

FOR PUBLIC HEARING 2016-005

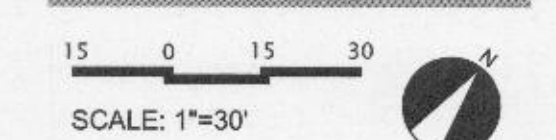
REZONING PETITION

APPROVED BY
CITY COUNCIL
FEB 15 2016

LOFTS AT 25TH AND BREVARD
CHARLOTTE, NORTH CAROLINA

WP EAST ACQUISITIONS
1001 MOREHEAD SQUARE DRIVE, SUITE 250
CHARLOTTE, NC 28203
704.332.8995

SCHEMATIC
SITE PLAN



PROJECT #: 041-194
DRAWN BY: KC
CHECKED BY: SK

JANUARY 7, 2016

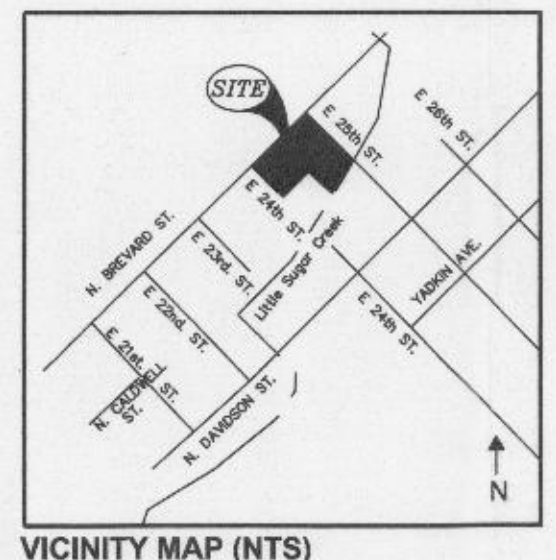
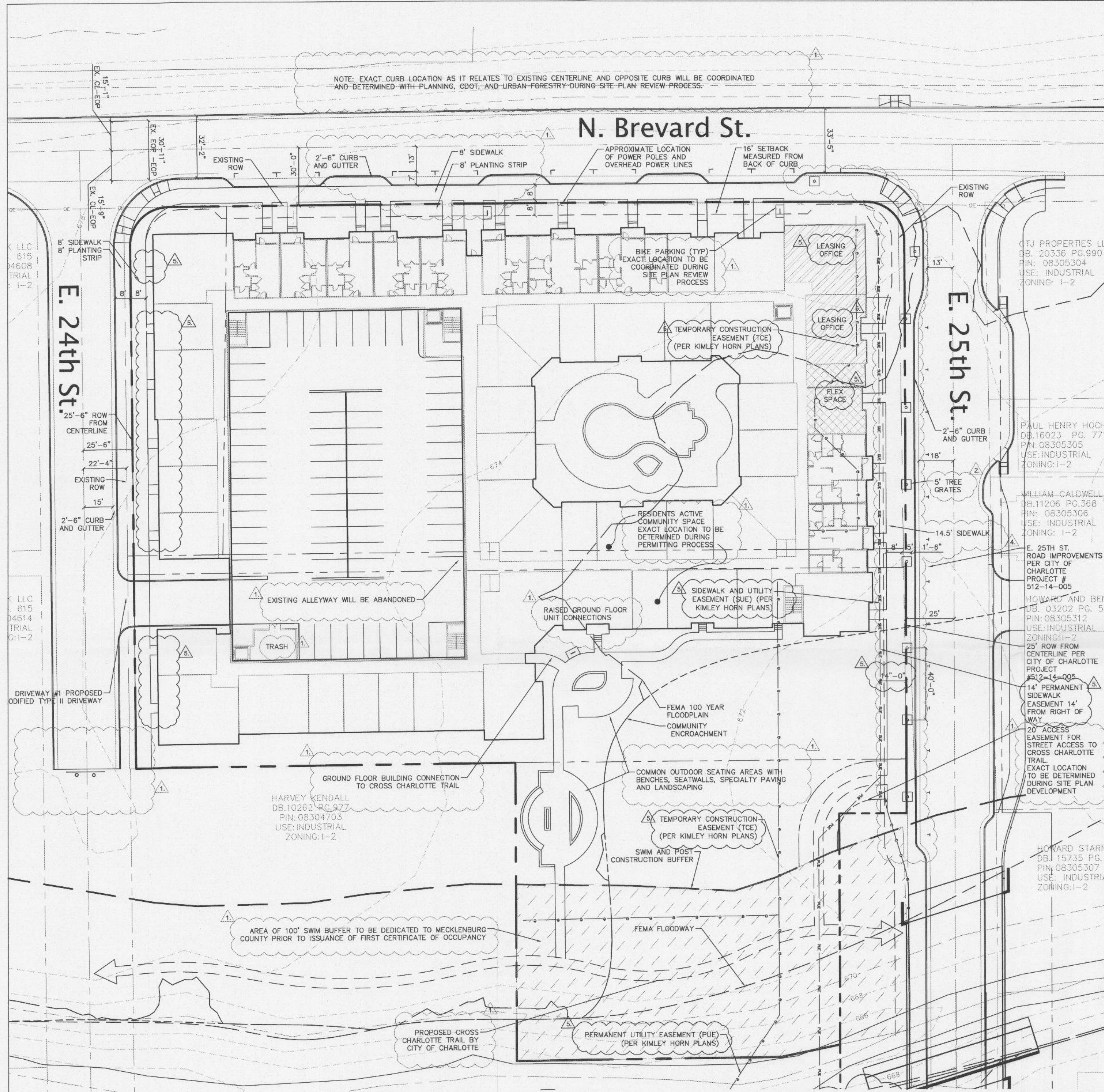
- REVISIONS:
- 12-18-15 - PER STAFF COMMENTS
 - 01-11-16 - ADDED TREE GRATES ALONG 25TH STREET
 - 01-21-16 - PER COMMENTS
 - 01-28-16 - PER COMMENTS
 - 02-09-16 - PER PUBLIC HEARING COMMENTS AND CDOT COORDINATION

RZ1.0

SITE DEVELOPMENT DATA:
ACREAGE: ±3.3 ACRES
TAX PARCEL #: 08304711, 08304710, 08304701, 08304702, 08304712,
EXISTING ZONING: I-2
PROPOSED ZONING: TOD-M(CD)
EXISTING USES: INDUSTRIAL
PROPOSED USES: UP TO 280 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE ZONING DISTRICT.
PROPOSED FLOOR AREA RATIO: AS ALLOWED BY THE ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: 120'
PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

- General Provisions:**
 - Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wood Partners, ("Petitioner") to accommodate the development of a 280 unit multi-family community on approximately 3.3 acre site located at the intersection of North Brevard and East 25th Street.
 - 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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the TOD-M(CD) zoning classification shall govern.
 - Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance.
- Permitted Uses & Development Area Limitation:**
 - The Site may be developed with up to 280 multi-family dwelling units together with accessory structures.
- Access and Transportation:**
 - Access to the Site will be from East 24th Street in the manner generally depicted on the Rezoning Plan. East 24th Street to be constructed to Local Residential Wide Standards. The placement and construction of access points are subject to any minor modifications required by the Charlotte Department of Transportation (CDOT) but no additional driveways will be created on any street other than E. 24th Street.
 - The alignment of the internal circulation, circulation of the parking garage and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT.
 - Accessible parking space shall be provided with the on street parking.
 - The community will have bicycle parking.
 - Petitioner will coordinate with NCEI team for 25th street improvements during development and review of site plan.
 - Petitioner acknowledges that the City intends to construct its 25th St. Extension Project (City project number 512-14-005) generally concurrently with development of this site. Due to the urban nature and adjacency of the City's and the Petitioner's respective projects, there will need to be design and construction coordination and logistics determinations that cannot reasonably be identified in the rezoning process. To the extent practical, the Petitioner agrees to work with the City in a mutually beneficial manner in order to simplify construction for both parties, including but not limited to that which is further specified in the following commitments regarding right-of-way and developer agreements.
 - Petitioner agrees to dedicate and convey rights-of-way, permanent easements, and temporary easements along the site's 25th and Brevard Streets frontages. Rights-of-way will be dedicated and conveyed in fee simple, and all right-of-way and easement dedication and conveyance will occur prior to the issuance of the first certificate of occupancy for the site or when requested by the City, whichever occurs first. Rights-of-way and easements to be dedicated and conveyed will be as follows, based on the City's 70% plans dated 10/2/15:
 - 25th St. up to City project station -L- 103+48±:
 - Right-of-way equal to 25 feet from the centerline shown on the plans for the 25th St. Extension project.
 - Permanent sidewalk and utility easement (SUE) of 14 feet outside the right-of-way referenced in (i) or as shown on this rezoning plan, whichever is greater.
 - Permanent utility easements as shown on this rezoning plan.
 - Temporary construction easement (TCE) from the permanent easement line to the proposed face of building, or as shown on this rezoning plan, whichever is greater. TCE shall be valid until December 31, 2018, or when extinguished by the City, whichever occurs first.
 - Rights-of-entry on an as-needed basis during construction in order to make tie-ins and/or if the City's project needs to construct Petitioner-requested improvements on the Petitioner's site.
 - 25th St. from City project station -L- 103+43± to station -L- 104+53± (site property line in Little Sugar Creek)
 - Right-of-way equal to 60 feet from the centerline shown on the plans for the 25th St. Extension project
 - No permanent SUE
 - Permanent utility easements as shown on this rezoning plan.
 - Temporary construction easement (TCE) from the permanent easement line to the proposed face of building, or as shown on this rezoning plan, whichever is greater. TCE shall be valid until December 31, 2018, or when extinguished by the City, whichever occurs first.
 - Rights-of-entry on an as-needed basis during construction in order to make tie-ins and/or if the City's project needs to construct Petitioner-requested improvements on the Petitioner's site.
 - 25th St.
 - Right-of-way equal to 30 feet from centerline
 - Permanent sidewalk and utility easement (SUE) from the right-of-way line referenced in (i) to a point 2 feet behind the back of proposed sidewalk
 - If mutually deemed to be in the best interests of both the Petitioner and the City, the Petitioner agrees to enter into a developer agreement(s) with the City regarding the construction of the site and/or the 25th St. Extension Project. Such agreements may involve the Petitioner paying the City to include development work as part of the City's 25th St. Extension project, the City paying the Petitioner to include City work as part of the site development, or some combination thereof. Items that would be covered under a developer agreement(s) will be determined on an as-needed basis as plans for both site development and the 25th St. Extension project are further developed.
- Streetscape/Landscaping/Buffers/Open Space**
 - The Site will comply with the TOD-M(CD) standards with respect to the streetscape along the site's frontage's on public streets.
 - The Site will comply with the applicable landscaping, screening and buffer requirements of the ordinance.
- Architectural Standards, Court Yards/Amenity Areas:**
 - The building materials used on the principal buildings constructed on Site will be a combination of portions of some or all of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, Trepsa, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 - Building facade facing the Cross Charlotte Trail will not have a blank wall of more than 20' vertically or horizontally on any floor.
 - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 - Petitioner will provide flex commercial space and the leasing office at the corner of 25th and Brevard running partially down east on 25th with direct access to the street with glass store front facades.
 - The Petitioner will donate \$25,000 to either Habitat for Humanity of Charlotte, or the Charlotte City Housing trust fund for affordable housing. The funds will be contributed after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed as depicted in the site plan.
 - The fitness center will not be seen from 25th Street, N. Brevard Street, or the greenway.
 - The park on site will include a performance area.
 - The community will have a minimum of 30% 2 bedroom units and 7% three bedroom units.
 - Units facing 24th Street will have direct access to the street.
- Environmental Features:**
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The Site will comply with the Tree Ordinance.
 - Trees greater than two (2) inches in diameter as measured 4.5' above ground and in the street right of way are protected by law; authorization for their removal is to be coordinated through the City Arborist office.
 - The stream will be delineated during site plan development.
- Parks, Greenways and Open Space**
 - The petitioner will initiate the procedure to dedicate & convey, to the County Parks and Recreation the SWM Buffer along Little Sugar Creek. This area will be conveyed to the County Parks and Recreation Department prior to the issuance of a certificate of occupancy for the first unit.
 - Pedestrian scaled lighting will be provided on the project connection to the Cross Charlotte Trail if the Cross Charlotte trail is developed adjacent to this site.
 - Transitions between the proposed development and Cross Charlotte Trail may include landscaping, paving, stoops, street trees, benches and pedestrian lighting.
 - Building design facing the Cross Charlotte Trail will incorporate taller ground floor and facade articulation. Building facade facing the Cross Charlotte Trail will not have a blank wall of more than 20' vertically or horizontally on any floor.
 - Above ground utilities and service areas will not be located adjacent to the trail.
 - The Petitioner will donate \$10,000 to Partners for Park for Improvements to Cordelia Park. The funds will be contributed to the Partners for Park after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed within the site plan.
 - Art work totaling at least \$10,000 will be part of the community park in the general area as labeled on the site plan. The proposed Art work will be installed either: (i) as part of a partnership between the Petitioner and the Art and Science Council; or (ii) by the Petitioner.
 - The Petitioner will donate \$5,000 to a B-cycle station to be located close to the 25th street light rail station. The funds will be contributed after a building permit is issued for the community and prior to the issuance of the first certificate of occupancy for the building constructed as depicted in the site plan.
- Fire Protection:**
 - Reserved
- Signage:**
 - Signage as allowed by the Ordinance will be provided.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 - Detached lighting on the Site will be limited to 20 feet in height.
- Phasing:**
 - Reserved
- Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Current Applicant or Successors with the consent of the Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.





The elevation provided to reflect the architectural style and quality of the multi-family building to be constructed on the site. The actual building construction may vary as long as the general architectural concept, and intent illustrated is maintained.