

VICINITY MAP
SCALE: NTS

APPROVED BY
CITY COUNCIL
SEP 21 2015

DEVELOPMENT DATA:

TAX PARCEL ID: 08316208
 EXISTING SITE AREA: ±1.34 AC (±1.27 AC NET)
 EXISTING ZONING: R-22MF
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USE: Multifamily Apartments
 PROPOSED USE: Multifamily Apartments
 EXISTING # OF UNITS: 27
 PROPOSED # OF UNITS: 51
 DENSITY PROPOSED: 37.95 UNITS / AC

FRONT YARD: 20' from BOC proposed
 MIN. SIDE YARD: 5'
 REAR YARD: 10'
 MAX. FLOOR: 1.0
 PROPOSED BUILDING HEIGHT: 40' Max. (3 Stories Max. Ht)
 PARKING REQUIRED: Min. = 1 Per Unit; Max. = 2 Per Unit
 PARKING PROVIDED: 1.2/unit on-site
 TREE SAVE REQUIRED: 1.27 Ac X 15% = 0.19 AC (8320SF)
 WASTE MANAGEMENT: DUMPSTER

Development Standards

- General Provisions**
- 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.
 - 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.
 - 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
 1. The purpose of this Rezoning application is to provide for the redevelopment of an existing multifamily apartment community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses
 1. Uses allowed on the property included in this Petition will be multifamily attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation
 1. The site will have access via driveway connections to E. 36th Street & Holt Street at a location prescribed by CDOT as generally identified on the concept plan for the site.
 2. Parking areas are generally indicated on the concept plan for the site.

Architectural Standards
 1. The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district. The buildings finishes will include brick, stone and/or other masonry products and cornucopian siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. Any use of stucco will be hard coat stucco. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site. Ground floor units facing 36th Street and Holt Street will have direct pedestrian access to the adjacent public sidewalk.

Streetscape and Landscaping
 1. Reserved

Environmental Features
 1. 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
 1. Reserved

Fire Protection
 1. Reserved

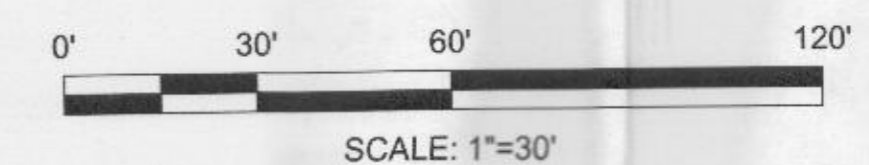
Signage
 1. Reserved

Lighting
 1. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
 2. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjoining properties. No such light fixtures will be located higher than 20' from the finished first floor elevation.

Phasing
 1. Reserved

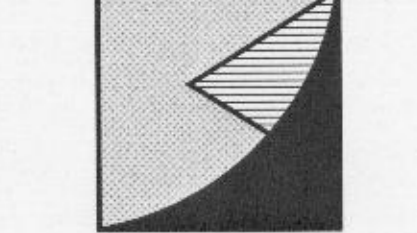
- Miscellaneous Provisions**
- No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the property.
 - Dumpster trash collection will occur during normal business hours.
 - The Petitioner agrees to coordinate storm drainage outfall routing in order to minimize disturbance to existing trees and screening vegetation located in the alleyway along the rear lot line.
 - The Petitioner agrees to help assist existing tenants in good standing with the relocation.

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:			
No.	Date	By	Description
1	6/15/15	MDL	REVISIONS PER STAFF COMMENTS
2	7/23/15	MDL	REVISIONS PER STAFF & NEIGHBOR COMMENTS

Landworks
 Design Group, P.A.
 7821 Little Avenue, Suite 111
 Charlotte, NC 28226
 704-841-1604 Fax: 704-841-1604



RECEIVED
JUL 23 2015

36TH ST. MULTIFAMILY
REDEVELOPMENT
36TH STREET AT HOLT ST.
BEATTY INVESTMENTS, LLC
CHARLOTTE, NC

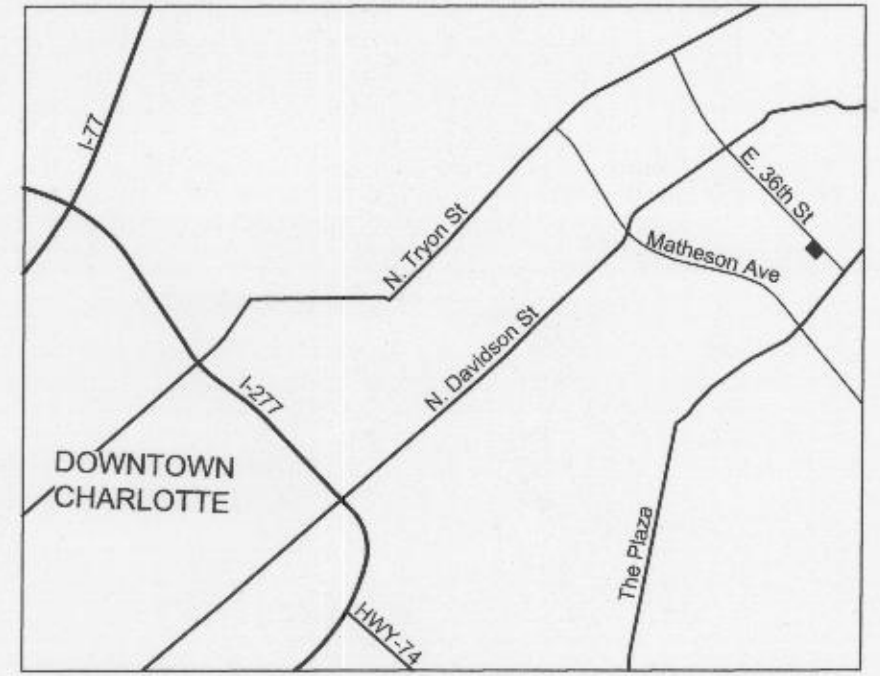
TECHNICAL
DATA SHEET

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
 Drawn By: MDL
 Checked By: MDL
 Date: 4/27/15
 Project Number: 15001

Sheet Number:

RZ-100
 PETITION#: 2015-089
 SHEET # 1 OF 3



VICINITY MAP
SCALE: NTS

APPROVED BY
CITY COUNCIL

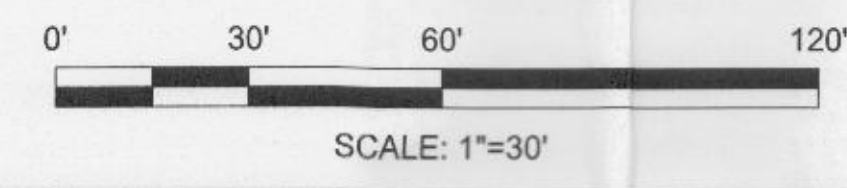
SEP 21 2015

36TH ST. MULTIFAMILY
REDEVELOPMENT
36TH STREET AT HOLT ST.
BEATTY INVESTMENTS, LLC
CHARLOTTE, NC

EXISTING
CONDITIONS
PLAN

NOTE: NO TREES EXIST
WITHIN THE CITY RW

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



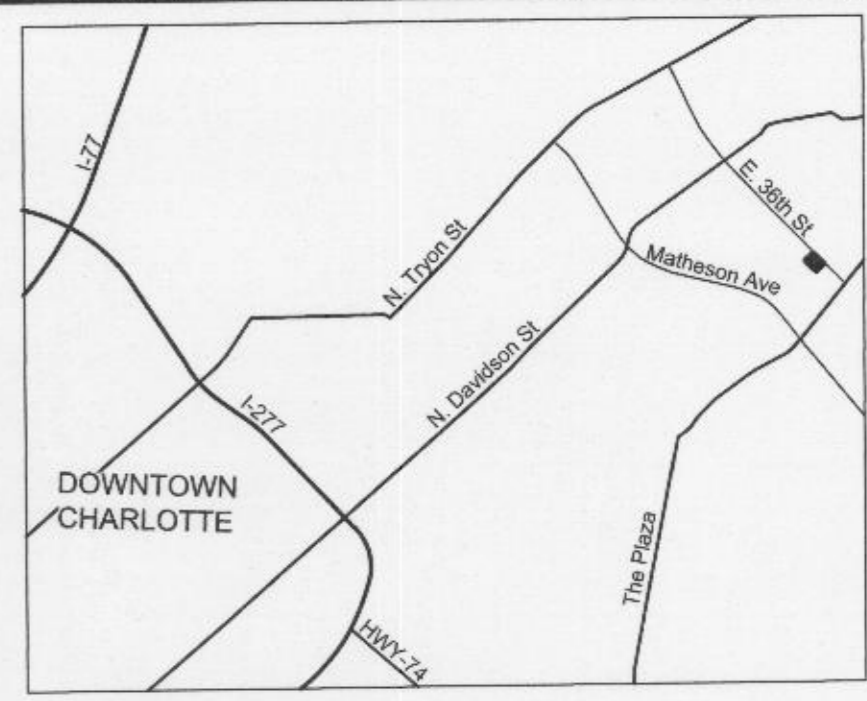
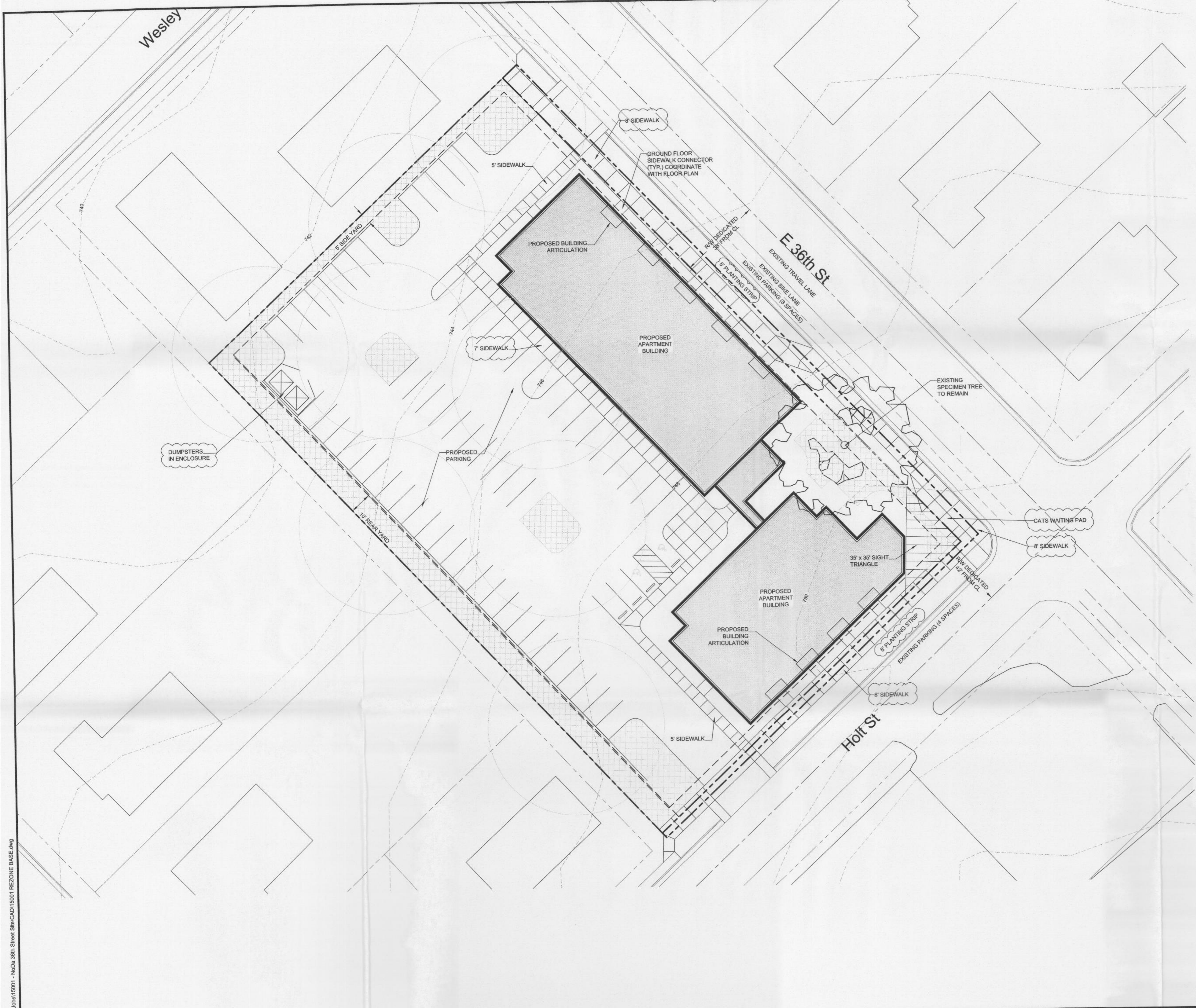
REVISIONS:			
No.	Date	By	Description
1	6/15/15	MDL	REVISIONS PER STAFF COMMENTS

CORPORATE CERTIFICATIONS
NO PE: C-2693 NO LA: C-253
SC ENG: NO. 3599 SCL: NO. 211

Project Manager: MDL
Drawn By: DRW
Checked By: MDL
Date: 4/27/15
Project Number: 15001
Sheet Number:

RZ-101
PETITION#: 2015-089
SHEET # 2 OF 3



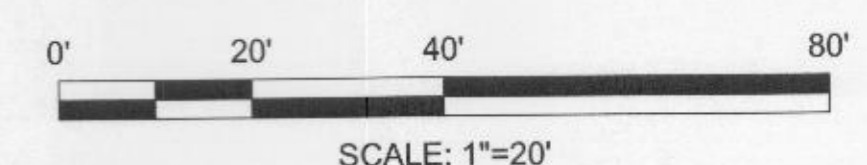


APPROVED BY
CITY COUNCIL
SEP 21 2015

LEGEND

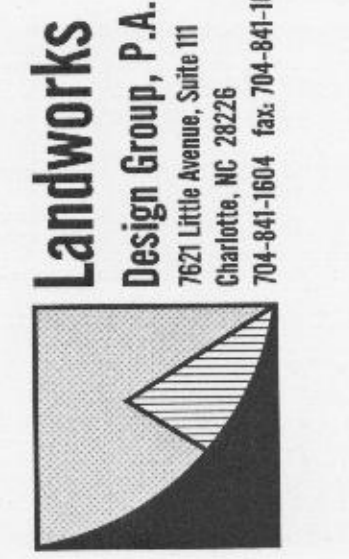
- POSSIBLE TREE SAVE AREA
- PROPOSED BUILDING

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	6/15/15	MDL	REVISIONS PER STAFF COMMENTS



**36TH ST. MULTIFAMILY
REDEVELOPMENT**
36TH STREET AT HOLT ST.
BEATTY INVESTMENTS, LLC
CHARLOTTE, NC

REZONING
SITE PLAN

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL
DRW

Checked By: MDL

Date: 4/27/15

Project Number: 15001

Sheet Number:

RZ-102

PETITION#: 2015-089
SHEET # 3 OF 3

P:\2015\080115001 - NODA_36th Street Sign/CAD/15001 REZONE BASE.dwg