

ZONING/DEVELOPMENT DATA  
 PROPOSED USE: General Office 4 Residential Uses  
 EXISTING ZONING: R-5 PROPOSED ZONING: UR-C (CD)

TOTAL AREA OF SITE: 20,000 Sq Ft  
 Lot 24 #19-079-28 10,000 Sq Ft  
 Lot 25 #19-079-27 10,000 Sq Ft

**GENERAL NOTES:**

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-MECK, NCDOT, & 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.

**PERIMETER BUFFER REQMTS:**

- 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-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class

**EXISTING STREET FRONTAGE**

Existing 5' Sidewalk  
 Existing 1' Plant Strip

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

**1. GENERAL PROVISIONS**

1) This rezoning petition relates to that certain (7) 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.  
 2) 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 phased within the limits prescribed by the Zoning Ordinance during the design development and construction phases.  
 3) Unless more stringent standards are established by these Development Standards, all development standards established under the Ordinance shall be followed with respect to the Ordinance for the UR-C (HD-O) District shall be followed with respect to the Site.

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

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 Site.  
 2) 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. PERMITTED USES AND MAXIMUM DEVELOPMENT**

3) 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.  
 75% of Residential Units to be Work-Force Rental or Sale Rate For a period of 10 years from approval date of Re-Zoning  
 3) Existing 320 West 1st Floor 1374 Sq Ft w/ 1602 Addition for Office Renovation/ 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

**4. SETBACK, SIDE YARDS AND REAR YARDS**

**5. Transportation**

Vehicular access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept. of 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.

**6. Architectural Standards**

Property is in Charlotte Historic District 4 Therefore Existing Residential Structure, Including Renovation, Additions and Demolition to Follow HDC Guidelines and Certificate of Appropriateness  
 1. Streetscape and Landscaping  
 A Request will be made to Finish Existing Conditions that include  
 1) 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.  
 The Site Shall Comply with the City of Charlotte Zoning Ordinance and the Conditions of the Variance Request.

**8. PARKING**

**9. LIGHTING**

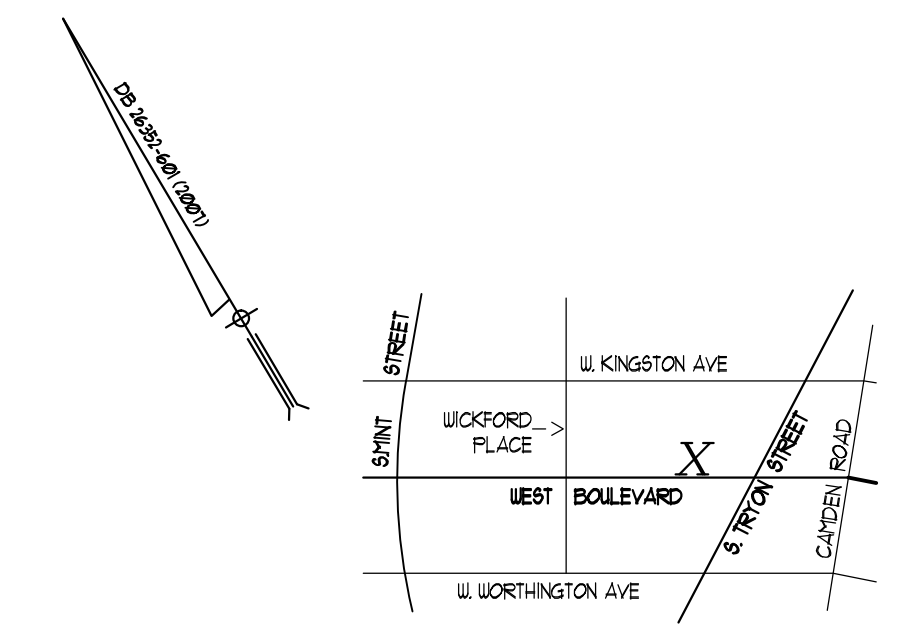
9) All freestanding lighting and all exterior lighting will be capped so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 31 feet in height including poles. No wall "park" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

**11. ALTERATIONS TO PLAN**

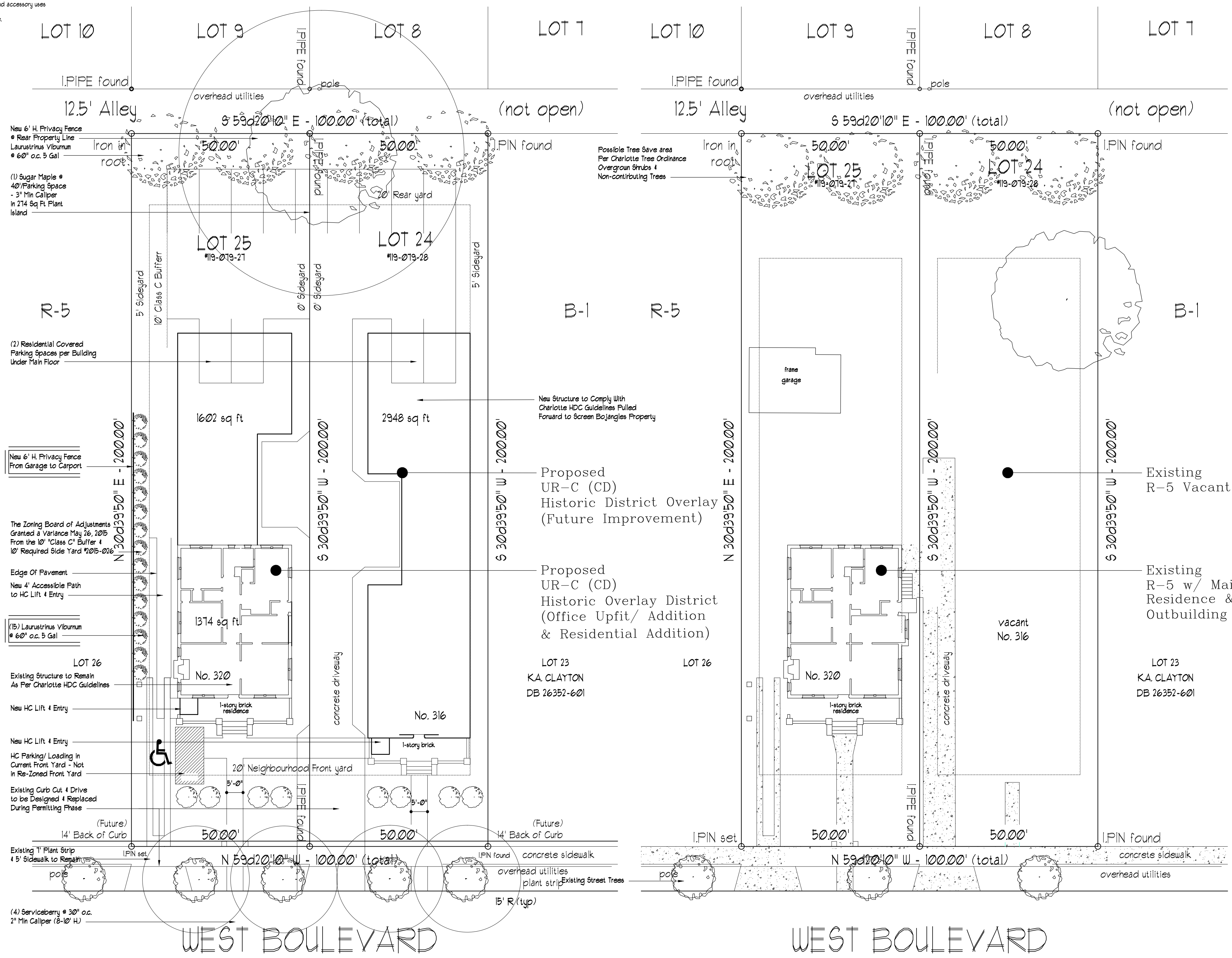
1) Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

**12. BINDING EFFECT**

1) Upon approval, all conditions applicable to development of the Site imposed 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 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 time.



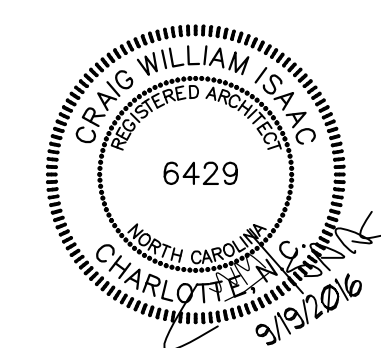
Vicinity Map  
 No Scale



Renovated Site Plan  
 1/16" = 1' - 0"

Existing Site Plan  
 1/16" = 1' - 0"

CRAIG W ISAAC ARCHITECTURE  
 Studio Lane  
 900 Linda Lane  
 Charlotte NC 28211  
 Architecture Interior Design Product Design  
 704 358 1365



Rezoning Petition #2015-037  
 320 & 316 West Blvd  
 Charlotte NC

- December 22, 2014
- April 21, 2015
- May 19, 2015
- February 14, 2016
- April 25, 2016
- September 19, 2016
- October 26, 2016

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