

SITE PLAN NOTES:

- 1.DEVELOPMENT DATA TABLE
- a.TOTAL ACREAGE TO BE REZONED: 6.053 ACRES
 - b.TAX PARCEL NUMBER: PORTION OF 08115335
 - c.EXISTING ZONING: I-2
 - d.PROPOSED ZONING: MUDD-O
 - e.EXISTING USE: INDUSTRIAL, BUSINESS & OFFICE
 - f.PROPOSED USE: 150 MULTIFAMILY DWELLING UNITS & PROFESSIONAL BUSINESS & GENERAL OFFICE (10,000 SF MAX)

2.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.

3.PURPOSE

- a.THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF AN EXISTING HISTORIC TEXTILE MILL TO BE REUSED AS MULTIFAMILY HOUSING AND TO PROVIDE FOR A SMALL AMOUNT OF OFFICE OR OTHER NON-RESIDENTIAL USE IN A SMALL EXISTING BUILDING THAT WILL REMAIN ON THE SITE TO ACHIEVE THIS PURPOSE. THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD-O CATEGORY. ALSO, DUE TO AN INTERPRETATION BY THE STAFF OF THE APPLICABILITY OF PARKING STANDARDS, THE PETITIONER IS SEEKING APPROVAL UNDER THE MUDD-O PROVISIONS TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES.

4. PERMITTED USES

- a.USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE RESIDENTIAL AND ASSOCIATED ACCESSORY USED IN THE MILL BUILDING AND OFFICE AND OTHER NON-RESIDENTIAL USES THAT ARE PERMITTED IN THE MUDD DISTRICT IN THE SMALL NON-RESIDENTIAL BUILDING TO REMAIN ON THE SITE.

5. TRANSPORTATION

- a.THE SITE WILL HAVE ACCESS FROM LOUISE AVENUE AND INDIRECT ACCESS FROM HAWTHORNE LANE. ALTHOUGH NO BUILDING ENTRANCES ARE ORIENTED TO ANY PUBLIC STREET, THE PETITIONER WILL PROVIDE SIDEWALK CONNECTIONS FROM THE BUILDING ENTRANCES TO THE PUBLIC STREET SIDEWALKS. THE PETITIONER WILL SECURE AN EASEMENT AND WILL ESTABLISH A CLEARLY DEFINED AND IMPROVED SIDEWALK FROM THE SITE TO HAWTHORNE LANE.
- b.TO SPECIFICALLY ADDRESS A REQUEST FROM CITY STAFF FOR A NEW PUBLIC FACILITY IN THE AREA, THE PETITIONER HAS DEFINED TWO LOCATIONS FOR A BICYCLE PEDESTRIAN PATH THAT WILL CROSS THE SITE AND EVENTUALLY PROVIDE A LINK BETWEEN LOUISE AVENUE AND HAWTHORNE AVENUE. THE PETITIONER WILL GRANT A PERMANENT EASEMENT FOR AN AREA OF LAND OF AT LEAST 10 FEET IN WIDTH TO THE CITY OF CHARLOTTE ALONG EITHER THE SOUTHERLY SIDE OF THE SITE OR THE NORTHERLY SIDE OF THE SITE FOR THE LOCATION OF SUCH A PATHWAY. THE EXACT LOCATION OF WHICH WILL BE MUTUALLY AGREED UPON BY THE PETITIONER AND THE CITY. IT IS ACKNOWLEDGED THAT THIS EASEMENT WILL ONLY RUN ACROSS THE PETITIONER'S PROPERTY AND ANY EXTENSION OF THE PATH REQUESTED BY THE CITY STAFF TO CONNECT TO HAWTHORNE LANE WILL INVOLVE THE PROPERTY OF OTHERS AND LAND NOT INCLUDED IN THIS PETITION. IN ADDITION, THE PETITIONERS WILL CONSTRUCT A 10' WIDE ASPHALT PATH WITHIN THE AREA SELECTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE NEW RESIDENTIAL USES ON THE SITE. IN ADDITION, IF THE PATH IS CONSTRUCTED ON THE NORTHERLY SIDE OF THE SITE, THE PETITIONER, AS PART OF THE PATH CONSTRUCTION, WILL CONSTRUCT A PEDESTRIAN CONNECTION FROM THE NEW PATH TO THE PAMLICO STREET AT A LOCATION AGREED UPON BY THE PETITIONER AND THE CITY. AFTER THE PATH IS CONSTRUCTED, THE OWNERSHIP, MAINTENANCE, AND SECURITY FOR THE PATH SHALL BE THE RESPONSIBILITY OF THE CITY OF CHARLOTTE.

6. ARCHITECTURAL STANDARDS

- a.THE BUILDING WILL BE REDEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF ANY HISTORIC DESIGNATION THAT MAY BE APPLIED TO THE PROPERTY AND WITH THE PROVISIONS OF THE MUDD DISTRICT. NO PARKING WILL BE LOCATED BETWEEN THE BUILDING AND THE STREET. THE BUILDING HEIGHT WILL BE LIMITED TO 50 FEET WHERE THE SITE ADJOINS RESIDENTIAL ZONING AND TO 75 FEET ELSEWHERE ON THE SITE AS GENERALLY DEPICTED ON THE SITE PLAN. THE PETITIONER HAS PROVIDED ILLUSTRATIONS OF THE FOUR SIDES OF THE MILL BUILDING AS REPRESENTATIVE OF THE EXPECTED APPEARANCE OF THE RENOVATED BUILDING. THE EXACT CONFIGURATION OF THE BUILDING WALLS WILL BE DETERMINED AS PART OF THE LANDMARK DESIGNATION PROCESS FOR THE PROPERTY AND AS SUCH, MAY VARY FROM THE EXACT DETAIL SHOWN ON THE ILLUSTRATIONS.

7. STREETSCAPE AND LANDSCAPING

- a.THE DEVELOPMENT OF THE SITE WILL INCLUDE BOTH ACTIVE AND PASSIVE RECREATION AMENITIES IN THE 'COURTYARD' PART OF THE BUILDING. THESE AMENITIES, ANY COMBINATION OF WHICH MAY BE INSTALLED, MAY INCLUDE BUT ARE NOT LIMITED TO SEATING AREAS, COOKING FACILITIES, FIRE PITS, POOL, COURT GAMES AND OTHER ACTIVITY AND OR LANDSCAPED AREAS.
- b.THE PETITIONER WILL PROVIDE ENHANCED LANDSCAPING ALONG A PORTION OF THE NORTHERLY SIDE OF THE SITE ADJACENT TO RESIDENTIAL USES AND MAY INCORPORATE A FENCE INTO THE LANDSCAPED AREA. TO ACKNOWLEDGE THE GRADE DIFFERENTIAL ALONG PORTIONS OF THAT PROPERTY LINE AREA, THE PETITIONER WILL INSTALL A DENSE EVERGREEN SCREEN AS GENERALLY DEPICTED ON THE CONCEPTUAL SITE PLAN. THE INTENT OF THIS DENSE SCREEN IS TO PROVIDE A VISUAL SCREEN BETWEEN THE TWO HOMES THAT ADJOIN THE SITE ON THE NORTH AND TO ESTABLISH A TRANSITION BETWEEN THE SINGLE FAMILY HOMES AND THE RENOVATED MILL PROPERTY. THIS WILL ALSO ALLOW FOR THE SCREEN PLANTINGS TO ACCOMMODATE THE TOPOGRAPHY OF THE SITE AS IT CHANGES OVER THE LENGTH OF THE COMMON PROPERTY LINE BY BEGINNING THE PLANTING AT THE TOP OF THE SLOPE NEAREST TOP THE RESIDENCES.

8. ENVIRONMENTAL FEATURES

- a.RESERVED

9. PARKS, GREENWAYS, AND OPEN SPACE

- a.RESERVED

10. FIRE PROTECTION

- a.RESERVED

11. SIGNAGE

- a.RESERVED

12. LIGHTING

- a.FREESTANDING AND WALL LIGHTING WILL USE DOWNWARD FACING SHIELDING.

13. PHASING

- a.RESERVED

MUDD OPTIONAL PROVISIONS

- AS A PART OF THIS PETITION, THE PETITIONER ASKS FOR APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR THE REDUCTION OF REQUIRED PARKING FOR THE RESIDENTIAL UNITS TO .5 SPACE PER UNIT.

INITIAL SUBMISSION- 4/22/13. 1.1

REVISED PER STAFF COMMENTS 6-14-13. 2.1

REVISED PER STAFF ANALYSIS 7-19-13. 3.0

REVISED PER STAFF COMMENTS, 9-6-13. 4.0

NOTE:
ACTUAL LOCATION OF THE PROPOSED
PATH AND PLANTING AREAS ARE YET
TO BE DETERMINED AND MAY VARY
SLIGHTLY FROM THE LOCATION AND
DIMENSION SHOWN

- PAUPON HOLLY
- VIRGINIA CEDAR 'IDYLLWILD'
- ARBORVITAE
- LIGUSTRUM
- CHINESE HOLLY

JAMES HENRY LITTLE
ZONING: R-5 (SINGLE FAMILY)
5 UNITS PER ACRE
DB: 09188-596
PID: 08115311

SFRH CHARLOTTE FLIP LLC
ZONING: R-5 (SINGLE FAMILY)
5 UNITS PER ACRE
DB: 27954-528
PID: 08115312

SFRH CHARLOTTE RENTAL LP
ZONING: R-5 (SINGLE FAMILY)
5 UNITS PER ACRE
DB: 27950-409
PID: 08115333

THE DORRIS CORP.
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 03775-580
PID: 08115336

SITE

MURRAY BAKERY INC & C/O
KELLOGS TAX DEPT
4.513 AC
ZONING: I-2/I-1(CD)
DB: 05542-085
PID: 08115201

MURRAY BAKERY INC & C/O
KELLOGS TAX DEPT
3.3 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 05542-085
PID: 08111502

CITY OF CHARLOTTE
4.791 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 06066-108
PID: 08111207

BARNHARDT MANUFACTURING CO.
13.562 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 01843-70
PID: 08118119

ARLO PROPERTIES LLC
0.208 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 26449-677
PID: 08115341

ARLO PROPERTIES LLC
0.921 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 26449-677
PID: 08115339

COLE PROPERTIES & INVESTMENTS INC
0.497 AC
ZONING: I-2 (GENERAL INDUSTRIAL)
DB: 24407-961
PID: 08118101

SCALE 1"=40'

TIMMONS GROUP

HAWTHORNE MILL REDEVELOPMENT
CITY OF CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

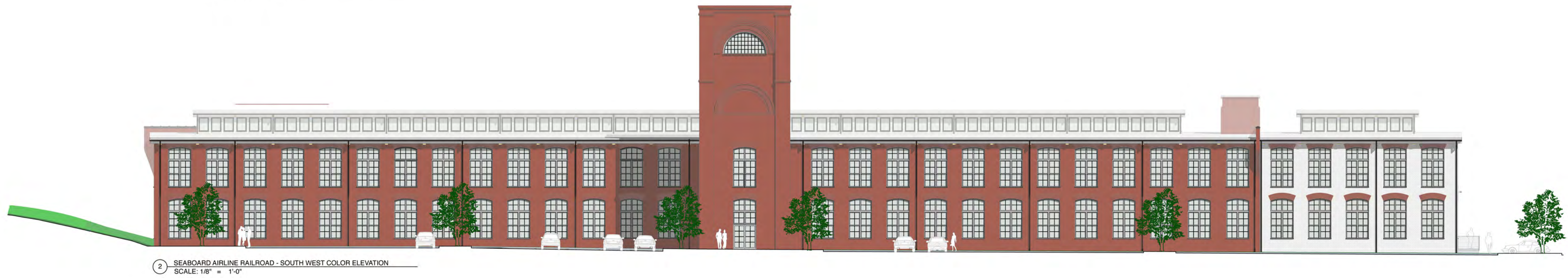
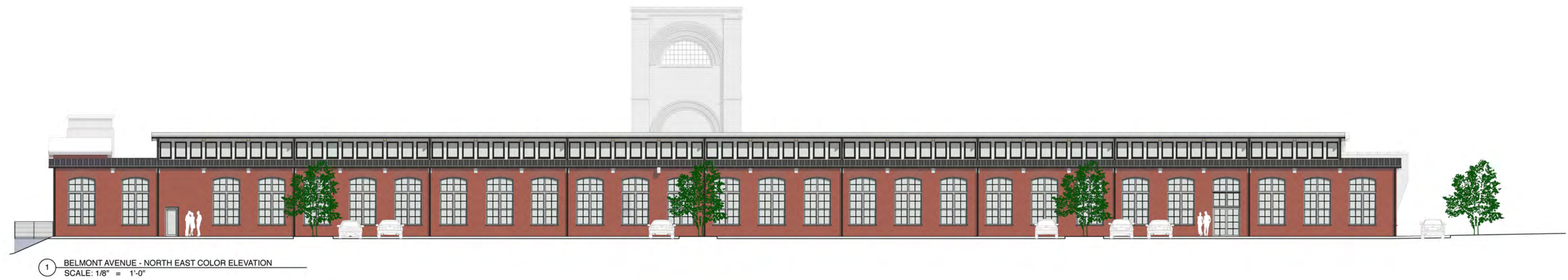
JOB NO.
34167
SHEET NO.
RZ-1

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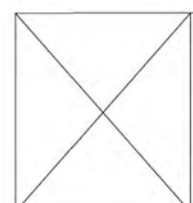
DATE	REVISION DESCRIPTION	REVISED PER STAFF COMMENTS	REVISED PER STAFF COMMENTS
6/1/13			
9/06/13			
18 APR 2013			
R. WHITE			
B. CRUTCHFIELD			
B. CRUTCHFIELD			
1"			
40'			

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NOTE:

**FINAL WINDOW AND DOOR ARCHITECTURE TO BE DETERMINED
AS PART OF THE LANDMARK DESIGNATION PROCESS**



Hawthorne Mill
1101 Hawthorne Lane, Charlotte North Carolina
project #: 13.30
date: 6/12/13

The Lofts at HAWTHORNE MILL

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