

GENERAL PROVISIONS

a. 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.

- b. 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.
- c. 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

The purpose of this Rezoning application is to provide for the redevelopment of several existing parcels with frontage along Kenilworth Avenue and Morehead Street. This redevelopment will provide for the development of a single retail building and a single office building on the property. To achieve this, the application seeks the rezoning of the site to the MUDD-O category.

Optional Provisions

The optional request, if approved, would allow for the provision of a retail use with a drive through service window associated with Building B as part of the site. The proposed use relies on the ability to utilize a drive through service window as part of their business operations but the number of such uses is limited by the provisions of this Petition to one. The drive thru service window use shall be discontinued if the use of Building B is anything other than a retail operation which houses a pharmacy or a financial institution.

A second optional request relates to the setback along Kenilworth Avenue. A Pedestrian Plan setback of 22 feet will be provided along Kenilworth Avenue. However, an entrance stoop with steps is allowed within up to eight feet of the setback along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

Permitted Uses

1. Uses allowed on the property included in this Petition are limited to all O-2 uses that are also allowed in the MUDD zoning district. However, Building B may also be occupied with retail uses.

Transportation

- a. The Petitioner will be responsible for street improvements that may be identified in a traffic study prepared for the proposed development of the site if one is required.
- b. Transportation improvements will be constructed as the site develops and will be identified in the traffic study for the site if one is required.
- c. Parking areas are indicated on the concept plan for the site.
- d. Access to the site will be provided by a driveway from Morehead Street and a driveway from Kenilworth Avenue as generally depicted on the schematic site plan. The driveway from Morehead Street will be limited to right in/right out and the driveway from Kenilworth Avenue will be limited to right in/right out subject to approval of the appropriate transportation authority.

Architectural Standards

In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD category, the development of the site will be governed by the schematic building elevations produced by the Petitioner that are included as part of the rezoning application and which will be binding on the development of the site. These elevations are intended to express the Petitioner's intent as to the general architectural style, materials, fenestration, entrances, service areas, and signage of the buildings to be built on the site. Minor variations in the details of architectural trim, window and door design, cornices, and other architectural detail will be permitted with the approval of the City Planning Staff.

a. The proposed drive through service will be arranged so that the drive through service window is located in the rear or side of the building and will not be located on the side of the building that directly fronts on Morehead Street or Kenilworth Avenue.

Streetscape and Landscaping

- a. Streetscape improvements for the Kenilworth and Morehead street frontages will comply with the adopted streetscape plan for the area.
- b. A special paving material or pattern will be utilized to highlight and identify the pedestrian cross walks that cross the site's two driveways.
- c. In addition to the landscape screening depicted on the site plan, the Petitioner will meet with the owner(s) of each adjoining property used as a single family residence and develop a supplemental landscaping plan that is designed to respond to the specifics of the landscaping of each adjoining property.
- d. At a minimum, the Petitioner will provide a buffer that will comply with the standards of Section 10.812.
- e. A Pedestrian Plan setback of 26 feet shall be provided along East Morehead Street and 22 feet along Kenilworth Avenue. However, an entrance stoop with steps is allowed within up to eight feet of the setback along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

Environmental Features

Reserved

Parks, Greenways, and Open Space

The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a landscaped plaza area with seating for occupants of the site. To encourage further pedestrian activity as contemplated by the PED Overlay District and to provide a retreat for walkers and joggers, the second area will be located at the corner of Morehead Street and Kenilworth Avenue and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

Fire Protection

Reserved

Signage

The Petitioner will develop a sign package for the site that will be submitted as part of the rezoning application.

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- b. Except for architectural and security lighting, site lighting will be limited to the hours that the retail use is in operation including ½ hour before opening and ½ hour after closing.
- c. Freestanding lighting on the site will be limited to a total height of 18 feet.

Phasing

Reserved

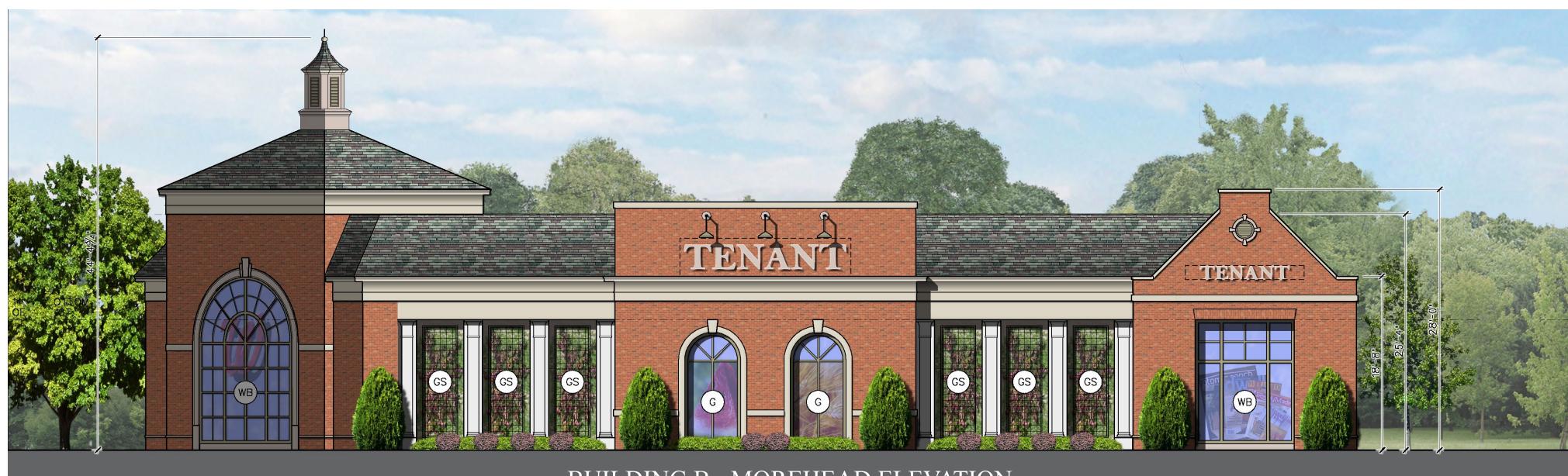
Site Operational Characteristics

- a. The retail hours of operation will be limited to 6:00 a.m. to 12:00 a.m.
- b. Trash pick-up and service deliveries will be limited to the above operating hours, but no later than 7:00 p.m.

Operating hours of the drive through service window will be limited to the hours of the pharmacy operation.







V VISION GLASS
G GRAPHIC ON GLASS
S SPANDREL GLASS
WB WINDOW BOX
GS GREEN SCREEN

BUILDING B - MOREHEAD ELEVATION



Shaping the Environment Realizing the Possibilities Land Planning + Landscape Architecture + Civil Engineering + Urban Design 200 South Tryon Street, Suite 1400 Charlotte, North Carolina 28202

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SPRINGS' PROPERTY PROPERTY REZONING 1236 East Morehead Street Charlotte North Carolina 28204

REZONING PLAN - DEV. STANDARDS

Project No.

4109 Issued

05/23/12

Revised

▲ 08/24/12 REZONING RESUBMITTAL



RZ2.0

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GENERAL NOTES

+ All signs shall be subject to the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.

+ All permits for signs and their installations shall be obtained by the

Tenant as appropriate prior to installation.

Mounting:

+ Ballast boxes, sign cabinets, or electrical transformers shall not be permitted.

+ Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.

Typography

+ Registered tenant logos are allowed for use as part of the signage. The color of the signage is at the discretion of the tenant and landlord. Logos may be positioned as part of, independent from, or adjacent to sign copy. However, all logos are to be positioned within the locations stipulated herein and are included in the total signage calculation.

Wall Signs:

(See Elevations - pages 5-10)

+ Aluminum letters pin-mounted to the facade, individual channel letters,
or individual reverse channel letters. Letters and returns shall be permitted
to have full range of color. Signage may have the option to be externally
illuminated from a projecting light source, internally lit, or back-lit.

+ Can signs, neon signs, and painted wall signs are not permitted.

+ Decorative signage, in the form of graphic image panels or graphic film in/on/or behind the windows shall be permitted, but is not counted toward the total signage maximum allowable sign area.

+ Signs for the purposes of identifying addresses of the buildings shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (15)).

+ On premises directional and instructional signage shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (3)).

+ Signage required by the City or other governing bodies for the purposes of life-safety, fire, and other signage, shall not be counted toward the total signage maximum allowable sign area.

DEFINITIONS:

+ BACKLIGHTING: An illuminated letter (translucent back) so light from the letter is directed against the surface behind the letter producing a halo lighting effect around the letter. Also referred to as Silhouette Lighting or Halo Lighting.

+ BALLAST: An electrical device required to operate fluorescent lamps.
+ CAN SIGN: A sign whose text, logos and/or symbols are placed on

the plastic face of an enclosed cabinet attached to the face of a building. The face may be translucent or opaque and may be illuminated or unilluminated.

+ CHANNEL LETTER: Fabricated or formed three-dimensional letter that may accommodate a light source.

+ COPY: The words or message displayed on a sign.

+ COPY HEIGHT: The height of a standard capital letter in the designated font.

+ EXTERNALLY ILLUMINATED SIGN: A sign that is illuminated by a light source that is directed towards, and shines on the face of a sign. Also called direct illumination.

+ REVERSE CHANNEL LETTER: A fabricated dimensional letter with opaque face and side walls.

+ RACEWAY: An electrical enclosure that may also serve as a mounting structure for the sign.

+ SIGN PANEL: The space created by the building's architectural features.

+ STACKED COPY HEIGHT: The distance measured from the top of a typical capital letter along the first line of copy to the bottom of a typical capital letter along the second line of copy.

+ TAG COPY: Secondary signage to the copy.

SIGN DESCRIPTIONS

Type I

Letters individually pin-mounted to the facade or mounted on a raceway painted to match the wall. Letters may be illuminated with the use of ground mounted landscape fixtures or may be back-lit. Sigange may contain tenant's registered corporate logo consisting of individually mounted channel letters. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

Type II

Letters individually pin-mounted to the facade or mounted on a raceway painted to match the exterior wall. Letters may be illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources or may be back-lit. Letter forms will not exceed a return thickness of 5 inches.

Type III

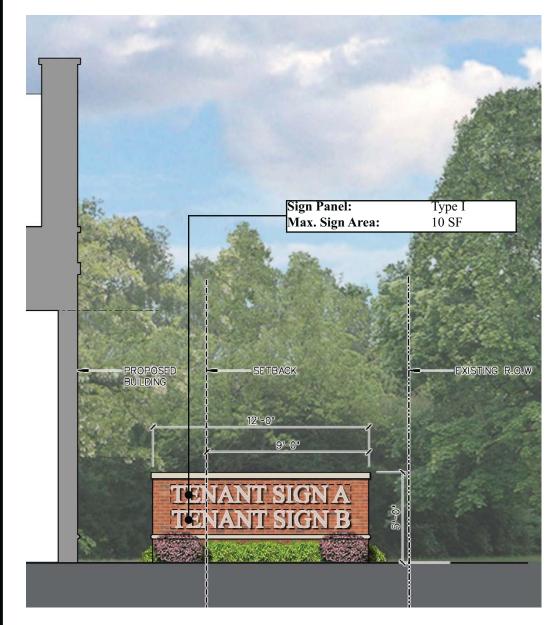
Tenant's registered corporate logo consisting of individually mounted channel letters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources.

Type IV

Tenant's registered corporate logo consisting of a 3-piece mounted channel characters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources.

Type V

Window box with interior display between window and interior wall. Decorative graphic image panel or graphic film may be permitted on interior wall. Also, tenant's registered corporate logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, internally lit with LEDs.



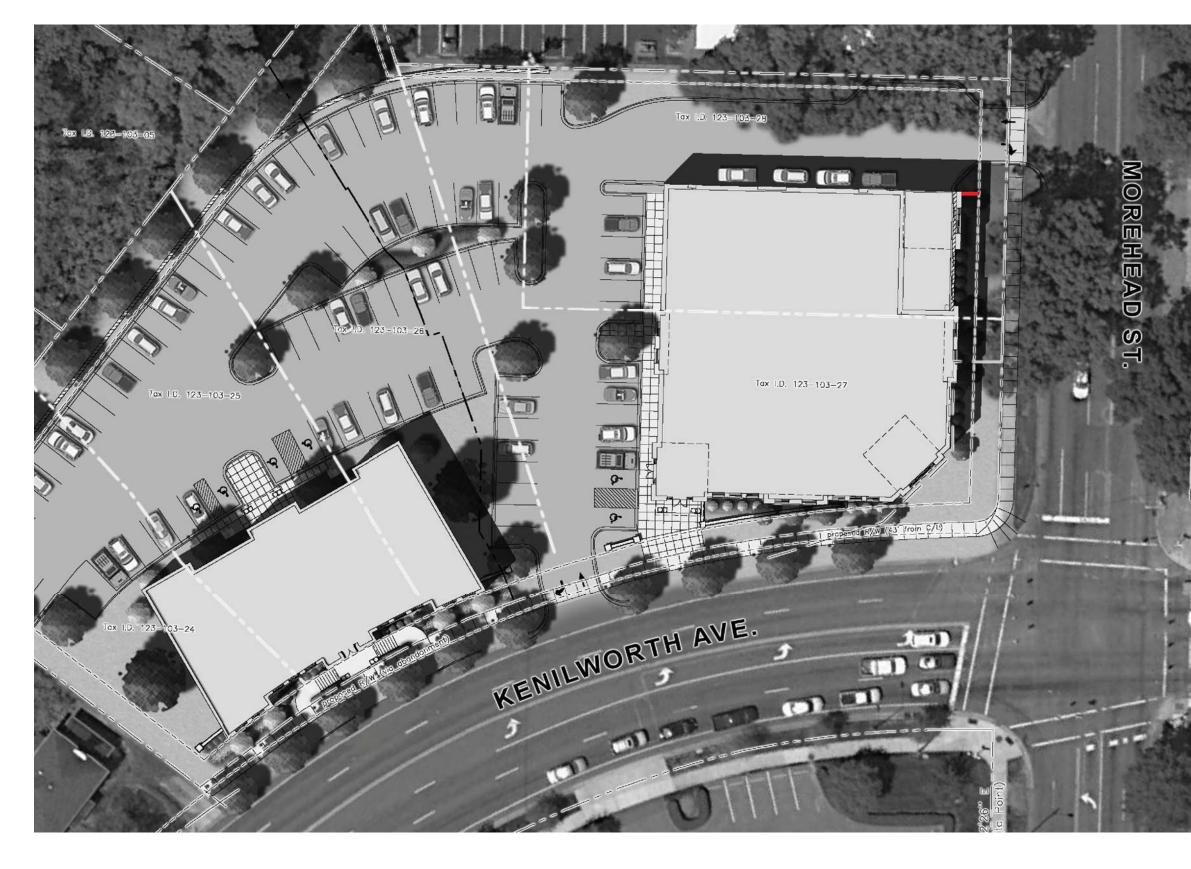
ELEVATION (TYPICAL OF EACH SIDE)

PARTIAL ENLARGED SITE PLAN

-EXISTING R.O.W.

14'-0' MN PER PED-0 16'-10' AS SHOWN

Note: Elevations and plans shown on this sheet are schematic but the total sign area per elevation and the ground mounted sign location will not exceed PED overlay requirements.



SITE PLAN SIGN IDENTIFICATION

Legend

Ground Mounted Sign

GROUND MOUNTED SIGN



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BUILDING A (OFFICE)

Note: Elevations shown on this sheet are schematic but the total sign area per elevation will not exceed MUDD zoning requirements.



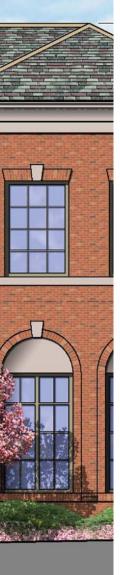
EAST ELEVATION (KENILWORTH AVE)

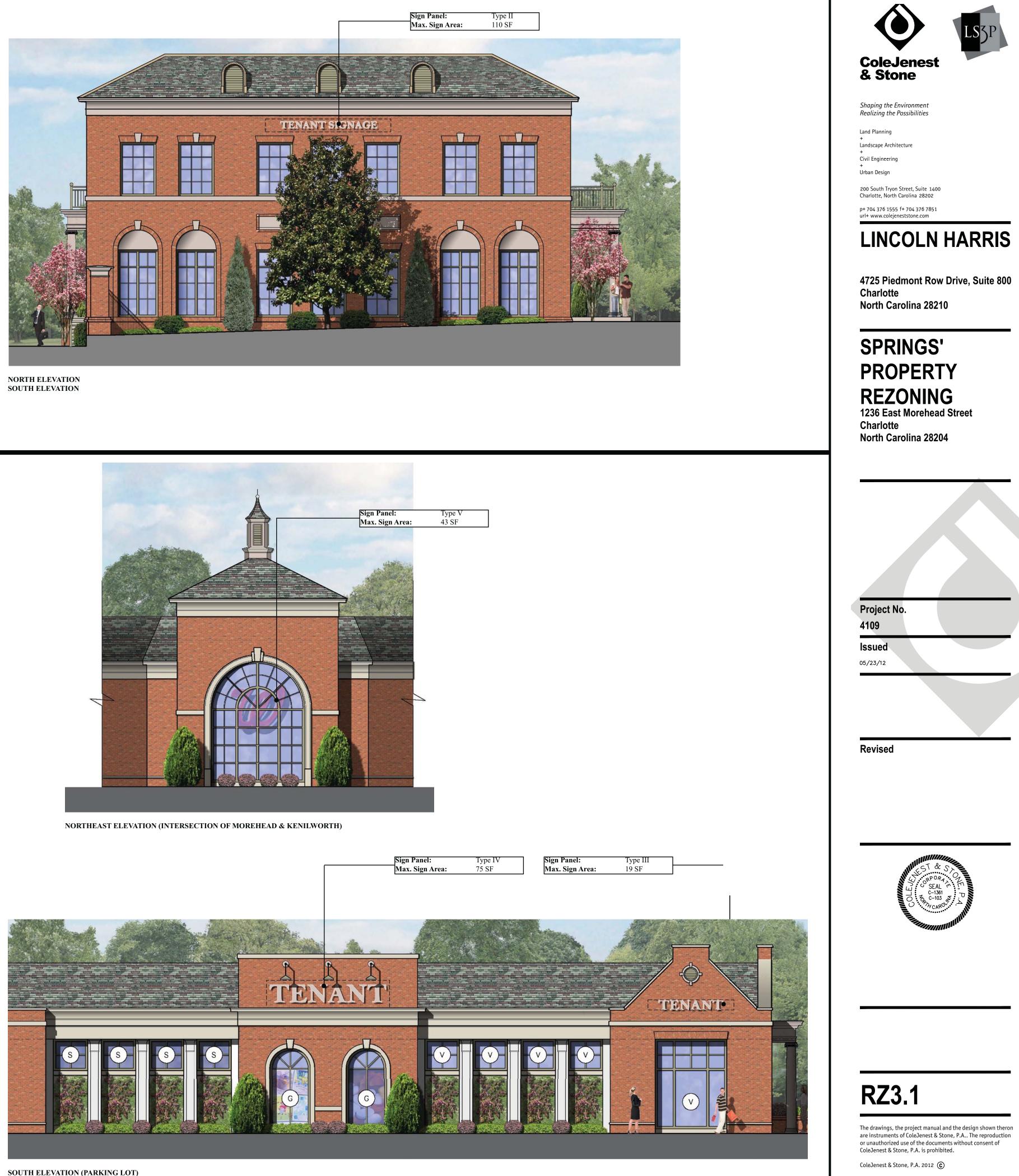


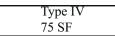
NORTH ELEVATION (MOREHEAD ST.)

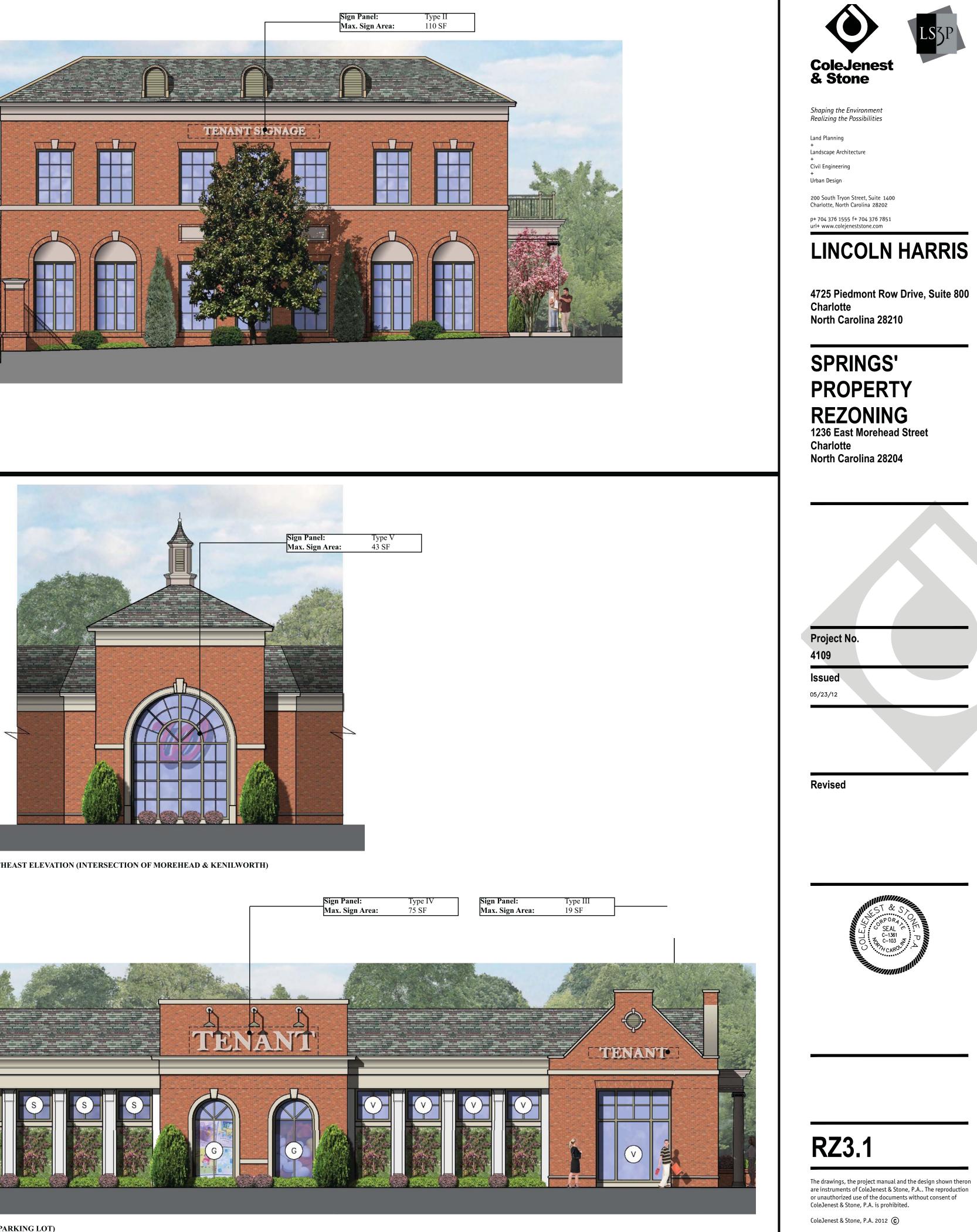
Note: Elevations shown on this sheet are schematic but the total sign area per elevation will not exceed MUDD zoning requirements.

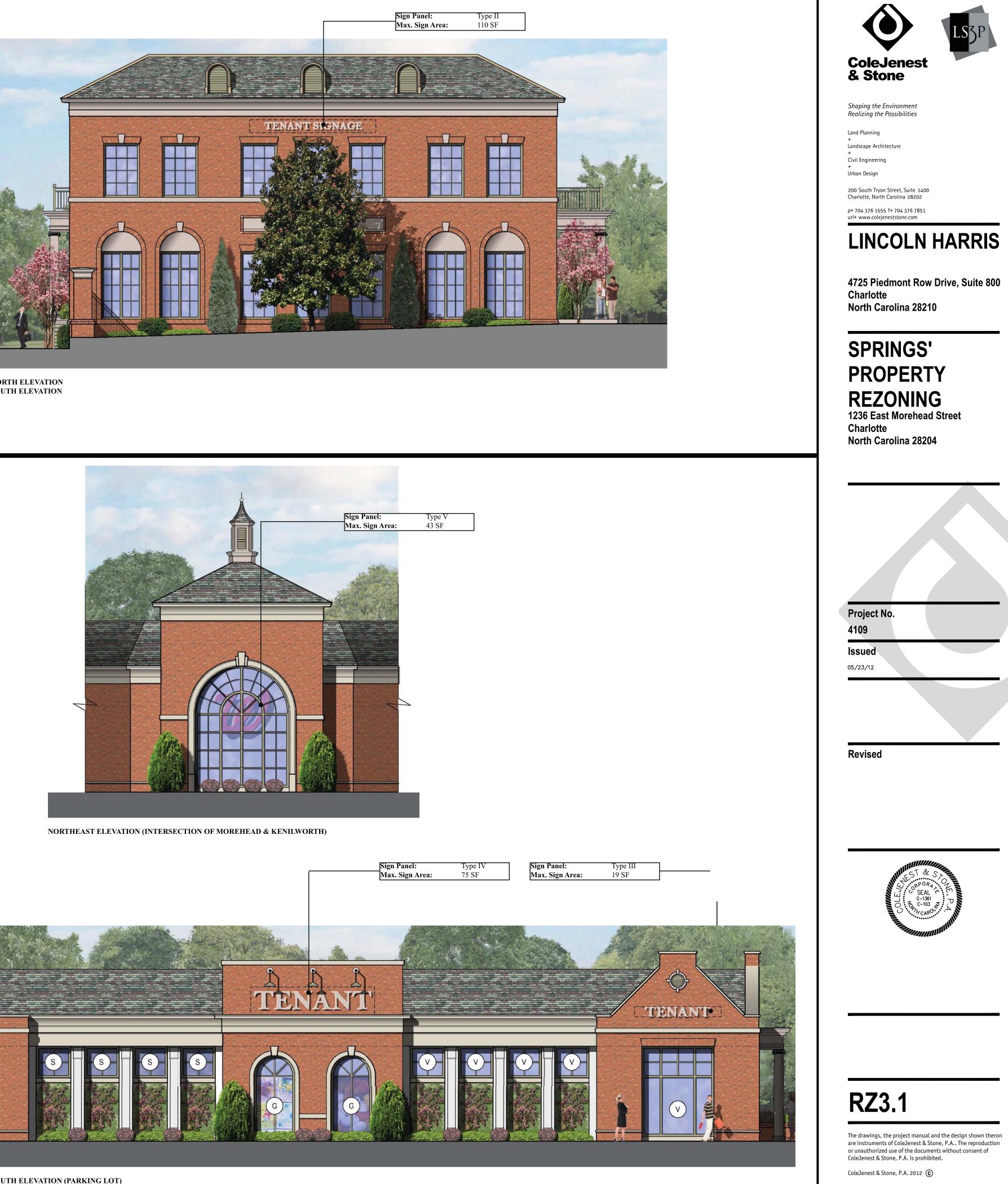
BUILDING B (RETAIL)











SOUTH ELEVATION (PARKING LOT)