Marsh Realty Company
Development Standards
8/04/13
Rezoning Petition No. 2013-055 (Euclid)

Site Development Data:

--Acreage: ± 2.48
--Tax Parcel #: 123-022-03, 05, 06, 09 and 11
--Existing Zoning: O-2
--Proposed Zoning: TOD-MO
--Existing Uses: Office buildings with associated parking areas and vacant lot.
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the TOD-M zoning district.
--Maximum Gross Square feet of Development: As allowed by the TOD-M zoning district.
--Maximum Building Height: As allowed by the Ordinance and the optional provisions described below. Allowed building height to be measured as defined by the Ordinance.
--Parking: As required by the TOD-M zoning district except that if the Site is developed with residential uses a minimum of 1.3 spaces per unit will be provided. The parking maximums of the TOD-M zoning district will be followed.

1. General Provisions:

a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Marsh Realty Company to accommodate development of transit supportive uses as generally contemplated by the South End Transit Station Area Plan on an approximately ± 2.48 acre site located on the west side of Euclid Avenue between Templeton and Lexington Avenues (the "Site").

b. 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 zoning district (subject to the Optional Provisions provided below) shall govern all development taking place on the Site, subject to the Optional Provisions set forth herein.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with all principal and accessory uses allowed by the TOD-M zoning district.

3. Optional Provisions for Residential Development.

The following optional provisions shall apply to those portions of the Site that are developed for residential uses (including, without limitation, residential uses as part of a mixed-use building); those portions of the Site that are not developed for such residential uses will comply with the standards of TOD-M zoning district without regard to the optional provisions listed below:

a. To allow the following building elements/architectural treatments to encroach up to four (4) feet into the 20 foot building setback along Lexington and Templeton Avenues: (i) balconies; (ii) pilasters; (iii) first level porches; (iv) first level stoops; and (v) stairs. These encroachments are in addition to other encroachments allowed into the setback by the Ordinance. All elements will be located behind the required sidewalk.

b. To increase the maximum allowed building height by five (5) feet starting 50 feet back from the required 30 foot setback line along Euclid Avenue, height to be measured in accordance with the Ordinance. This additional five (5) foot increase in the allowed building height may be used to allow certain architectural elements such as but not limited to: (i) parapets walls; (ii) cornices; (iii) other architectural elements used to vary the building roof line; (iv) architectural elements used to screen roof top mechanical equipment; and (v) architectural treatments used to screen parking located in a parking structure. The increase in allowed building height may not be used to allow conditioned space or a structured parking levels above the required height plane.

c. To allow a pool deck and associated amenity areas to be located within the Euclid Avenue Setback. The pool deck and amenity areas may not encroach into the Euclid Avenue setback for more than 60 linear feet and will maintain a minimum setback of 17 feet as measured from the back of curb, as generally illustrated on sheet RZ-1 of the Rezoning Plan. The pool amenity area may include, but is not limited to, seating areas, fire pits, arbors, landscaping, and water fountains.

d. To allow a 60" inch decorative wall or fence with gates enclosing a pool amenity area to be located within the Euclid Avenue setback. The encroachment into Euclid Avenue setback will be limited to 60 linear feet. The wall or fence and associated gates will be a minimum of 17 feet from the back of curb of Euclid Avenue. A three (3) foot planting area will be provided between the wall/fence and the back of the sidewalk. The three (3) foot landscape area will be landscaped with a variety of plant materials so as to create an attractive street edge.

4. Streetscape:

a. The Site will comply with the Streetscape Standards of the South End Transit Station Area Plan (subject to the optional provisions above).

5. Parking:

a. If the Site is developed for residential uses (including residential uses as part of a mixed-use building) a minimum of 1.3 parking spaces per unit will be provided for the residential uses. All other uses will comply with the parking standards of the TOD-M zoning district.

6. Miscellaneous; Contribution to Traffic Calming Measures:

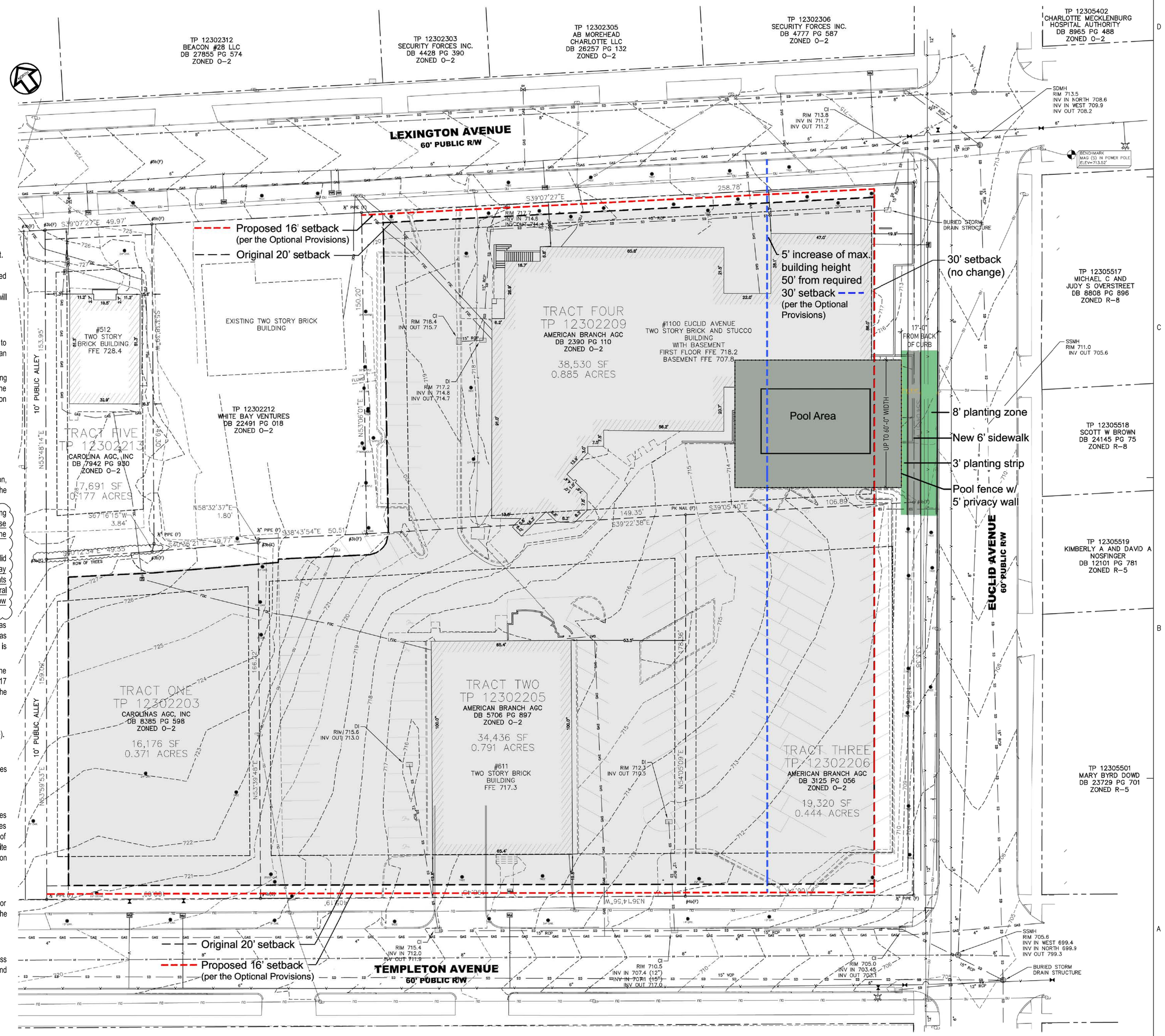
a. The Petitioner will contribute up to $7,500 to implement traffic calming measures along the portions of Lexington and Templeton Avenues located between Euclid and Myrtle Avenues. These funds will be made available to CDOT to implement traffic calming measures approved in accordance with City Council adopted standards and policies. These funds will be made available to CDOT within 30 days of the approval of this Petition and will remain available for such purposes for at least one year after the first building constructed on the Site receives a final certificate of occupancy and at least six (6) months after the completion of the improvements planned for Templeton Avenue as part of the Myrtle/Morehead Storm Drainage Improvement Project. Thereafter such funds shall be released to the Petitioner.

7. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Application:

a. 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 herein and 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.



A2 SITE SURVEY
1"-0" = 25'

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Marsh Properties

EUCLID REZONING PETITION 2013-055
FOR PUBLIC HEARING

CHARLOTTE, NORTH CAROLINA

JULY 19, 2013
REVISIONS:

PROJECT NUMBER
13-002

PROPOSED SETBACKS FOR REZONING

RZ1.0