

DEVELOPMENT DATA 0.21 ACRES SITE ACREAGE SITE TAX PARCEL 12312208 EXISTING ZONING 0-2PROPOSED ZONING MUDD-0 EXISTING USE COMMERCIAL OFFICE MULTI-FAMILY ATTACHED PROPOSED USE UP TO 24 DWELLING UNITS (MAX.

SECTION 2 - GENERAL PROVISIONS

A. THE PURPOSE OF THIS REZONING REQUEST IS TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 0.21 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SCOTT AVENUE AND FILLMORE AVENUE ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 123122208

17 SPACES

- B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH IN THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

SECTION 3 OPTIONAL PROVISIONS

PETITIONER REQUEST THE APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:

- A. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG SCOTT AVENUE PUBLIC STREET FRONTAGE SHALL REMAIN IN PLACE.
- B. BUILDING ACCESS AREAS EXTENDING INTO SETBACK AREAS.

SECTION 4 - PERMITTED USES

A. A MAXIMUM OF 24 FOR SALE OR RENT MULTI-FAMILY DWELLING UNITS OR ANY OTHER USES THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.

SECTION 5 - TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- B. THE SITE SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.
- C. IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE, A PORTION OF THE SITE'S MINIMUM PARKING

SECTION 6 - ARCHITECTURAL STANDARDS

- A. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFIS AND METAL PANEL.
- B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.
- C. DUMPSTER/REFUSE/RECYCLING AREAS ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE BUILDING ENVELOPE SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND

SECTION 7 - SETBACKS & STREETSCAPE & LANDSCAPING

- A. SUBJECT TO ANY OPTIONAL PROVISIONS, DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE MUDD ZONING DISTRICT
- B. THE PETITIONER SHALL PROVIDE THE PROPOSED STREETSCAPE CROSS SECTION ALONG THE FILLMORE
- C. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG THE SITE'S SCOTT AVENUE FRONTAGE SHALL REMAIN IN PLACE.

SECTION 8 - ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

SECTION 9 - PARKS, GREENWAYS AND OPEN SPACE

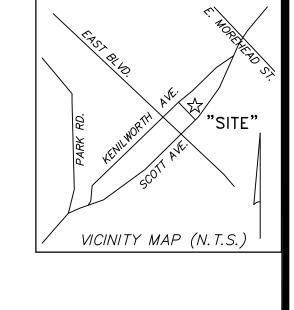
- A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE
- . FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 12 - LIGHTING

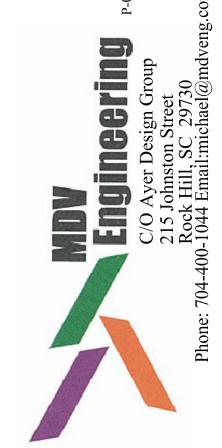
- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. ANY NEW LIGHTING FIXTURES ATTACHED TO THE STRUCTURES ON THE SITE SHALL BE CAPPED AND

- AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE
- 3. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TIME WHO MAY BE INVOLVED IN ANY FUTURE
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



DRIVEWAY USED FOR INGRESS/EGRESS

FROM ASPHALT PARKING AREA TO FILLMORE ST.



PE NNO 0

MECKLENBURG COUNTY CHARLOTTE, NC 28203

NORCO, LLC

355 GREENWOOD CLIFF, STE 300 CHARLOTTE, NC 28203 PH: 704-556-7700 CONTACT NAME: PAUL NORRIS

REVISIONS

SHEMATIC SITE PLAN

DRIVEWAY

DAVID & JANIE BAKER

CURRENT ZONING: R-22MF

CURRENT USE: SINGLE FAMILY RES.

0' REAR/SETBACK

14' SETBACK FROM B.O.C.

DRIVEWAY

MICHAEL & ELIZABETH WHITEHEAD

P.I.D. #12312205 CURRENT ZONING: R-22MF

CURRENT USE: SINGLE FAMILY RES.

GRAVEL REMNANTS DRIVEWAY

PARKING

EXISTING GRAVEL

DRIVEWAY/ALLEYWAY

-PROPOSED 6,330 SF

BUILDING ENVELOPE

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

P.I.D. #12312219

CURRENT ZONING: 0-2

CURRENT USE: OFFICE

EXIST.

DRIVEWAY

(MULTI STORY)

BOUNDARY

P.I.D. #12312207

PROPOSED-

DRIVEWAY #2

PROPOSED MODIFIED -

PROPOSED 6'-

SIDEWALK

DRIVEWAY #1

~ ♀

P.I.D. #12312901

CURRENT ZONING: MUDD(CD)

CURRENT USE: MULTI-FAMILY

PROPOSED CURB & -

ON-STREET PARKING

PROPOSED:

ALLEY ACCESS

JOB NO.: 2014-108 DATE.: 9.22.14 SCALE: 1"=20' **CONDITIONAL**

PLAN

REZONING