



Planning Department

APPROVED BY CITY COUNCIL

RZP-2024-130

Approved: 02/17/2025



SITE LEGEND

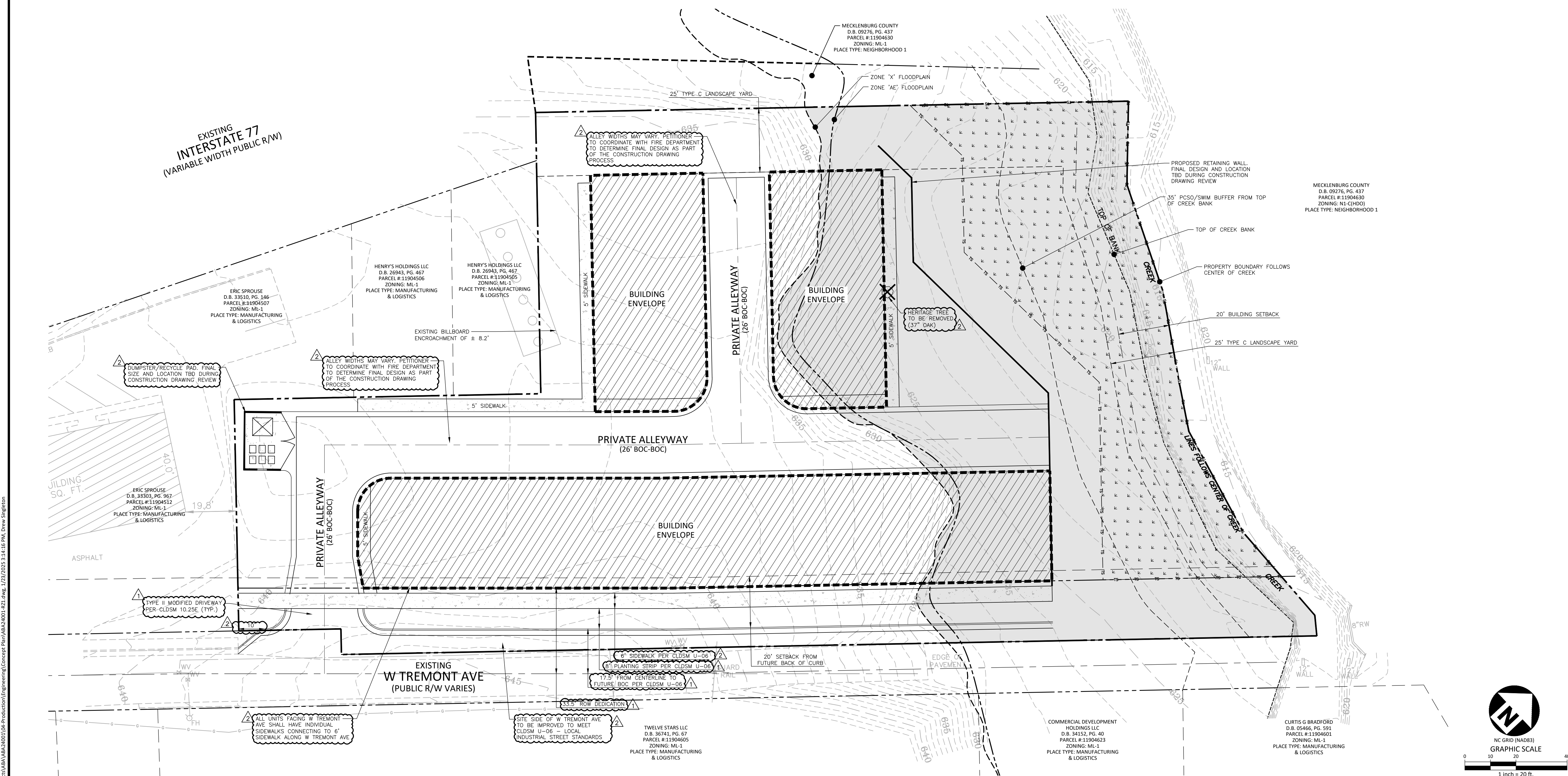
PROPERTY LINE
RIGHT-OF-WAY LINE
SUBLOT LINE
EASEMENT LINE
BUFFER LINE
CENTERLINE
MINOR CONTOUR
MAJOR CONTOUR
GREEN AREA

EXISTING FLOODPLAIN

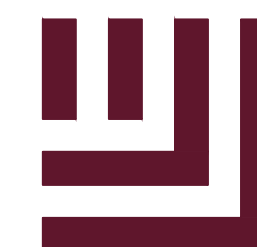
BUILDING ENVELOPE

SITE DATA

DEVELOPER: MR. WES MCADAMS ABACUS CAPITAL 1200 EAST MOREHEAD STREET, SUITE 280 CHARLOTTE, NORTH CAROLINA 28204	PREPARED BY: MCADAMS COMPANY 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704-527-0890
PARCEL NUMBER: 11904501, 11904502, 11904503, 11904504, 11904516, 11904517, 11904518, 11904519, 11904520 & 11904521	
TOTAL SITE ACREAGE:	± 1.498 AC
EXISTING ZONING:	ML-1
PROPOSED ZONING:	IMU (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED DWELLINGS (REAR LOADED)
DWELLING COUNT:	MAX OF 28 UNITS
SETBACK REQUIREMENTS:	
FRONT:	20' FROM BACK OF CURB ALONG W TREMONT AVE
REAR:	0' OR 10' ABUTTING NEIGHBORHOOD 1 PLACE TYPE
SIDE:	5'
MAXIMUM BUILDING HEIGHT:	48 FEET
REQUIRED OPEN SPACE (10% OF SITE):	± 0.149 AC, FEE IN LIEU TO MECKLENBURG COUNTY PARK AND RECREATION, OR COMBINATION IN ACCORDANCE WITH SECTION 16.
REQUIRED GREEN AREA (15% OF SITE):	± 0.22 AC
PROVIDED GREEN AREA:	± 0.23 AC
STORMWATER MANAGEMENT:	UNDERGROUND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. WES MCADAMS
ABACUS CAPITAL
1200 EAST MOREHEAD STREET, SUITE 280
CHARLOTTE, NORTH CAROLINA 28204

W. TREMONT TOWNS
REZONING PETITION #2024-130
1011 W TREMONT AVE
CHARLOTTE, NORTH CAROLINA 28203

REVISIONS

NO.	DATE	
1	12. 16. 2024	PER CITY COMMENT:
2	01. 23. 2025	PER CITY COMMENT:

PLAN INFORMATION

PROJECT NO.	ABA-24001
FILENAME	ABA24001-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=20'
DATE	10. 15. 2024

REZONING PLAN

RZ.01



--**Acresage:** ± 1.5 acres
 --**Tax Parcel:** 11904516, 11904517, 11904518, 11904519, 11904520, 11904521, 11904501, 11904502, 11904503, and 11904504
 --**Existing Zoning:** ML-1
 --**Proposed Zoning:** IMU(CD)
 --**Existing Uses:** Vacant
 --**Proposed Uses:** Maximum of 28 single-family attached (townhome) units together with all other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the IMU zoning district, not otherwise limited herein
 --**Maximum Building Height:** Per the UDO
 --**Parking:** Per the UDO

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 Abacus Acquisitions LLC (“Petitioner”) to accommodate development on an approximately 1.5-acre site located on the west side of West Tremont Avenue, east of Interstate-77 and south of Spruce Street, more particularly described as Mecklenburg County Tax Parcel Numbers 11904516, 11904517, 11904518, 11904519, 11904520, 11904521, 11904501, 11904502, 11904503, and 11904504 (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 IMU zoning district shall govern development taking place on the designated portion of the Site.

c. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Prohibited Uses

The following uses shall not be permitted on the Site

- a. Stacked multi-family development;
- b. Adult Use;
- c. Hotel/motel;
- d. Night club;
- e. Self-storage facility;
- f. Vehicle fueling facility;
- g. Vehicle rental;
- h. Vehicle repair facility.

III. Architecture and Design

- a. Residential buildings shall contain a maximum of five (5) single-family attached (townhome) units per building.
- b. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), fiber cement and/or vinyl siding.
- c. 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.
- d. Usable porches and stoops shall form a predominant feature of residential building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least five (5) feet deep. Stoops and entry level porches may be covered but should not be fully enclosed.
- e. Residential garage doors visible from public or private streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- f. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.

IV. Buffers & Landscaping

- a. Petitioner shall provide a minimum twenty-five (25) foot wide Class C landscape yard on the northern portion of the property line as generally depicted on the Rezoning Plan.
- b. Petitioner shall provide a street buffer along the Site's frontage of Interstate-77 as generally depicted on the Rezoning Plan.
- c. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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.

V. Transportation

- a. Petitioner shall provide updates to Tremont Avenue as generally depicted on the Rezoning Plan including a six (6) foot wide sidewalk along the Site's frontage of W Tremont Avenue, with dedication two (2) feet behind the back of sidewalk where feasible or a sidewalk utility easement.

b. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) 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.

c. As depicted on the Rezoning Plan, the Site will be served by internal public streets and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.

d. 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.

e. 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 area, by way of a private/public partnership effort or other public sector project support.

f. 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. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

g. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.

h. Driveway access for individual residential units shall be from internal private alleyways only.

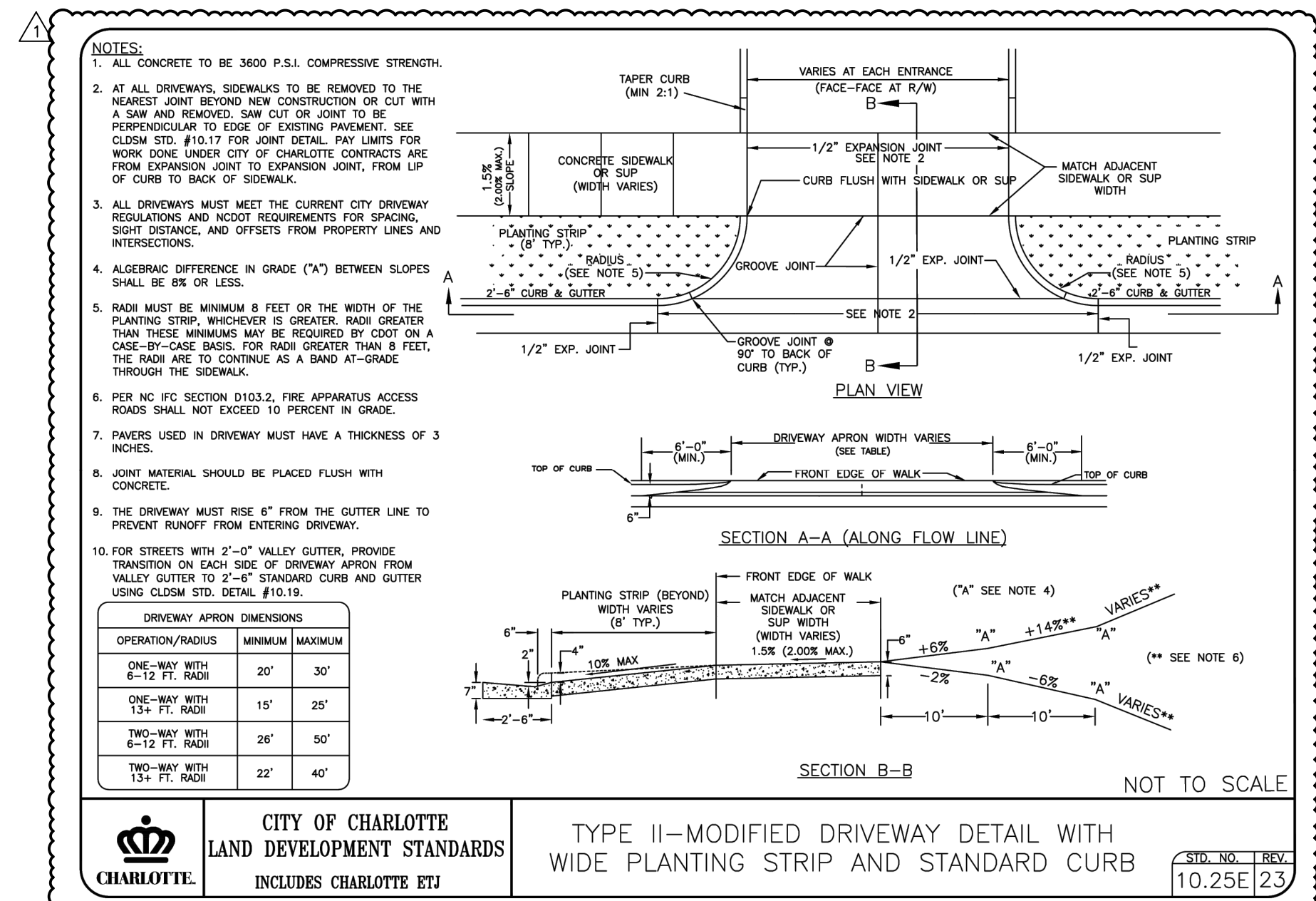
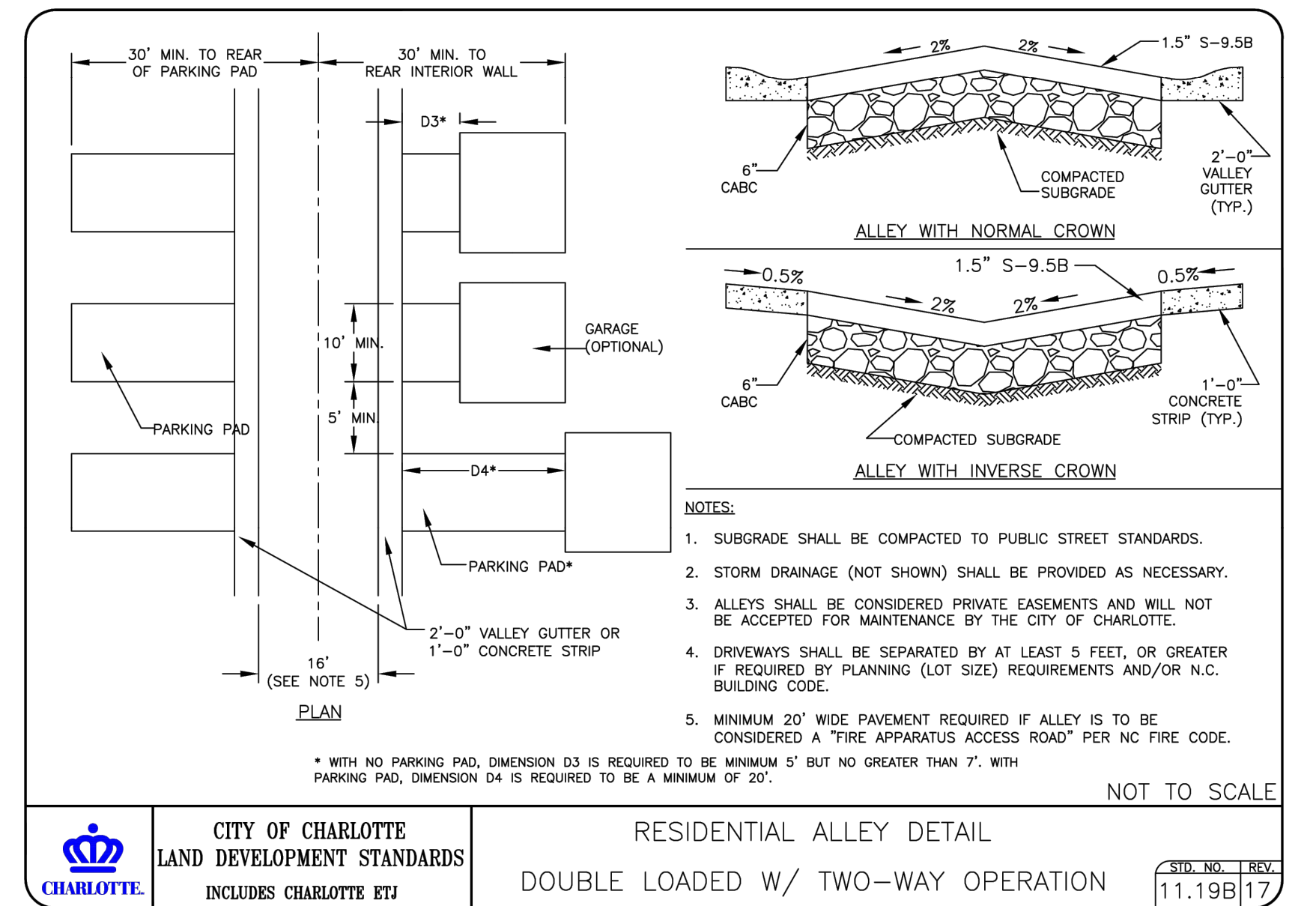
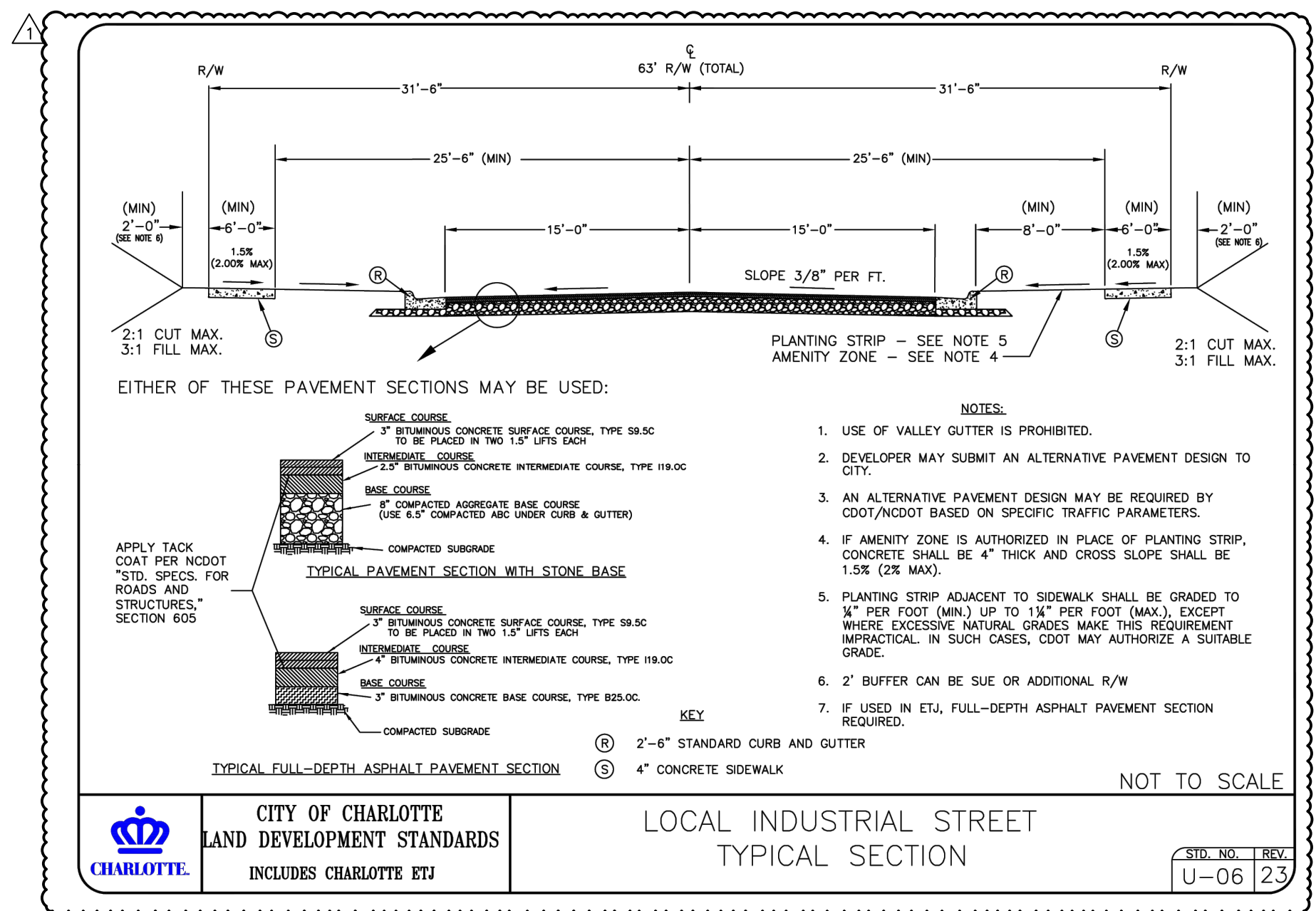
1. Petitioner shall contribute \$10,000 to the Charlotte Department of Transportation (CDOT) or associated City department for the purpose of improvements to address the gap in sidewalk infrastructure along Tremont Avenue to facilitate pedestrian access.

VI. Park & Rec

- a. The Petitioner shall coordinate with Mecklenburg County Park and Recreation Department on a potential future bicycle/pedestrian path dedication area to Abbot Park where feasible.

VII. Environmental

- a. The location, size, and type of storm water management systems depicted on the Rezonning 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.
- b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- c. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- d. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.



The John R. McAdams Company, Inc
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

MR. WES MCADAMS
ABACUS CAPITAL
1200 EAST MOREHEAD STREET, SUITE 280
CHARLOTTE, NORTH CAROLINA 28204

W. TREMONT TOWNS
REZONING PETITION #2024-130
1011 W TREMONT AVE
CHARLOTTE, NORTH CAROLINA 28203

REVISIONS

NO.	DATE	
1	12. 16. 2024	PER CITY COMMENT:
2	01. 23. 2025	PER CITY COMMENT:

PLAN INFORMATION

PROJECT NO.	ABA-24001
FILENAME	ABA24001-RZ
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	10. 15. 2024

SHEET

REZONING NOTES

RZ.02