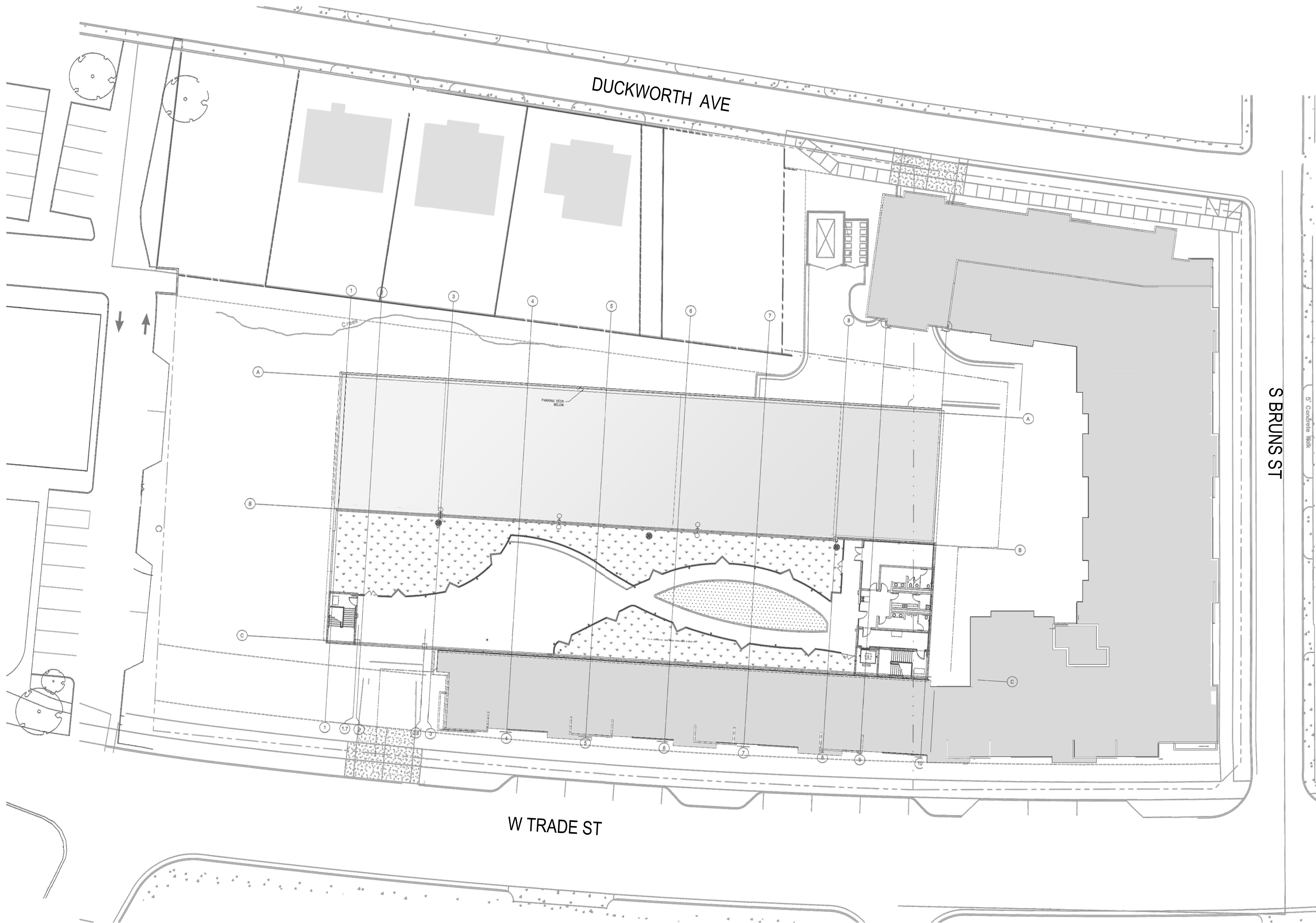






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1  
RZ-2

EXISTING SITE PLAN

Skyline Terrace  
Renovation

REV. 1 DATE

REV. 2 DATE

REV. 3 DATE

REV. 4 DATE

REV. 5 DATE

REV. 6 DATE

REV. 7 DATE

REV. 8 DATE

Rezoning Documents

EXISTING PLAN

ISSUE DATE

September 28, 2015

CHECKED

JDM

SHEET BY

GTB

PROJECT NUMBER

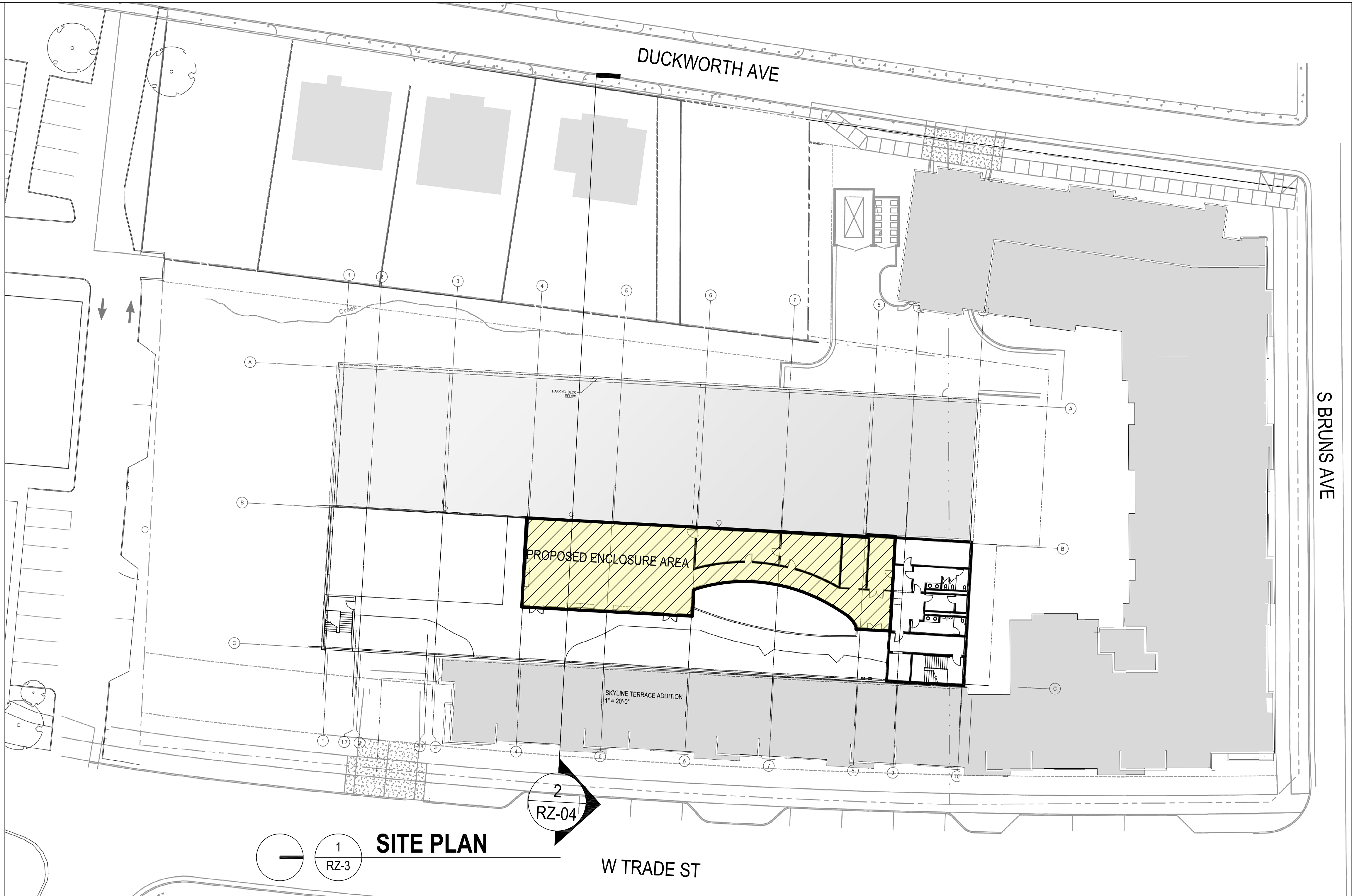
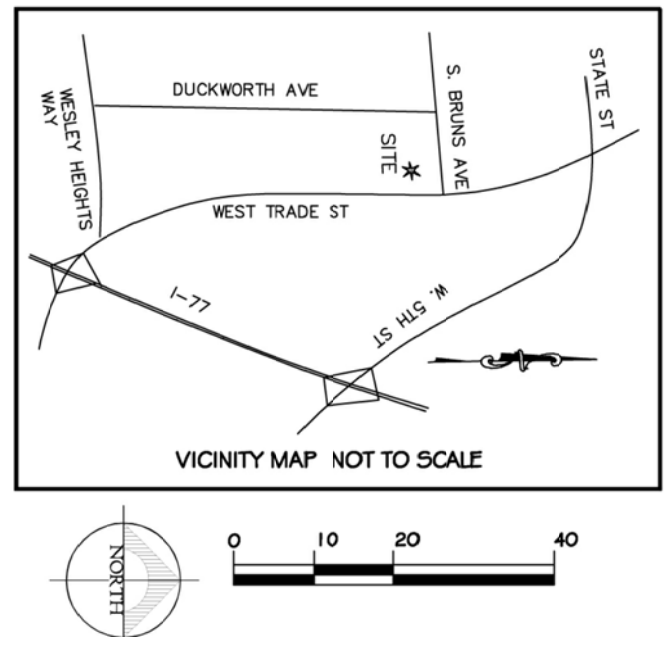
NC 13-001

RZ-2



1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	2.75 ACRES
b. TAX PARCELS	07101915, 07101917, 07101918
c. EXISTING ZONING	B-1 (PED)
d. PROPOSED ZONING	B-1 (PED-OPTIONAL)
e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	N/A (NO CHANGE)
f. RESIDENTIAL DENSITY	N/A (NO CHANGE)
g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	
EXIST. (RETAIL Level 1);	7,251 SF
EXIST. PARKING DECK (Levels 1-4)	126,882 SF
EXIST. TERRACE: (Level 5)	6,473 SF
Renovated Area	5,140 SF
h. FLOOR AREA RATIO	
EXISTING: 247593 SF/119790SF =	2.06
PROPOSED: 247593 SF/119790SF =	2.06
i. MAXIMUM BUILDING HEIGHT (PED)	
EXISTING (PED)	100'-0" (40'-0" BASE W/ 1:10 RATIO)
PROPOSED (PED-O)	ALLOW EXTRA 13'-0" AT ROOF TERRACE
j. MAXIMUM NUMBER OF BUILDINGS	N/A
k. NUMBER OR RATIO OF PARKING SPACES	
EXISTING REQUIRED	92 SPACES
TERRACE EVENT SPACE (PROP.)	42 SPACES (1 / 125 SF)
TOTAL PROVIDED:	417 (409 deck, 8 on street)
l. AMOUNT OF OPEN SPACE	0.77 ACRES (28%)



Skyline Terrace  
Renovation

REV. 1 DATE

REV. 2 DATE

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RZ-3



2. GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-1 (PED OVERLAY) ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS

- a. PED-O FOR HEIGHT - TO REQUEST AN ADDITIONAL 13'-0" OF HEIGHT IN ORDER TO ENCLOSE A PORTION OF THE EXISTING ROOF TERRACE ON TOP OF THE PARKING DECK

4. PERMITTED USES

- a. THE DEVELOPMENT PARCEL WILL CONFORM TO B-1 (PED) DISTRICT ALLOWABLE USES.

5. TRANSPORTATION

- a. PARKING WILL BE PROVIDED (EXISTING PARKING DECK) WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

6. ARCHITECTURAL STANDARDS

- a. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/ RAILINGS.
- b. THE ATTACHED ILLUSTRATIVE BUILDING SECTION AND 3D MASSING VIEW ARE INCLUDED TO REFLECT THE BUILDING SCALE
- c. NO EXPANSE OF SOLID WALL WILL EXCEED 20'-0" IN LENGTH.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.

7. STREETScape AND LANDSCAPING

- a. EXISTING BUFFER AREAS WILL REMAIN AND BE MAINTAINED. ADDITIONAL BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- b. EXISTING SCREENING WILL REMAIN AND BE MAINTAINED. ADDITIONAL REQUIRED SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

8. ENVIRONMENTAL FEATURES

- a. EXISTING CONTROLS WILL REMAIN IN PLACE. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IF APPLICABLE.
- c. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- a. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA.
- b. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- c. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. FIRE PROTECTION

- a. NOT APPLICABLE. REMAINS AS APPROVED IN EXISTING DEVELOPMENT

11. SIGNAGE

- a. SIGNAGE WILL BE PROVIDED PER THE ORDINANCE.

12. LIGHTING

- a. EXISTING LIGHTING MEETS THE ORDINANCE.
- b. ANY NEW INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

13. PHASING

- a. NOT APPLICABLE.

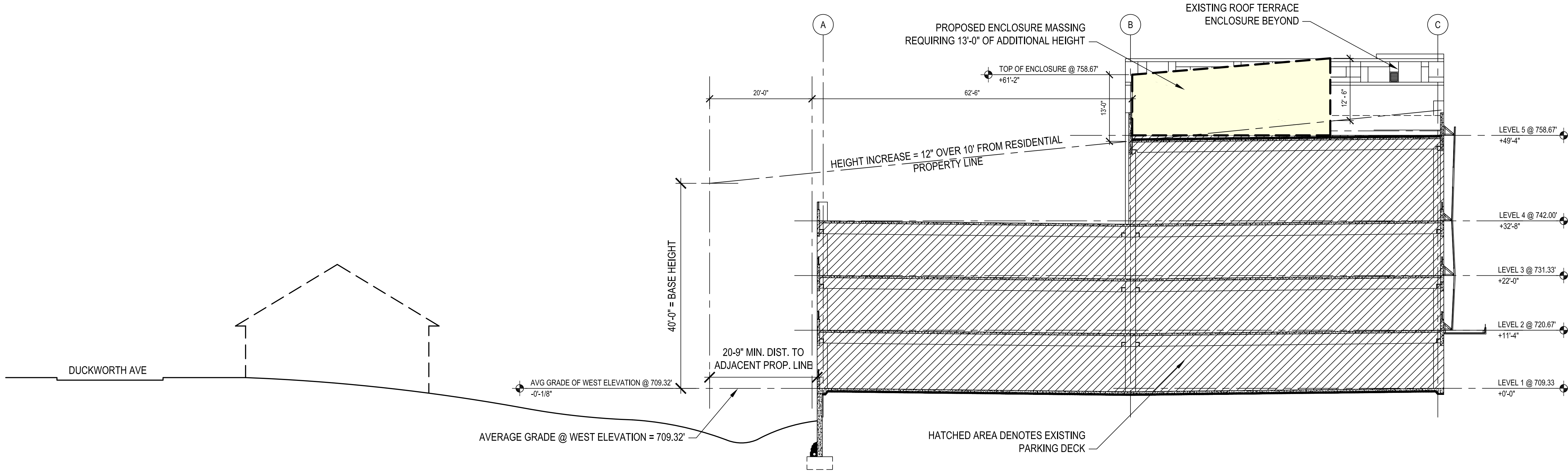
14. OTHER

- a. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" 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.



1  
RZ-4

VIEW FROM DUCKWORTH AVE



2  
RZ-4

SITE SECTION WITH PROPOSED TERRACE RENOVATION

SCALE: 3/32" = 1'-0"

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1230 West Morehead Street, Suite 204  
Charlotte, North Carolina 28208  
T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

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Skyline Terrace  
Renovation

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SHEET /  
DEVELOPMENT NOTES

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CHECKED

JDM

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RZ-4