ZONING/DEVELOPMENT DATA PROPOSED USE: General Office & Residential Uses EXISTING ZONING: R-5 HD-0 PROPOSED ZONING: UR-C (CD) HD-0

TOTAL AREA OF SITE: 20,000 Sq Ft Lot 24 \*119-Ø79-28 10,000 Sq Ft \*119-079-27 Lot 25

GENERAL NOTES: 1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-MECK, NC.DOT, \$ 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

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

EXISTING STREET FRONTAGE Existing 5' Sidewalk Existing 7' Plant Strip

## DEVELOPMENT NOTES:

## 1. GENERAL PROVISIONS

1.1 This rezoning petition relates to that certain (2) 10,000 Sq Ft parcel of land lying within Mecklenburg County, hereinafter referred to as the "Site". This rezoning is requesting the rezoning of UR-C (CD) with permitted uses, Excluding Retail.

12 Development of the Site will be controlled by the standards depicted on this 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 during the design development and construction phases. 1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Char-Meck Zoning Ordinance (the

2.STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

New 316 West 1st Floor 2948 Sq Ft for Office

Maximum of (2) Residential Units per Builiding

New 316 West 2nd Floor (2) 1200 Sq Ft Residences

2.1 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

"Ordinance") for the UR-C (HD-O) District shall be followed with respect to 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. The Site Shall Comply with The City of Charlotte Zoning Ordinance and the Conditions of the

Existing buildings are depicted with roof \$ interior walls. PERMITTED USES AND MAXIMUM DEVELOPMENT Permitted uses within the Site will be limited to the following uses and accessory uses from Section 9.403 (uses Provided by Right) and Section 9.404 (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

4.SETBACK, SIDE YARDS AND REAR YARDS

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. 6. Architectural Standards

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 7' Plant Strip with 5' Concrete Sidewalk For Consistency of Historic Character In lieu of required as per UR-C, 8' Plant Strip with 6' Concrete Sidewalk 8. Environmental Features

All landscaping will comply with applicable City Tree Ordinance. The proposed site Petitioner Shall Comply with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance.

Variance Request.

8. PARKING 8.1 Possible ADA HC Parking Space may be placed in area Marked "Possible ADA HC Parking" 12.1 Upon approval, all conditions applicable to development of the Site imposed Proposed Space will comply with the requirements of Chapter 12 for "Off-Street Parking"

12. BINDING EFFECT under the Rezoning 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

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, devises, 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 9.1 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,

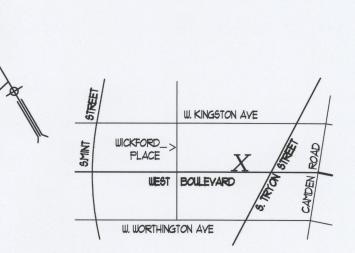
II. ALTERATIONS TO PLAN

BOULEVARD

80' Public R/W

11.1 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.

but attached decorative lighting fixtures such as sconces may be used.



LOT 8

WEST BOULEVARD

80' Public R/W

Existing Site Plan

1 / 1 6 " = 1 ' - 0 "



November 7, 2016

November 11, 2016

November 17, 2016

A-1

**CRAIG W ISAAC** 

ARCHITECTURE

Studio Lane

900 Linda Lane

Charlotte NC 28211

Architecture

Interior Design

Product Design

704 358 1365

I.PIPE found I.PIPE found Renovated/ Addition 320 West 2nd Floor (2) 1200 Sq Ft Residences overhead utilities overhead utilities (not open) (not open \$ 59d20'10" E - 100.00' (total) New 6' H. Privacy Fence Rear Property Line -).PIN found Iron Laurustrinus Viburnum Possible Tree Save area 9 60" o.c. 5 Gal -Per Charlotte Tree Ordinance Overgrown Shrubs & (1) Sugar Maple • 40'/Parking Space Non-contirbuting Trees - 3" Min Caliper in 274 Sq Ft Plant #19-079-27 R-5 M (2) Residential Covered Parking Spaces per Building Under Main Floor New Structure to Comply With Charlotte HDC Guidelines Pulled 1602 sq ft 2948 sq ft Forward to Screen Bojangles Property New 6' H. Privacy Fence From Garage to Carport Rezoning Proposed Existing Petition UR-C (CD) R-5 Vacant #2015-037 Historic District Overlay (Future Improvement) The Zoning Board of Adjustments CO Granted a Variance May 26, 2015
From the 10' "Class C" Buffer 4
10' Required Side Yard 2015-026 320 Proposed Existing Edge Of Pavement UR-C (CD) R-5 w/ MainNew 4' Accessible Path 316 to HC Lift & Entry Historic Overlay District Residence & (Office Upfit/ Addition Outbuilding West 1374 sq ft vacant (15) Laurustrinus Viburnum 6 60" o.c. 5 Gal & Residential Addition) Blvd No. 316 LOT 26 LOT 23 LOT 26 LOT 23 Charlotte No. 320 No. 320 Existing Structure to Remain
As Per Charlotte HDC Guideline K.A. CLAYTON K.A. CLAYTON NC DB 26352-601 DB 26352-601 New HC Lift & Entry No. 316 **APPROVED BY** CITY COUNCIL New HC Lift & Entry 1-story brick NOV 2 1 2016 HD-0 20' Front yard Possible ADA HC Parking Existing Curb Cut & Drive to be Designed & Replaced During Permitting Phase (Future) UR-C (Future) UR-C 50.00 50.00 50.00 50.00' 14' Back of Curb 14' Back of Curb I.PIN set I.PIN found Existing 7' Plant Strip I.PIN set .PIN found \ concrete sidewalk concrete sidewalk N 59d2010 - 100,00' (total) N 5902040" W - 100.00' (total) December 22, 2014 April 21, 2015 overhead utilities overhead utilities plant strip Existing Street Trees May 19, 2015 February 14, 2016 April 25, 2016 September 19, 2016 (4) Serviceberry @ 30" o.c. 2" Min Caliper (8-10' H.) — October 26, 2016

Petitioners and the current and subsequent owners of the Site and their respective

successors in interest and assigns.

320 West

Office Existing = 1374 Sq Ft Office Addition = 1602 Sq Ft Office Total = 2976 Sq Ft

Residential Addition (2) = 1200 Sq Ft Residential Total = 2400 Sq Ft

316 West

Office New Total = 2948 Sq Ft

Residential New (2) = 1200 Sq Ft Residential New Total = 2400 Sq Ft