



Charlotte-Mecklenburg Planning Department

DATE: January 31, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning
Director

SUBJECT: Administrative Approval for Petition No. 2017-008 NRP Properties, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow the shifting and modifications of the proposed structures.

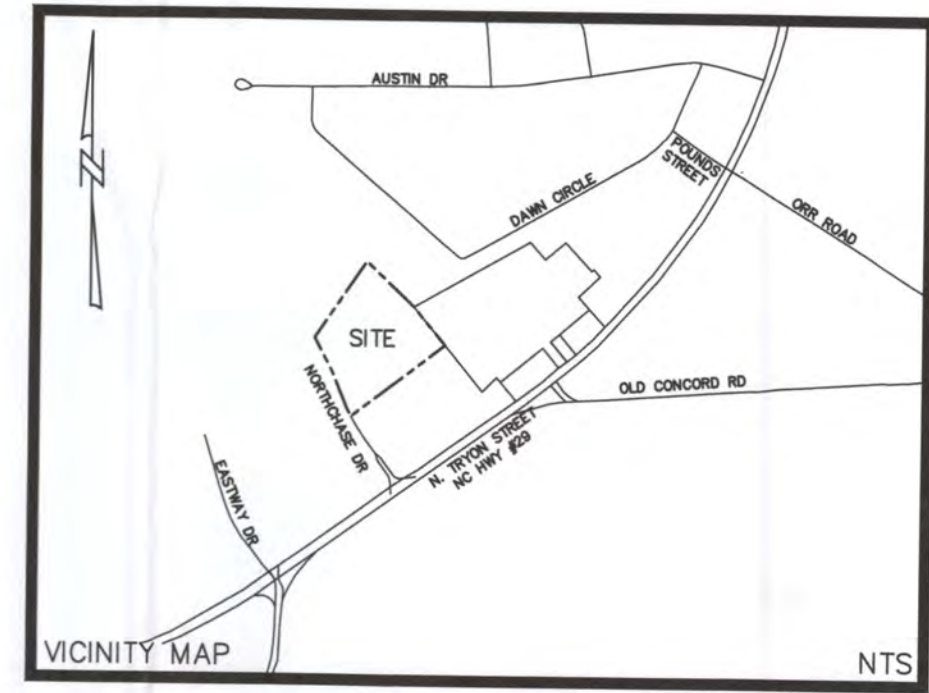
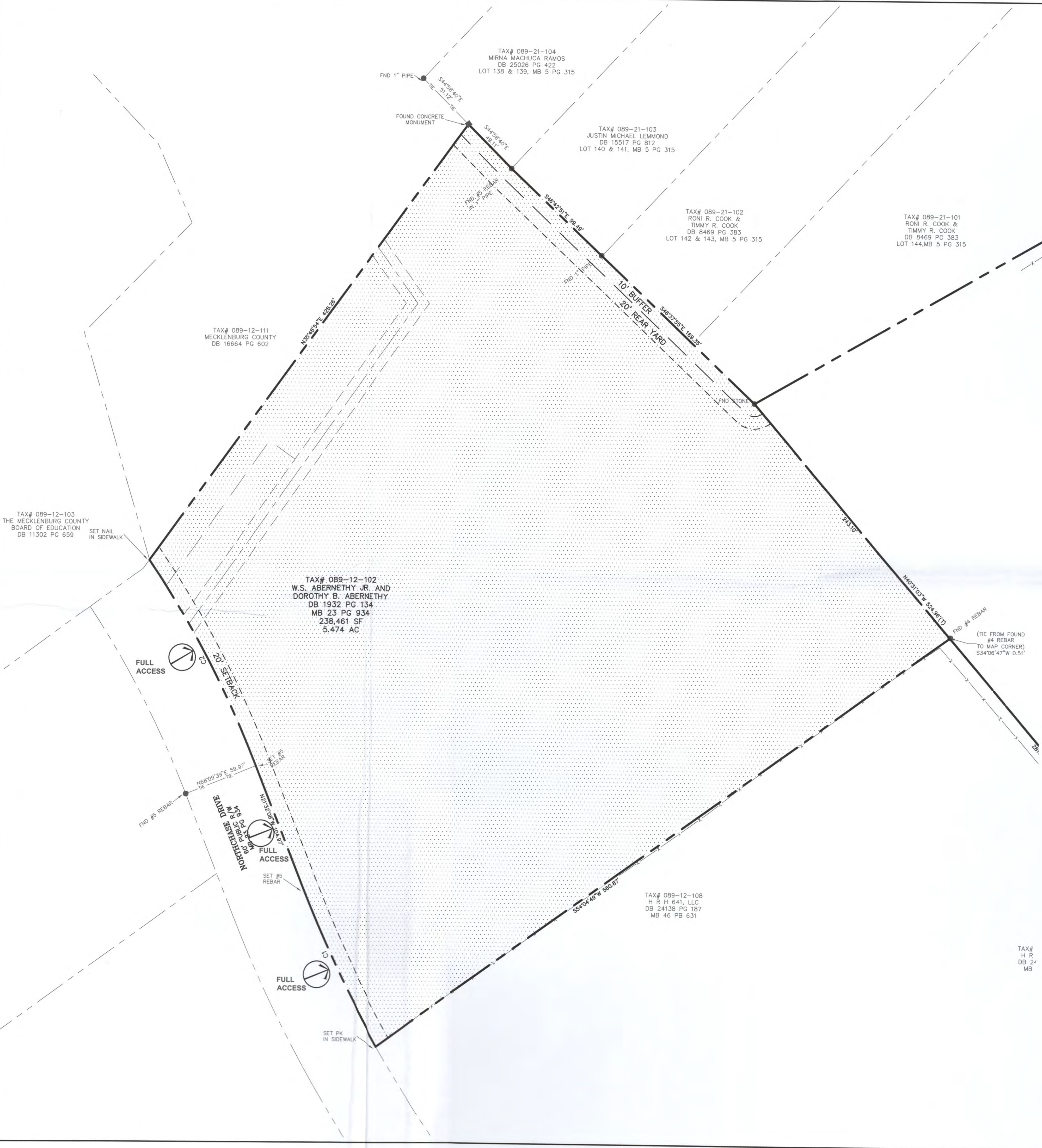
Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council. The change would create less building mass along the public street frontages.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.

PRINT DATE: 2/6/17 EDIT DATE: 2/6/17 - 2:52 PM EDITED BY: RBRINKMAN DRAWING FILE: X:\P\2016\01987\0 DRAWINGS\CIVIL\EXHIBITS\2016-1020 CONCEPT SITE PLAN FOR REZONING SUBMITTAL\2016.01987 TECHNICAL DATA SHEET -
 PLOT SCALE: 1:10242



RECEIVED
 FEB 07 2017

SITE DEVELOPMENT DATA

ACREAGE: +/- 5.47 ACRES
TAX PARCEL: 089-12-102
EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: .4 MILES

MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FEET TO A MAXIMUM OF 120' PER ZONING ORDINANCE 9.1208 (3). HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3); THE MAXIMUM BUILDING HEIGHT IN STORIES IS FOUR STORIES AND THE MAXIMUM HEIGHT IN FEET IS 56 FEET.

MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS

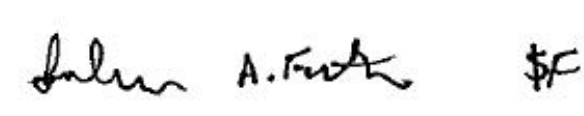
MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (2).

BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (8)(B)

LEGEND

- DB - DEED BOOK
 - MB - MATCH BOOK
 - PG - PAGE
 - FND - FOUND
 - TCE - TEMPORARY CONSTRUCTION EASEMENT
 - NAD - NORTH AMERICAN DATUM
 - NAVD 88 - NORTH AMERICAN VERTICAL DATUM
 - R/W - RIGHT OF WAY
 - {NTS} - NOT TO SCALE
 - HWY - HIGHWAY
 - CF - COMBINED SCALE FACTOR
- - FOUND CORNER (AS DESCRIBED)
 - - SET CORNER (#5 REBAR UNLESS OTHERWISE NOTED)
- BOUNDARY/LOT LINE
 - - - ADJOINING BOUNDARY/LOT LINE (NOT SURVEYED)
 - - - RIGHT OF WAY LINE

Attached to Administrative
 Approval


 Solomon A. Fortune

the
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 group LLC
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OLD CONCORD
STATION -
NORTHCHASE
MULTIFAMILY

230 NORTHCHASE DRIVE
 CHARLOTTE, NC 28213

CERTIFIED BY
 NC ENGINEERING FIRM F-1119

ISSUANCE INDEX		
NO.	DESCRIPTION	DATE
1	REZONING - REV 1	12/19/16
2	REZONING - REV 2	01/19/17
3	REZONING - REV 3	02/01/17
4	REZONING - REV 4	02/06/17

REVISION SCHEDULE		
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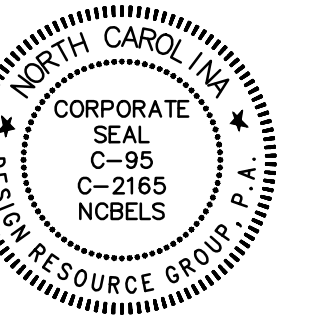
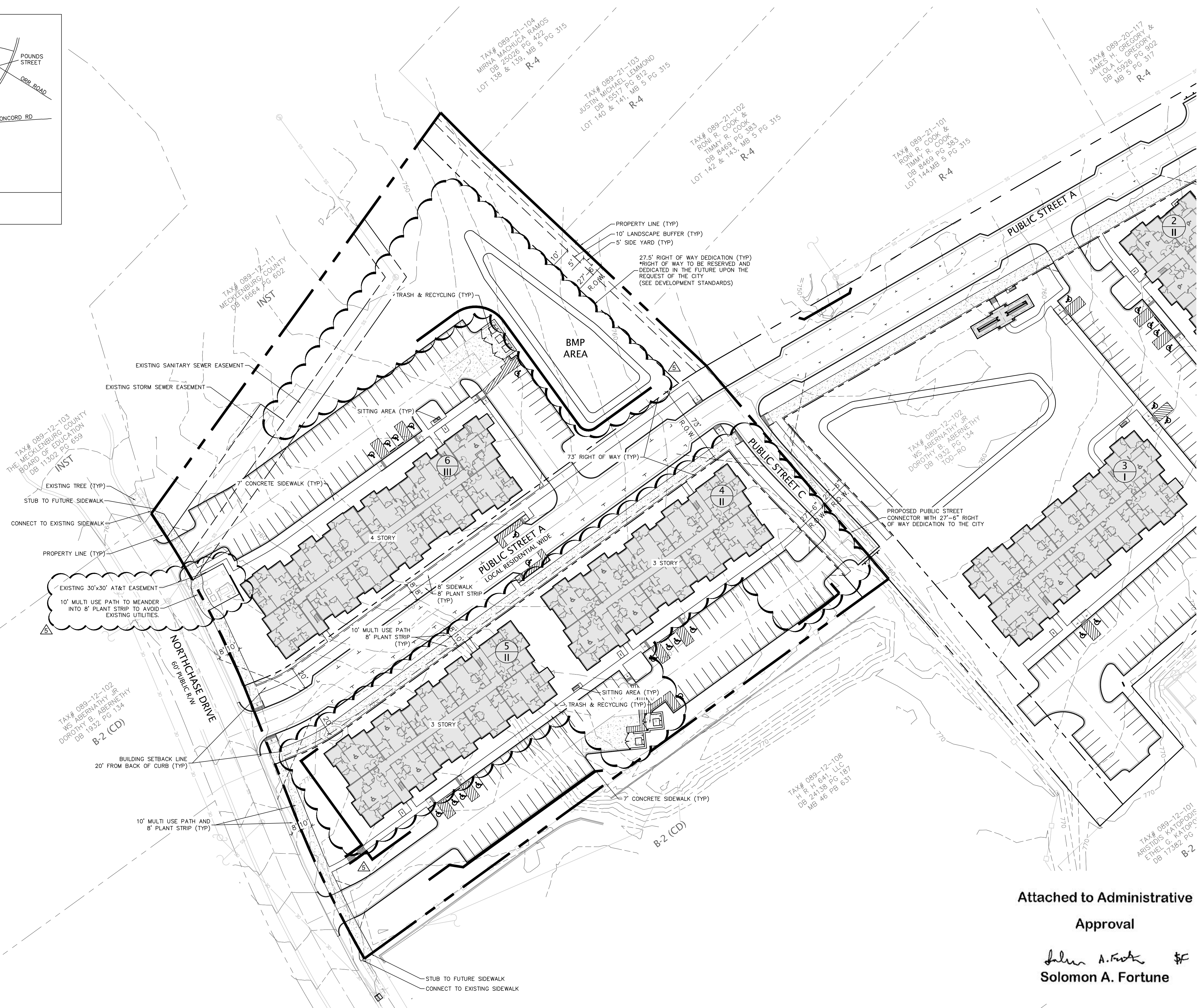
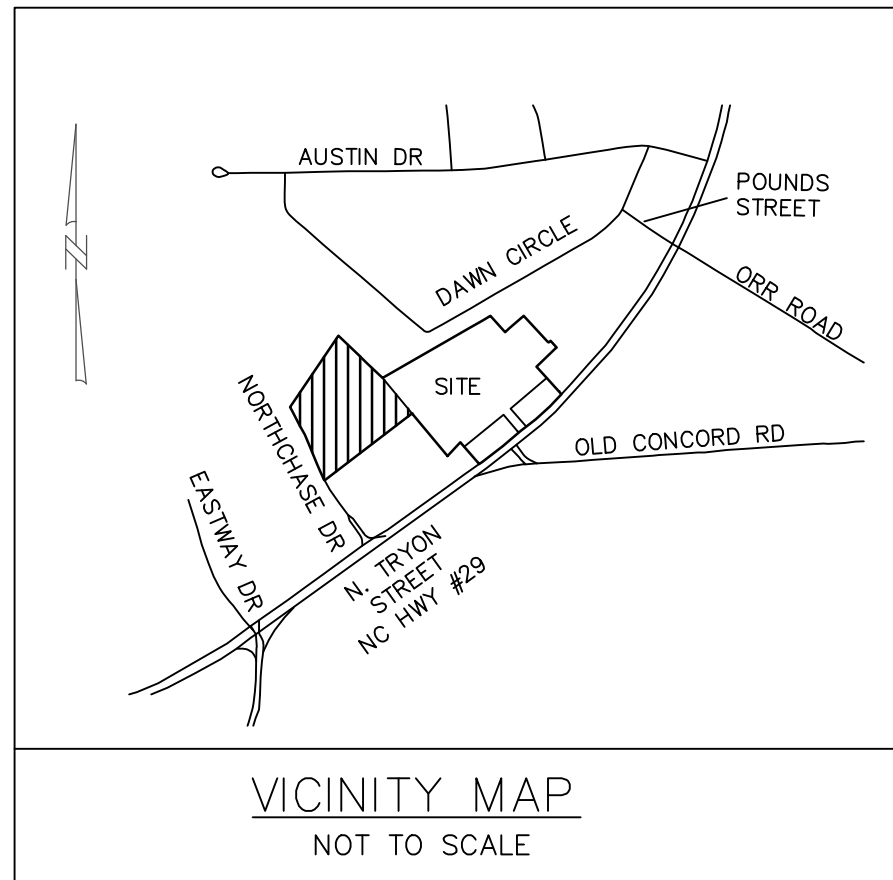
STRUCTUREPOINT PROJECT # 2016.01987

TECHNICAL
DATA
SHEET

RZ-1



0' 40' 80'
 SCALE: 1"=40'



REZONING PETITION
FOR PUBLIC HEARING
2017-008

**OLD CONCORD STATION
NORTHCHASE MULTIFAMILY**

CHARLOTTE, NC
NRP GROUP, LLC
6309 TRANSPORTATION BOULEVARD
CLEVELAND, OHIO 44125
216-475-9900

**SCHEMATIC
SITE PLAN**

0 20 40
SCALE: 1"=40'

PROJECT #: 394-014
DRAWN BY: BMS
CHECKED BY: NB

OCTOBER 21, 2016

REVISIONS:
1. 12/19/16 - REZONING REV 1
2. 01/19/17 - REZONING REV 2
3. 02/01/17 - REZONING REV 3
4. 02/06/17 - REZONING REV 4
5. 12/22/17 - ADMIN APPROVAL

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

PRINT DATE: 2/6/17 PLOT SCALE: 1:10242
 DRAWING FILE: Y:\P\2016\01987\0.DRAWINGS\CIVIL\EXHIBITS\2016-1020 CONCEPT SITE PLAN FOR REZONING SUBMITTAL\2016.01987 TECHNICAL DATA SHEET -
 EDITED BY: RBRINKMAN DATE: 2/6/17 - 2:52 PM

DEVELOPMENT STANDARDS

FEBRUARY 6, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NRP PROPERTIES, LLC TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 5.474 ACRE SITE LOCATED ON THE EAST SIDE OF NORTHCHASE DRIVE, NORTH OF THE INTERSECTION OF NORTHCHASE DRIVE AND NORTH TRYON STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 089-121-02.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-R ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

- THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.
- A. THE DEVELOPMENT OF THE SITE SHALL NOT BE REQUIRED TO MEET THE MINIMUM RESIDENTIAL DENSITY REQUIREMENTS OF THE TOD-R ZONING DISTRICT.
 - B. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 56 FEET.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO A MULTI-FAMILY RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 120 DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE TOD-R ZONING DISTRICT. CUSTOMARY INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES FOR THE RESIDENTS.
- B. A MINIMUM OF 50% OF THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS ACTUALLY CONSTRUCTED ON THE SITE SHALL MAINTAIN MONTHLY RENTS THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 60% OR LESS OF THE AREA MEDIAN INCOME FOR A PERIOD OF NOT LESS THAN 15 YEARS FROM THE DATE OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING TO BE CONSTRUCTED ON THE SITE.

4. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE ALIGNMENT OF THE INTERNAL DRIVEWAYS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. THE AMOUNT OF OFF-STREET PARKING PROVIDED ON THE SITE SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE, AND IT SHALL NOT EXCEED THE MAXIMUM REQUIREMENTS OF THE ORDINANCE.

4 D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A NEW PUBLIC STREET TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) THAT PORTION OF THE SITE LOCATED ALONG THE EASTERN PROPERTY LINE OF THE SITE AND MEASURING 27.5 FEET FROM THE EASTERN PROPERTY LINE THAT IS DEPICTED ON THE REZONING PLAN (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY BY PETITIONER UPON THE REQUEST OF THE CITY WHEN THE NEW PUBLIC STREET IS TO BE CONSTRUCTED BY OTHERS.

E. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.

4 F. EXCEPTING THE FUTURE RIGHT OF WAY, ANY RIGHT OF WAY REQUIRED TO BE DEDICATED AND CONVEYED BY PETITIONER TO THE CITY OF CHARLOTTE SHALL BE DEDICATED AND CONVEYED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE IN STORIES SHALL BE 4 STORIES.
- B. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE IN FEET SHALL BE 56 FEET.
- C. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE FRONT ELEVATION (THE ELEVATION FACING THE NEW PUBLIC STREET) AND THE SIDE ELEVATION OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT ELEVATION (THE ELEVATION FACING THE NEW PUBLIC STREET) AND THE SIDE ELEVATION OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- D. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE CONCEPTUAL, ARCHITECTURAL RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.
- E. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, SOFFITS, TRIM AND RAILINGS.

6. STREETScape/LANDSCAPING AND SCREENING

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THOSE PORTIONS OF THE SITE'S INTERNAL STREET THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THOSE PORTIONS OF THE SITE'S INTERNAL STREET THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- C. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON NORTHCHASE DRIVE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- D. PETITIONER SHALL INSTALL A MINIMUM 10 FOOT WIDE LANDSCAPING STRIP THAT MEETS THE REQUIREMENTS OF SECTION 9.1208(9) OF THE ORDINANCE ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

7. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. 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.

4 C. A CHAIN LINK FENCE SHALL NOT BE INSTALLED AROUND THE PERIMETER OF THE STORM WATER BMP TO BE INSTALLED ON THE SITE. RATHER, PETITIONER SHALL INSTALL A SPLIT RAIL WOODEN FENCE WITH WIRE OR CHAIN LINK FILLER AROUND THE PERIMETER OF THE STORM WATER BMP TO BE INSTALLED ON THE SITE.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune

the
NRP
group LLC

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230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

CERTIFIED BY
NC ENGINEERING FIRM F-1119

ISSUANCE INDEX	
DATE:	10/21/2016
PROJECT PHASE:	ALL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	REZONING - REV 1	12/19/16
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3	REZONING - REV 3	02/01/17
4	REZONING - REV 4	02/06/17

STRUCTUREPOINT PROJECT # 2016.01987

**DEVELOPMENT
STANDARDS**

RZ-3
APPROVED BY
CITY COUNCIL
FEB 20 2017

Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2

The NRP Group LLC
Old Concord
Charlotte, North Carolina

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FRONT ELEVATION: PUBLIC STREET SIDE
SCALE: 1/8" = 1'-0"

1

PROJECT:	DATE
16095	12.19.16
ISSUE:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
CONTENT:	ELEVATIONS

RZ4

Attached to Administrative
Approval

Solomon A. Fortune **SF**
Solomon A. Fortune



SIDE ELEVATION
SCALE: 3/32" = 1'-0" 2



FRONT ELEVATION: PUBLIC STREET SIDE
SCALE: 3/32" = 1'-0" 1

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PROJECT:	16095	DATE	12.19.16
ISSUE:			
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	ELEVATIONS		