

December 22, 2015 - 11:43am By: Ba  
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**MUDD-O Conditional Development Standards**

**General Provisions.**

a. The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, 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 time.

**Purpose**

To repurpose and renovate an industrial factory building. If more than 20% of the conditioned floor area of the existing building is demolished, a rezoning will be required to modify this plan.

**Permitted Uses**

Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD district except as may be further limited by the specific provisions of this site plan.

**Transportation**

a. The site will utilize driveways that connect to Ott Street as generally depicted on the site plan.

b. Parking areas are generally depicted on the concept plan for the site. The parking on the site may be restriped or reconfigured to accommodate the planting of street trees and the removal of obsolete industrial components on the site. As a result of these reconfigured areas, both existing and additional parking and maneuvering will be necessary between the building and the street and are hereby included as a component of this Optional request.

**Architectural Standards**

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MUDD. In addition, the existing building will be preserved but may be modified with minor demolition and/or minor additions involving up to 20% of the floor area of the existing building. Modifications may also include the installation of windows and doors as well as artwork to break up expanses of blank walls. Artwork or vertical landscaping will also be added to the retaining wall along Ott Street. The addition of outdoor dining will not be counted as new floor area and the removal of roof extensions for loading docks that are not conditioned space will not be counted toward the 20% modification limit.

**Streetscape and Landscaping**

Reserved.

**Environmental Features**

No water supply well, including irrigation wells and open loop geothermal wells will be constructed on the properties

**Parks, Greenways, and Open Space**

Reserved

**Fire Protection**

Reserved

**Signage**

Reserved

**Lighting**

a. Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

**Phasing**

Reserved

**MUDD Optional request.**

The site is fully developed and occupied by an industrial factory building. The site lies at an elevation that is generally above Ott Street and includes retaining walls ranging up to 8 feet above the street. As a result, it is not possible to comply with the normal MUDD streetscape standards along the Ott Street frontage. The Optional request is to allow for a modified streetscape along the Ott Street frontage as generally depicted on the rezoning site plan.

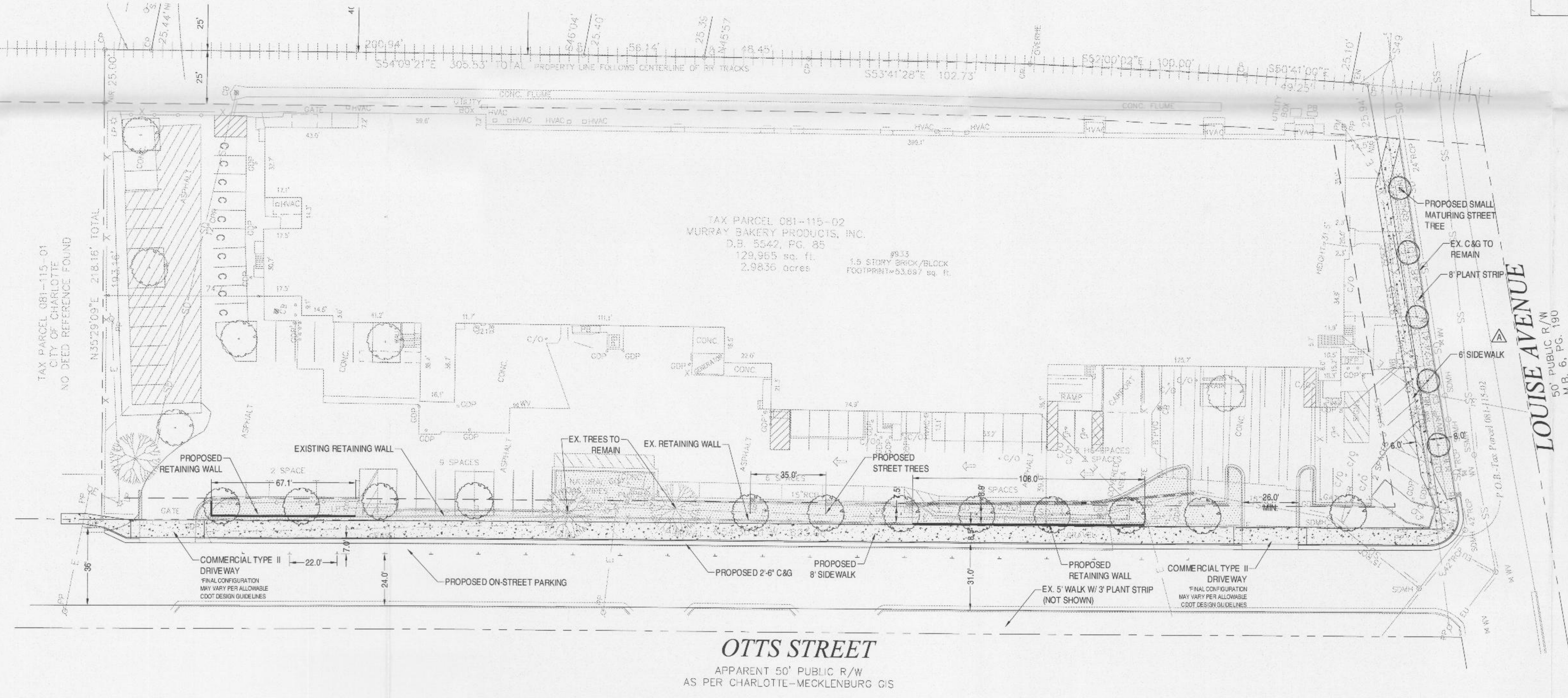
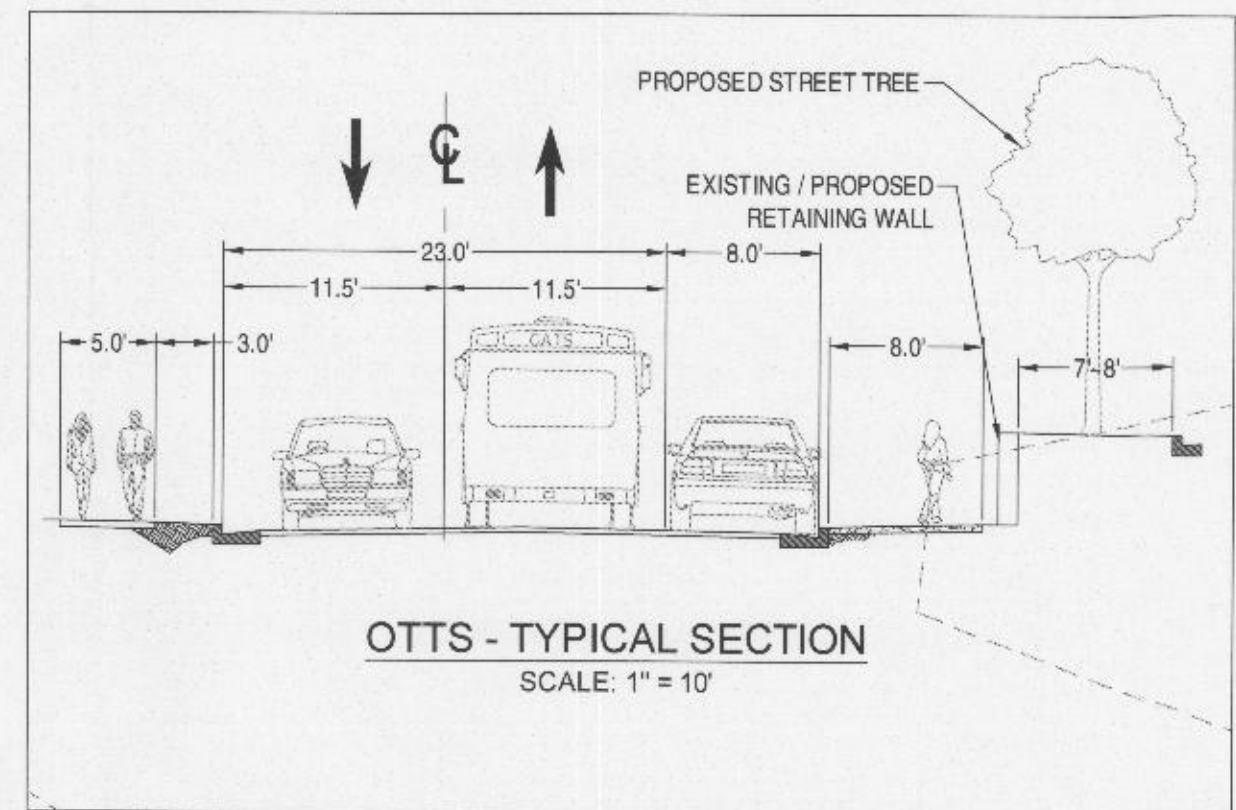
In addition, the Petitioner proposes through the Optional process to be allowed to have and maintain parking between the building and the streets that adjoin the site. The site is fully developed and the parking on the site is predominately located between the building and the street. Inasmuch as the building will remain in place there is no means by which the parking can be relocated to another location on the site.

Initial submission 9/28/15, 1,1  
Revised per staff comments, 11/13/15, 1,3  
Revised per staff analysis, 12/23/15, 1,5

**DEVELOPMENT SUMMARY**

APPROVED BY  
CITY COUNCIL  
JAN 19 2016

REZONING SITE AREA: 2.98 ACRES  
TAX PARCEL ID: 081-115-02  
EXISTING ZONING: I-2  
PROPOSED ZONING: MUDD-O  
EXISTING USES: MANUFACTURING/OFFICE  
PROPOSED USES: PER ORDINANCE REQUIREMENTS  
EXISTING BUILDING SF: 62,657 SF  
PROPOSED SF: PER ORDINANCE REQUIREMENTS  
PARKING: PER ORDINANCE REQUIREMENTS  
BUILDING HEIGHT: PER ORDINANCE REQUIREMENTS



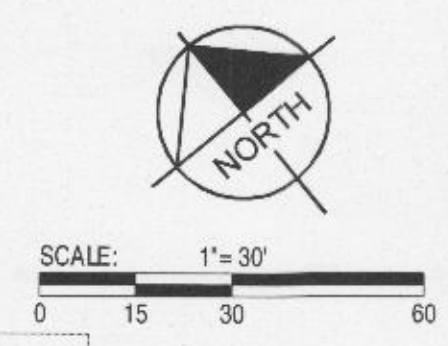
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**BRADLEY CONSTRUCTION**  
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SUITE 200  
CHARLOTTE, NC 28204

PROJECT: 933 LOUISE  
933 LOUISE  
CHARLOTTE, NC 28205

SHEET: TECHNICAL DATA  
SHEET SHEET  
PETITION 2015-129

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	01025001
DATE:	09.24.15



RZ1-0