

**EXISTING ZONING:
B-2 (#98-103)**

EXISTING ZONING: I-2

**EXISTING ZONING: I-2
PROPOSED ZONING: MUDD-O**

**EXISTING ZONING: I-2
CITY OF CHARLOTTE FIRE
DEPARTMENT HEADQUARTERS**

VICINITY MAP

DEVELOPMENT SUMMARY:

SITE ACREAGE: 5.59 AC
 AREA TO BE REZONED: 5.82 AC
 TAX PARCEL: 079-021-03 (PARTIAL)
 079-021-04 (PARTIAL)
 079-021-05 (PARTIAL)

EXISTING ZONING: I-2
 PROPOSED ZONING: MUDD-O
 EXISTING USE: INDUSTRIAL/WAREHOUSE
 GOVERNMENT SERVICE
 PROPOSED USE: PER ORDINANCE SECTION 9.8506(4)
 AS NOTED (VARIES)
 OPEN SPACE REQUIRED: 11.5' AS SHOWN; MAY BE REDUCED TO 0'
 MINIMUM SETBACK: N/A
 SIDE YARD: N/A
 MINIMUM REAR YARD: 120'
 MAXIMUM BUILDING HEIGHT: 120'

DEVELOPMENT STANDARDS:

- GENERAL PROVISIONS
 - EXCEPT AS OTHERWISE PROVIDED UNDER THE MUDD-OPTIONAL PROVISIONS SET FORTH UNDER SECTION 2, THE REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SITE.
 - ALTERATIONS OR MODIFICATIONS WHICH IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE SITE PLAN OR ITS RESPECTIVE CONDITIONS SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.
- MUDD-OPTIONAL PROVISIONS

THIS PETITION PROPOSES UTILIZATION OF THE MUDD-O PROVISIONS TO ALLOW FOR THE FOLLOWING OPTIONAL DEVIATIONS:

 - DEVIATIONS FROM THE SURFACE PARKING LOCATION REQUIREMENT DURING PHASE ONE TO ALLOW PARKING BETWEEN THE PHASE ONE BUILDING AND THE SETBACK ALONG NORTH GRAHAM STREET
- PERMITTED USES
 - ALL USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT
 - THE BUILDING TO BE CONSTRUCTED DURING PHASE ONE WILL BE A GOVERNMENT SERVICE FACILITY.
 - THE BUILDING(S) TO BE CONSTRUCTED DURING PHASE TWO WILL ALLOW ALL USES PERMITTED IN THE MUDD DISTRICT.
- TRANSPORTATION
 - DURING PHASE ONE, A PUBLIC STREET WILL BE CONSTRUCTED. RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT)
 - THE PROPOSED PUBLIC STREET WILL INTERSECT WITH STATESVILLE AVENUE AND NORTH GRAHAM STREET
 - PUBLIC STREET SHALL BE DESIGNED USING THE LOCAL OFFICE/COMMERCIAL NARROW SECTION (CHARLOTTE LAND DEVELOPMENT STANDARDS DETAIL U-04)
 - DURING PHASE ONE, REQUIRED PARKING SHALL BE PROVIDED IN SURFACE LOTS. A PARKING DECK IS PROPOSED IN THE FUTURE PHASE TWO DEVELOPMENT OF THE SITE
 - BICYCLE PARKING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE
 - CDOT AND NCDOT ARE FINALIZING DESIGN OF PROPOSED PUBLIC ROAD CONNECTION TO NORTH GRAHAM STREET
 - PETITIONER SHALL INSTALL PEDESTRIAN REFUGE AREA IN STATESVILLE AVENUE MEDIAN. FINAL LOCATION TO BE DETERMINED.
- ARCHITECTURAL STANDARDS
 - THE ATTACHED BUILDING ELEVATIONS AND RENDERINGS ARE INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED PHASE ONE BUILDING TO BE CONSTRUCTED ON THE SITE. PETITIONER RESERVES THE RIGHT TO ALTER THE VARIOUS BUILDING/DESIGN ELEMENTS SO LONG AS THE GENERAL OVERALL ARCHITECTURAL THEME IS PRESERVED.
 - THE PHASE ONE BUILDING IS ANTICIPATED TO BE A COMBINATION OF BRICK VENEER, GLASS, AND PRE-FINISHED METAL PANEL ACCENTS AND SOLAR SCREENS
 - THE PHASE ONE BUILDING WILL BE FOUR STORIES AND IS ANTICIPATED TO BE APPROXIMATELY 90 FEET TALL
 - ON THE PHASE ONE BUILDING, A METAL CANOPY MAY BE PROVIDED AT THE PUBLIC VISITOR ENTRANCE ALONG STATESVILLE AVENUE, AND MAY PROJECT INTO THE AMENITY ZONE OF THE STATESVILLE AVENUE SETBACK
 - THE PHASE TWO BUILDING MATERIALS WILL BE CONSISTENT WITH THOSE PROVIDED IN PHASE ONE, AND ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL CONFORM TO THE MUDD URBAN DESIGN AND DEVELOPMENT STANDARDS OUTLINED IN SECTION 9.8506 OF THE ORDINANCE
 - SERVICE YARD/LOADING AREA SHALL BE ENCLOSED WITH A SCREEN WALL. SCREEN WALL SHALL MEET THE MINIMUM ORDINANCE STANDARDS FOR SCREENING OF SERVICE AREA
- STREETSCAPE AND LANDSCAPING
 - STATESVILLE AVENUE: 30' SETBACK (12' PLANTING STRIP, 8' SIDEWALK, 10' AMENITY ZONE)
 - NORTH GRAHAM STREET: 18' SETBACK (12' PLANTING STRIP, 6' SIDEWALK)
 - INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE
- ENVIRONMENTAL FEATURES
 - TREE SAVE AREAS SHALL BE PROVIDED ON-SITE OR OFF-SITE, AS DESCRIBED IN THE CITY OF CHARLOTTE TREE ORDINANCE
 - THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE
- OPEN SPACE
 - OPEN SPACE WILL BE PROVIDED PER REQUIREMENTS OF THE MUDD ZONING DISTRICT
- SIGNAGE
 - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MUDD ZONING DISTRICT
- PHASING
 - PHASE ONE DEVELOPMENT INCLUDES THE PROPOSED PUBLIC STREET, PHASE ONE BUILDING, AND SURFACE PARKING
 - PHASE TWO DEVELOPMENT MAY INCLUDE A MIXED-USE BUILDING ALONG GRAHAM STREET AND A PARKING DECK
- TRASH & RECYCLE COLLECTION
 - TRASH AND RECYCLE CONTAINERS WILL BE LOCATED WITHIN SCREENING ENCLOSURES PER ZONING ORDINANCE
- SURFACE PARKING
 - SURFACE PARKING SHOWN IS SCHEMATIC IN NATURE AND MAY BE RECONFIGURED BASED ON FINAL DESIGN

GRAPHIC SCALE



1" = 30'

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LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

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ISSUE FOR
**Rezoning
Submittal**

ISSUE DATE
08/25/14

NO.	REASON	PER CITY STAFF COMMENTS	DATE
1		PER CITY STAFF COMMENTS: REVISED DRIVEWAY CONNECTION	10/17/14
2		PER CITY STAFF COMMENTS: REVISED DRIVEWAY CONNECTION	11/20/14

PROJECT TEAM
 PRINCIPAL IN CHARGE: **JLM**
 PROJECT MANAGER: **DCP**
 DESIGN TEAM: **FGM**

PROJECT NAME
**Joint Communications Center
City of Charlotte**

PROJECT NUMBER
111.7823.00

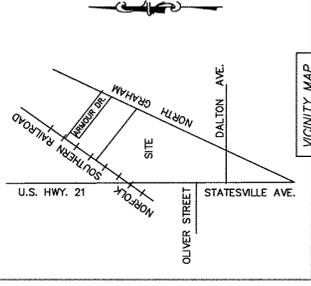
SHEET TITLE
**SITE PLAN
PETITION #2014-068**

SHEET NUMBER
RZ1.00

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.600).

THIS 20th DAY OF AUGUST, 2014.

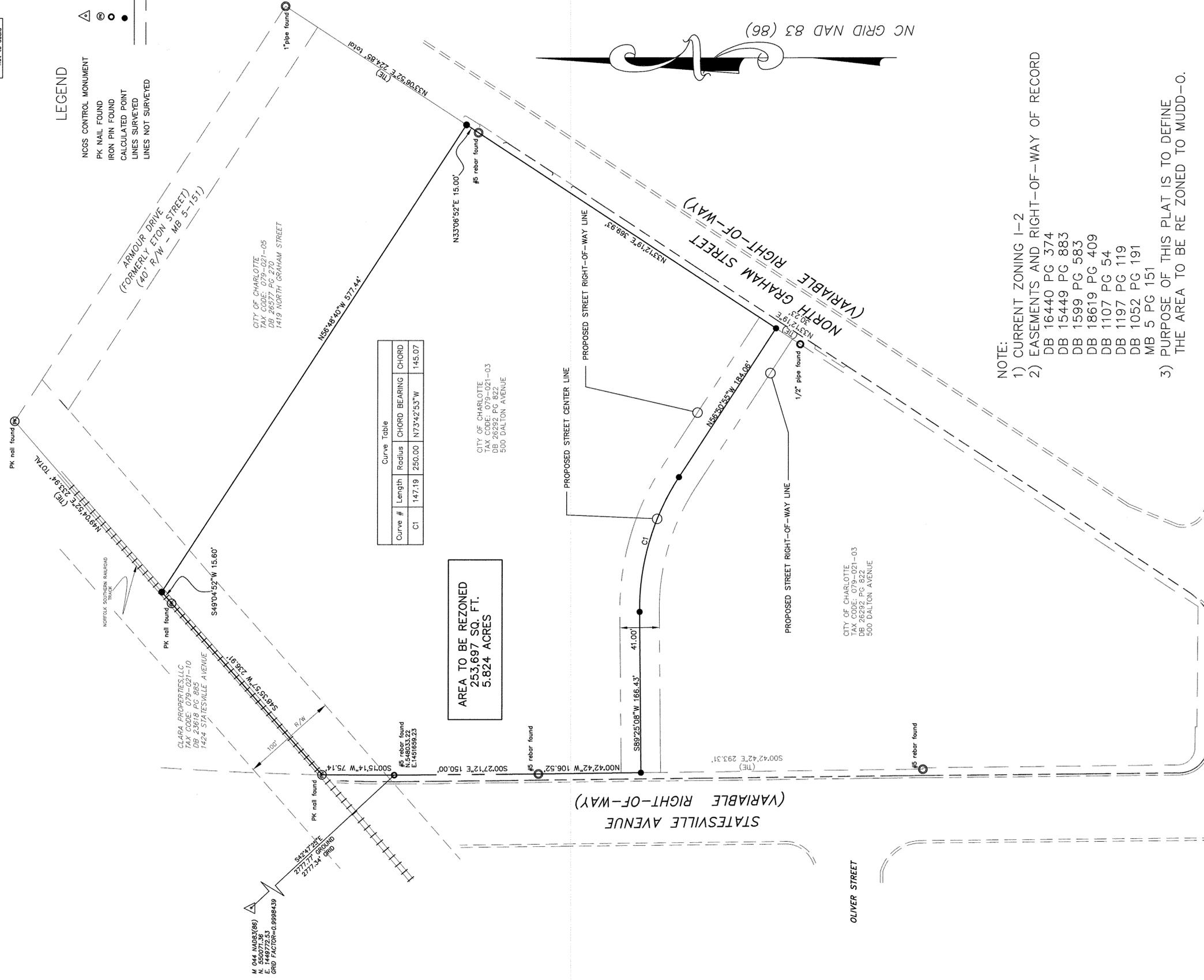
David H. Snider
DAVID H. SNIDER, NC P.L.C. L-2842



VICINITY MAP
"not to scale"

LEGEND

- △ NCGS CONTROL MONUMENT
- IRON PIN FOUND
- CALCULATED POINT
- LINES SURVEYED
- - - LINES NOT SURVEYED



Curve Table			
Curve #	Length	Radius	CHORD BEARING
C1	147.19	250.00	N73°42'53\"W
			CHORD
			145.07

AREA TO BE REZONED
253,697 SQ. FT.
5.824 ACRES

- NOTE:
- 1) CURRENT ZONING I-2
 - 2) EASEMENTS AND RIGHT-OF-WAY OF RECORD
DB 16440 PG 374
DB 15449 PG 883
DB 1599 PG 583
DB 18619 PG 409
DB 1107 PG 54
DB 1197 PG 119
DB 1052 PG 191
MB 5 PG 151
 - 3) PURPOSE OF THIS PLAT IS TO DEFINE THE AREA TO BE RE ZONED TO MUDD-O.

DALTON AVENUE
(VARIABLE RIGHT-OF-WAY)



PREPARED BY: OTTE
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT
600 EAST FOURTH STREET
CHARLOTTE, NC 28202
704-336-2251

ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT
CHARLOTTE

REZONING SURVEY

OWNER: CITY OF CHARLOTTE
CHARLOTTE, MECKLENBURG CO., NC

DATE: 11-07-14
SCALE: 1"=50'
P.S. CHECKED BY: DATE: 11-07-14
APPROVED BY: DATE: 11-07-14

FILE NO. 512-11-037
JOB NO. 11-037
DATE 11-07-14
AS BUILT N/A
DATE 11-07-14

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NO.	DATE	BY	REVISION