

Crosland SE Communities – Couloak
Development Standards
February 20, 2025
Rezoning Petition No. 2024-148

Site Development Data:

- Acreage:** ± 2.6 acres
- Tax Parcel #s:** 03301248
- Existing Zoning:** CC
- Proposed Zoning:** CAC-1 (CD) – Tier 1
- Existing Uses:** Vacant
- Proposed Uses:** All uses as allowed by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses as allowed per the UDO (as may be more specifically described in Section 2 below).
- Maximum Building Height:** 80’
- Maximum Gross Square feet of Development:** As allowed by the CAC-1 zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Crosland SE Communities (“Petitioner”) for an approximately ± 2.6 -acres site located at 10120 Couloak (the "Site").
- b. **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 “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CAC-1 zoning classification shall govern all development taking place on the Site.

2. Permitted Uses:

- a. **Permitted Uses.** The Site shall be developed with up to eighty (80) multi-family stacked dwelling units as permitted by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses as allowed per the UDO subject to the following:
 - i. **Affordable Housing.** The Petitioner shall provide a housing program to ensure that at least 70% of the new residential units constructed on the Site are reasonably priced for persons earning less than the median income for the area (“Affordable Units”). The Petitioner shall ensure that all the proposed Affordable Units constructed on the Site, for a period of not less than 20 years, maintain monthly rents that are income restricted for households earning up to 80% of area median income.

If financing is not approved through the Housing Trust Fund (HTF) after two (2) Request for Proposal cycles or after a maximum of eighteen (18) months from rezoning approval; the site may be developed with all uses permitted in the CAC-1 zoning district standards except as set forth in 2.b. below.

- b.** The following uses shall not be permitted in the event affordable units are not developed on the site: fueling facility, vehicle repair facility, homeless shelter, group home, live performance venue-indoor, reception facility, vehicle rental-enclosed, beneficial fill site, parking lot, public transit facility, outdoor entertainment and temporary outdoor entertainment, accessory drive-through windows.

3. Transportation:

Development Levels for Transportation Purposes. Development levels shall be limited to up to eighty (80) stacked residential units subject to the following: It is understood that such levels **and permitted uses** may be amended to allow all uses permitted in CAC-1 and/or increased above 80 units subject to any transportation improvements, multi-modal improvements and/or a TIA as determined by CDOT and/or NCDOT.