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.

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.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the MUDD.

Streetscape and Landscaping

Reserved.

Environmental Features

Reserved

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 luminaries 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.

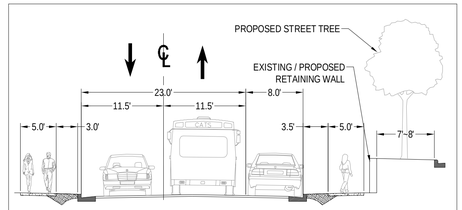
The site is fully developed and occupied by an industrial factory building. The site lies at an elevation that is generally above Ott Street and includes retaining walls ranging up to 8 feet above the street. As a result, it is not possible to comply with the normal MUDD streetscape standards along the Ott Street frontage. The Optional request is to allow for a modified streetscape along the Ott Street frontage that will be designed in consult with City planning, CDOT, and Urban Forestry staff.

In addition, the Petitioner proposes through the Optional process to be allowed to have and maintain parking between the building and the street. 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.

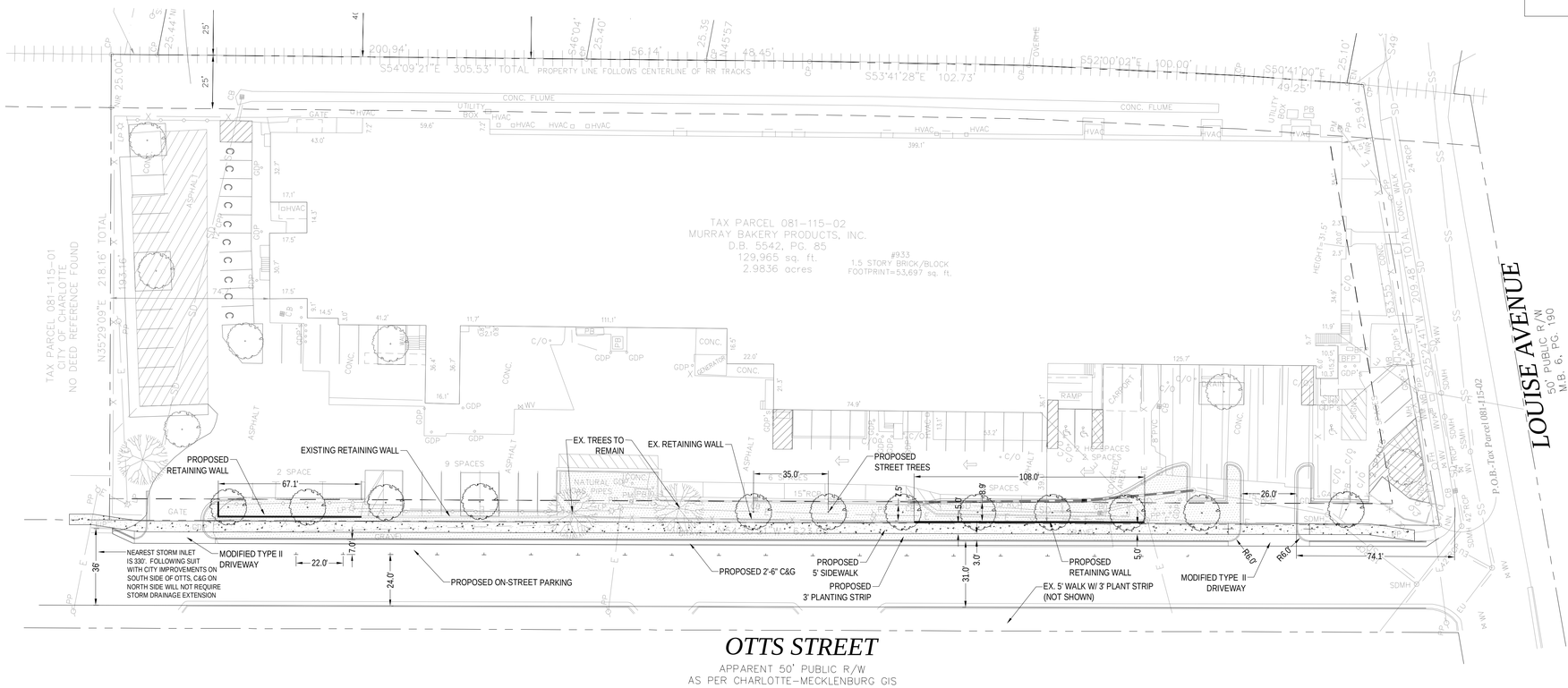
Initial submission 9/28/15, 1.1

DEVELOPMENT SUMMARY

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
EXISITING BUILDING SF:	129,965 SF
PROPOSED SF:	PER ORDINANCE REQUIREMENTS
PARKING:	PER ORDINANCE REQUIREMENTS
BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS



OTTS - TYPICAL SECTION
SCALE: 1" = 10'



SCALE: 1"= 30'
0 15 30 60

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1111 HAWTHORNE LANE
SUITE 200
CHARLOTTE, NC 28205

PROJECT: 933 LOUISE
933 LOUISE
CHARLOTTE, NC 28205

SHEET: TECHNICAL DATA SHEET
PETITION 2015-0XX

REV	DATE	DESCRIPTION

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

RZ1-0

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