

PROPOSED USE: General Office & Residential Uses  
EXISTING ZONING: R-5 HD-O  
PROPOSED ZONING: UR-C (CD) HD-O

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-NECK, NCDDOT, & MECKLENBURG COUNTY REGULATIONS.
2. ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

ZONING ADJACENT TO PROPERTY:  
1. (East SIDE) B-1 BUSINESS THEREFORE: NO BUFFER REQUIREMENTS.  
2. (South & West SIDE) R-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class  
3. (North SIDE) R-8 10' LANDSCAPE SCREENING REQUIREMENT - C Class

Existing 5' Sidewalk  
Existing 7' Plant Strip

## 1. GENERAL PROVISIONS

II The Rezoning position relates to certain (2) 10,000 Sq Ft. parcel of land lying within Mackleburg County, hereinafter referred to as the "Site". The zoning is requesting the rezoning of UR-C (Urban Center) with permitted uses to be consistent with the Rezoning Ordinance of the City of Atlanta. The rezoning is requested to be consistent with the standards depicted on the Rezoning Plan and by the standards of the Zoning Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Zoning Ordinance. The Rezoning design development is intended to be consistent with the standards of the Zoning Ordinance. The Rezoning standards are established by the Development Standards, the Ordinance, standards established under the City-Mackleburg Zoning Ordinance (the "Ordinance") for the UR-C (HD-C) District shall be followed with respect to the Site.

21 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.

22 The Rezoning Plan identifies building envelopes. Buildings shown on the Zoning Site Plan shall be located within the building envelopes. However, the exact location, size of buildings within the specific envelope is subject to change.

Existing buildings are depicted with roof & interior walls.

3.1 Permitted uses within the Site will be limited to the following uses and accessory uses from Section 3.403 (uses Provided by Right) and Section 3.404 (Uses Permitted Under Prescribed Conditions) of the Zoning Ordinance.

No Retail Development Permitted

100% of Residential 2nd Floor Living Space will be for Work Force Housing for 10 years from the approval date of Rezoning that includes Rents That are on Average Affordable for Persons Earning not More Than 80% of the Area Median Income.

32 Existing 320 West 1st Floor 1374 Sq Ft w/ 1602 Addition for Office  
Renovated/ Addition 320 West 2nd Floor (2) 1200 Sq Ft Residences  
New 316 West 1st Floor 2948 Sq Ft for Office  
New 316 West 2nd Floor (2) 1200 Sq Ft Residences  
Maximum of (2) Residential Units per Building

**5. Transportation**  
All improvements will be Constructed and Approved Prior to the First Building's Certificate of Occupancy is Issued or Phased per the Site's Development Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation. Vehicular access points shall be limited to those shown on the Site Plan.

Property is in Charlotte Historic District & Therefore Existing Residential Structure, Including Renovation, Additions and Demolition to Follow HDC Guidelines and Certificate of Appropriateness

**7. Streetscape and Landscaping**  
A Request will be made to Maintain Existing Conditions that include  
1' Plant Strip with 5' Concrete Sidewalk For Consistency of Historic C  
In lieu of required as per UR-C, 8' Plant Strip with 6' Concrete Sidewalk

All landscaping will comply with applicable City Tree Ordinances.

The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

The Site Shall Comply with The City of Charlotte  
Zoning Ordinance and the Conditions of the  
Variance Request.

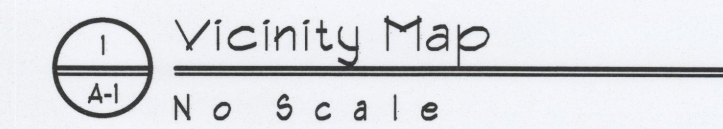
81 Possible ADA HC Parking Spaces may be placed in area Marked "Possible ADA HC Parking  
Proposed Space will comply with the requirements of Chapter 12 for "Off-Street Parking"

9) All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 21 feet in height including base. No wall "pak" type lighting shall be used but attached decorative lighting fixtures such as sconces may be used.

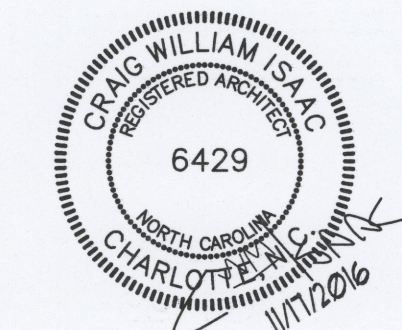
11) Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

D Upon approval, all conditions applicable to development of the Site imposed under the Reasoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to



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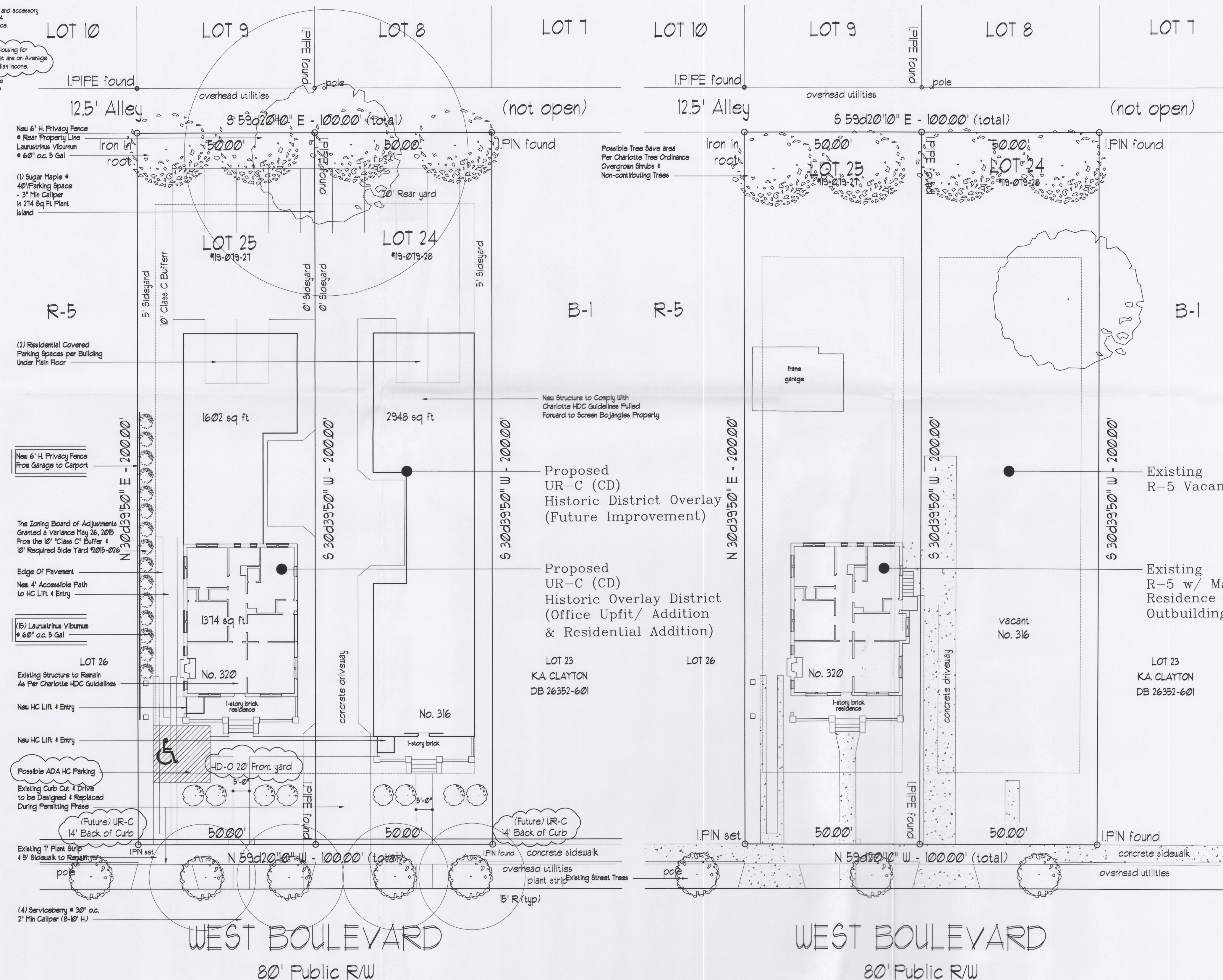


Charlotte  
NC

NOV 21 2016,

November 17, 2016

A-1



3 Renovated Site Plan  
A-1 1' x 6" - 1' - 0"

Existing Site Plan