

APPROVED BY CITY COUNCIL

OCT 2 0 2014

SITE DATA

TAX PARCEL:	167-082-02
SITE AREA:	30.93 ACRES +/-
EXISTING ZONING:	BP(CD) BUSINESS PARK
PROPOSED ZONING:	R-12 MF (CD)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL
MAXIMUM NUMBER OF UNITS:	295
PARKING:	WILL MEET OR EXCEED ORDINANCE REQUIREMENTS
OPEN SPACE:	WILL MEET OR EXCEED ORDINANCE REQUIREMENTS
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS
DENSITY:	9.54 DU/AC
REQUIRED TREE SAVE:	MIN. 15% = 4.64 AC.
PROPOSED TREE SAVE:	340,000 SF = 7.7 AC. = 25% OF SITE

DEVELOPMENT STANDARDS GENERAL PROVISIONS.

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R-12 MF (CD) DISTRICT.

PERMITTED USES  
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-12 MF DISTRICT.

TRANSPORTATION  
a. THE SITE WILL HAVE ACCESS VIA TWO CONNECTIONS TO TYVOLA CENTER DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE. SUBJECT TO APPROVAL BY CDOT.  
b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS  
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE R-12 MF DISTRICT AND THE CONDITIONS INCLUDED AS PART OF THIS REZONING SITE PLAN. THE PETITIONER HAS PROVIDED TYPICAL ELEVATION IMAGES OF THE BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE ALTHOUGH THE BUILDING HEIGHT AND THE OVERALL LENGTH AND WIDTH OF THE BUILDINGS MAY VARY DUE TO TOPOGRAPHY AND UNIT COUNT SUBJECT TO THE LIMITS OF THIS PLAN. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED.

TO FURTHER DEFINE THE CHARACTER OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL INCLUDE THE FOLLOWING ELEMENTS OR FEATURES.

A. AT LEAST 30% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EAVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, ARCHITECTURAL ACCENTS AND SIGNAGE) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL MATERIALS FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL.

B. PRINCIPAL ROOF PITCH WILL BE NO LESS THAN 5:12.

C. BALCONY RAILINGS, IF INCLUDED, WILL BE OF DURABLE MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.

D. ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.

E. BUILDINGS WILL BE DESIGNED SO THAT NO MORE THAN 20 FEET OF BLANK WALL WILL BE CONSTRUCTED ALONG THE FRONTAGE OF A PUBLIC OR PRIVATE STREET.

F. BUILDING HEIGHTS WILL BE LIMITED TO FOUR STORIES.

G. BUILDINGS WILL BE DESIGNED WITH FAÇADE ARTICULATION TO BREAK UP WALL MASS AND TO CREATE VARIETY IN THE CHARACTER OF THE FAÇADE.

H. MAIN WINDOWS WILL BE ARRANGED TO AVOID LARGE MASSES OF GLASS AND WILL BE DESIGNED SO AS TO BE TALLER THAN THEY ARE WIDE. THIS WILL NOT APPLY TO MINOR WINDOWS SUCH AS FOR BATHROOMS, STAIRWAYS AND ARCHITECTURAL ACCENT.

I. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE ON-SITE SIDEWALK NETWORK SUBJECT TO GRADE AND ADA STANDARDS.

J. ON-SITE DIRECTIONAL SIGNAGE WILL BE DESIGNED TO REFLECT THE ARCHITECTURAL CHARACTER AND MATERIALS OF THE PRINCIPAL BUILDINGS.

K. BUILDING FAÇADES WILL INCORPORATE VERTICAL ELEMENTS AND MATERIAL CHANGES TO BREAK UP THE MASS OF THE BUILDING WALLS.

STREETScape AND LANDSCAPING  
RESERVED

ENVIRONMENTAL FEATURES  
THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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 IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. STORM WATER AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS.

PARKS, GREENWAYS, AND OPEN SPACE  
THE PETITIONER WILL DEVELOP BOTH ACTIVE AND PASSIVE RECREATION FACILITIES AS PART OF THE OVERALL SITE PLAN. THE FACILITIES WILL INCLUDE A WALKING/AMENITY TRAIL INCLUDING LOCATIONS FOR INDIVIDUAL EXERCISE ACTIVITIES.

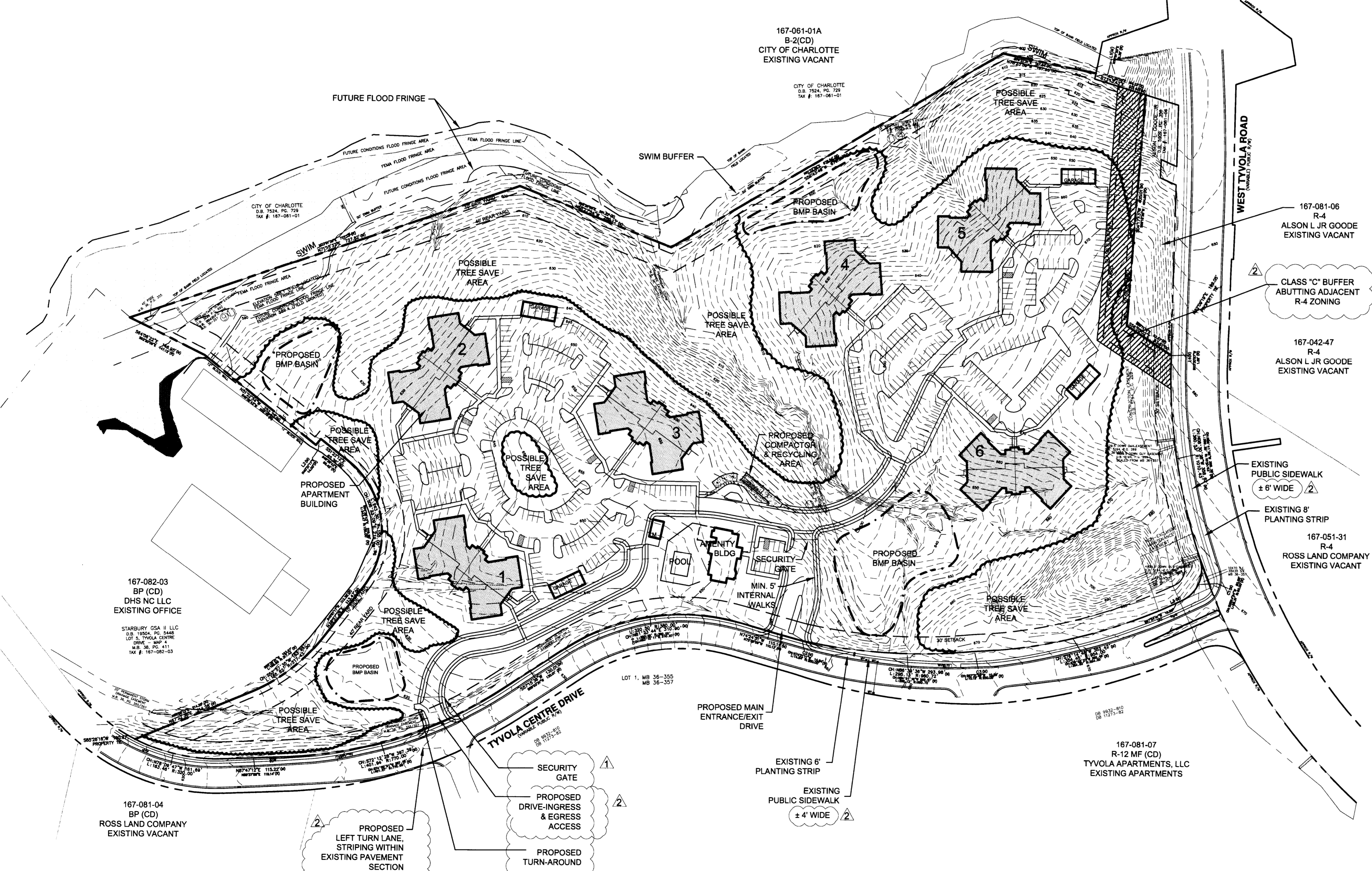
THE FACILITIES WILL INCLUDE A WALKING/AMENITY TRAIL OF APPROXIMATELY ± 1200 LINEAR FEET. THE TRAIL WILL BE WOOD CHIPS OR SIMILAR SURFACE. THERE WILL BE AT LEAST 4 OUTDOOR EXERCISE STATIONS AT INTERVALS ALONG THE TRAIL.

IN ADDITION, THE PETITIONER WILL PROVIDE OUTDOOR SEATING/CONVERSATION AREAS ASSOCIATED WITH EACH BUILDING, THE EXACT LOCATION TO BE DETERMINED DURING THE DESIGN DEVELOPMENT PROCESS. THE PETITIONER WILL ALSO DEVELOP ACTIVE RECREATION AMENITIES INCLUDING A POOL, MEETING SPACES, CONGREGATION AND SEATING AREAS, AND OUTDOOR COOKING FACILITIES, THE EXACT LOCATION AND DESIGN OF WHICH WILL BE ESTABLISHED DURING THE DESIGN AND DEVELOPMENT PROCESS.

FIRE PROTECTION  
RESERVED  
SIGNAGE  
RESERVED  
LIGHTING  
a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND LIMITED TO 25' IN HEIGHT.  
PHASING  
RESERVED

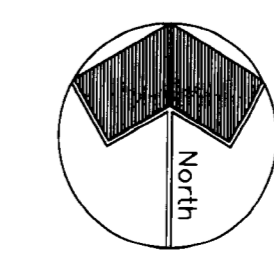
Scale: 1" = 100'

Sheet Number  
**RZ-1**  
Sheet 1 of 2



PETITION # 14-058  
SYCAMORE AT TYVOLA  
CHARLOTTE, NORTH CAROLINA  
BY  
SWITZENBAUM & ASSOCIATES

3 REVISED: 11-10-14  
2 REVISED: 9-19-14  
1 REVISED: 6-20-14  
INITIAL SUBMISSION: 4-28-14



Project Manager  
LM  
Drawn By  
AHS  
Checked By  
HN  
Date  
4/28/14  
Project Number  
13049

**DPR** landscape architecture  
civil engineering  
planning

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② Bird's Eye Perspective



① Perspective of Lobby Entrance

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