This plan is for illustrative purposes only to illustrate the general arrangement of site and buildings. Access to and parking for this site will be restricted during the development of the project. This plan is subject to change based on actual site conditions. The design and development process will be documented in future revisions of this plan. Any differences in detail and exact design will be determined during the design and development process.
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 application will provide for the redevelopment of a single retail building and a single office building on the property. In addition, the application will include the phasing of the site, the design of the site, and the development of the site.

Architectural Standards

In addition to design provisions contained within the district regulations of the Zoning Ordinance for the PED Overlay District, the Petitioner will comply with all additional standards contained in the Technical Data Sheet for Building A and the Technical Data Sheet for Building B. These standards include, but are not limited to, the following:

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 the 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 project.

b. Transportation improvements will be constructed as the site develops and will be identified in the traffic study for the site.

c. Parking areas are indicated on the concept plan for the site.

d. The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

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 side of the building and will not be located on the side of the building that directly fronts on Morehead Street.

f. Streetscape and landscaping improvements for the Kenilworth and Morehead street frontages will comply with the adopted streetscape plan for the area.

g. Freestanding lighting on the site will utilize full cut-off luminaries and no architectural lighting on the exterior of buildings will be permitted.

h. In addition to the landscaping screening depicted on the site plan, the Petitioner will meet with the owners of the adjacent property and develop a supplemental landscaping plan that is designed to respond to the specific site and landscaping conditions of the property.

i. As a condition, the Petitioner will provide a buffer that will comply with the standards of Section 10.812.

j. 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.

k. The optional request, if approved, would allow for the provision of a retail use with 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 located on the side of the building and will not be located on the side of the building that directly fronts on Morehead Street or Crazy Horse Avenue.

l. The Pedestrian Plan setback of 26 feet shall be provided along East Morehead Street.

m. Elevation standards of Section 10.812 shall not apply to the elevation standards depicted on the site plan for Building A.

n. In addition to the landscape screening depicted on the site plan, the Petitioner will meet with the owners of the adjacent property and develop a supplemental landscaping plan that is designed to respond to the specific site and landscaping conditions of the property.

o. In addition to the landscape screening depicted on the site plan, the Petitioner will meet with the owners of the adjacent property and develop a supplemental landscaping plan that is designed to respond to the specific site and landscaping conditions of the property.

p. The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or use otherwise than in the strict exercise of the architectural profession or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

Optional Provisions

The optional request, if approved, would allow for the provision of a retail use with 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 site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

A second optional request relates to the setback along Kenilworth Avenue. A Pedestrian Plan setback of 22 feet will be provided along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

Environmental Features

The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

Reserved

Pedestrian, Bicycle, 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 small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

Reserved

Signs

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

Lighting

The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

Reserved

Site Operational Characteristics

The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a small pocket park including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks.

Reserved

Building A - Kenilworth Elevation

Building B - Kenilworth Elevation

Building B - Morehead Elevation

VISION GLASS
GRAPHIC ON GLASS
SPHINX GLASS
WINDOW BOX
GREEN SCREEN
**GENERAL NOTES**

- This page contains the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.
- All permitted signs and their installations shall be reviewed by the Planning Staff and shall be consistent with the requirements of this ordinance.

**Signage Type**

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

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

- **Type III**: Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.

- **Type IV**: 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. Logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, internally lit with LEDs.

- **Type V**: Tenant’s registered corporate logo consisting of a 3-piece mounted channel characters, back lit with LEDs, illuminated with the use of externally mounted channel characters, or other projecting light sources. 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 area (Charlotte City Code Section 13.106 (15)).

- On premises directional and instructional signage shall not be counted toward the total signage 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 area.

**Definition:**

- **BACKLIGHTING**: An illuminated letter (translucent back) so light from the letter is directed against the surface behind the letter producing a light effect behind the letter. Also referred to as backlight lighting.

- **BALLAST BOX**: The electrical device required for proper fluorescent lamps.

- **CHANNEL LETTER**: Fabricated or formed three-dimensional letter that may accommodate a light source. Also referred to as reverse channel letter.

- **COPY**: The words or message displayed on a sign.

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

- **EXTERIORLY EXPOSED SIGN**: A sign that is illuminated by a light source that is directed forward, and shows on the face of a sign or other object that is illuminated.

- **REGISTERED TENANT LOGO**: A tenant’s registered corporate logo consisting of a 3-piece mounted channel characters, back lit with LEDs, illuminated with the use of externally mounted channel characters, or other projecting light sources. 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 area (Charlotte City Code Section 13.106 (15)).

- **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.

**Legend**

- Ground-Mounted Sign

**ELEVATIONS (TYPICAL OF EACH SIDE) PARTIAL ENLARGED SITE PLAN**

**SITE PLAN SIGN IDENTIFICATION**

- Ground-Mounted Sign

**GROUND MOUNTED SIGN**

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