVATION
1/8" = 1'-0"

PROJECT NUMBER: 13-075

ISSUED: 6-11-2014
60% PROGRESS

REVISIONS:

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BY: DEBRA CAMPBELL

EXTERIOR
ELEVATIONS

A2.1