SKYHOUSE CHARLOTTE II, LLC.
DEVELOPMENT STANDARDS
9/18/15
REZONING PETITION NO. 2015-115

SITE DEVELOPMENT DATA:

--ACREAGE: ± .669 ACRES
--TAX PARCEL #S: 078-033-02
--EXISTING ZONING: UMUD
--PROPOSED ZONING: UMUD-O
--EXISTING USES: VACANT.
--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE UMUD ZONING DISTRICT.

** DEVELOPMENT STANDARDS/PROVISIONS NOT SPECIFICALLY LISTED (E.G. BUILDING HEIGHT) WILL BE GOVERNED BY THE STANDARDS OF THE UMUD ZONING DISTRICT.*

1. GENERAL PROVISIONS:

a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SKYHOUSE CHARLOTTE II, LLC ("PETITIONER") FOR AN APPROXIMATELY .669 ACRE SITE LOCATED AT 620 N. CHURCH STREET (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE**. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UMUD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY**. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) TO WHICH SUCH THE ACCESSORY STRUCTURE/BUILDING SHALL RELATE.

e. **PLANNED/UNIFIED DEVELOPMENT**. THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NO. 078-033-03 (THE "ADJACENT SKYHOUSE SITE") MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE BUILDING PLANS FOR THE ADJACENT SKYHOUSE SITE. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE ADJACENT SKYHOUSE SITE.

2. OPTIONAL PROVISIONS.
THE FOLLOWING OPTIONAL PROVISION SHALL APPLY TO THE SITE:

a. TO ALLOW BALCONIES TO EXTEND UP TO SEVEN (7) FEET INTO THE REQUIRED 16 FOOT SETBACK ALONG W. 9TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED BALCONIES WILL MAINTAIN A MINIMUM CLEARANCE OF 15 FEET BETWEEN THE BOTTOM OF THE BALCONIES AND THE SIDEWALK ALONG W. NINTH STREET. THE UNDERSIDE OF THE BALCONIES DIRECTLY ABOVE THE SIDEWALK (2ND FLOOR BALCONIES) WILL BE FINISHED WITH MATERIALS THAT MATCH THE EXTERIOR FINISHES OF THE REMAINDER OF THE BUILDING, EXPOSED CONCRETE WILL NOT BE ALLOWED.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS :

a. THE SITE MAY BE DEVELOPED WITH USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UMUD ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, SUBJECT TO THE OPTIONAL PROVISIONS ABOVE.

4. ACCESS:

a. ACCESS TO THE SITE WILL BE FROM N. CHURCH STREET AND W. NINTH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. AMENDMENTS TO THE REZONING PLAN :

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

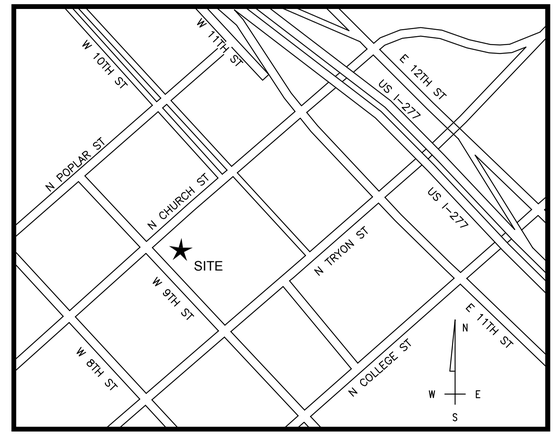
6. BINDING EFFECT OF THE REZONING APPLICATION :

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

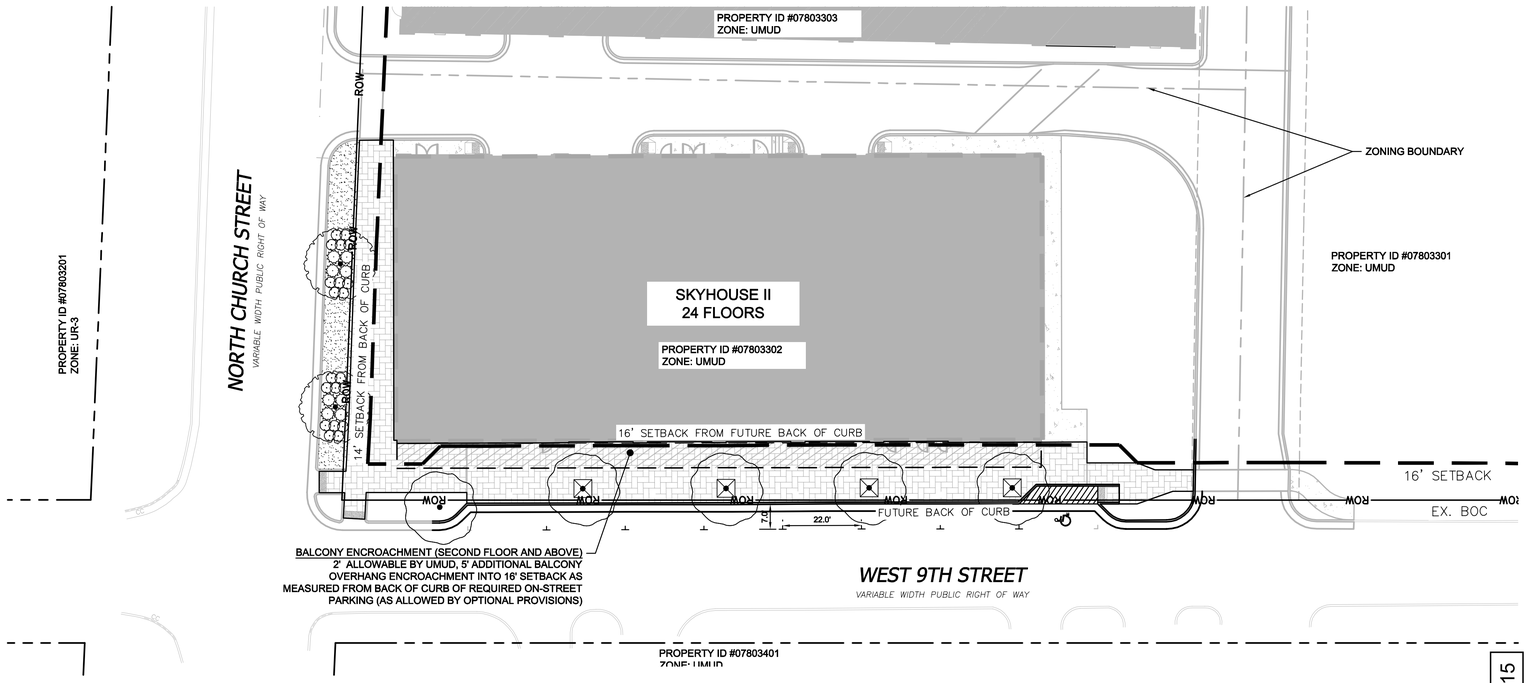
ZONING CODE SUMMARY

PROJECT NAME:	SKYHOUSE UPTOWN II	
OWNER:	SKYHOUSE CHARLOTTE II, LLC	
CLIENT NAME:	NOVARE GROUP	PHONE# (404) 815-1234
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES	PHONE# (704)333-5131
TAX PARCEL ID:	07803302	
STREET ADDRESS:	620 NORTH CHURCH STREET	
EXISTING ZONING:	UMUD	
PROPOSED ZONING:	UMUD-O	
EXISTING LOT SIZE:	±0.67 ACRES	
JURISDICTION:	CITY OF CHARLOTTE	

LEGEND	
———	ZONING BOUNDARY
— — —	BUILDING/PARKING ENVELOPE
———	SETBACK/BUFFER LINE
ROW	RIGHT OF WAY



VICINITY MAP
NOT TO SCALE



PETITION NO. 2015-115

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's **below.** **Call** before you dig.

Kimley»Horn
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2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NC 28203
PHONE: (704) 333-5131

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NO.	DATE	REVISIONS

CLIENT:
SKYHOUSE CHARLOTTE II, LLC
817 WEST PEACHTREE STREET,
SUITE 400
ATLANTA, GEORGIA 30308

PROJECT:
SKYHOUSE UPTOWN II
620 NORTH CHURCH STREET
CHARLOTTE, NC

TITLE:
TECHNICAL DATA SHEET

DESIGNED BY:	TEB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	7/10/2015
PROJECT#:	018176003

RZ-1

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