

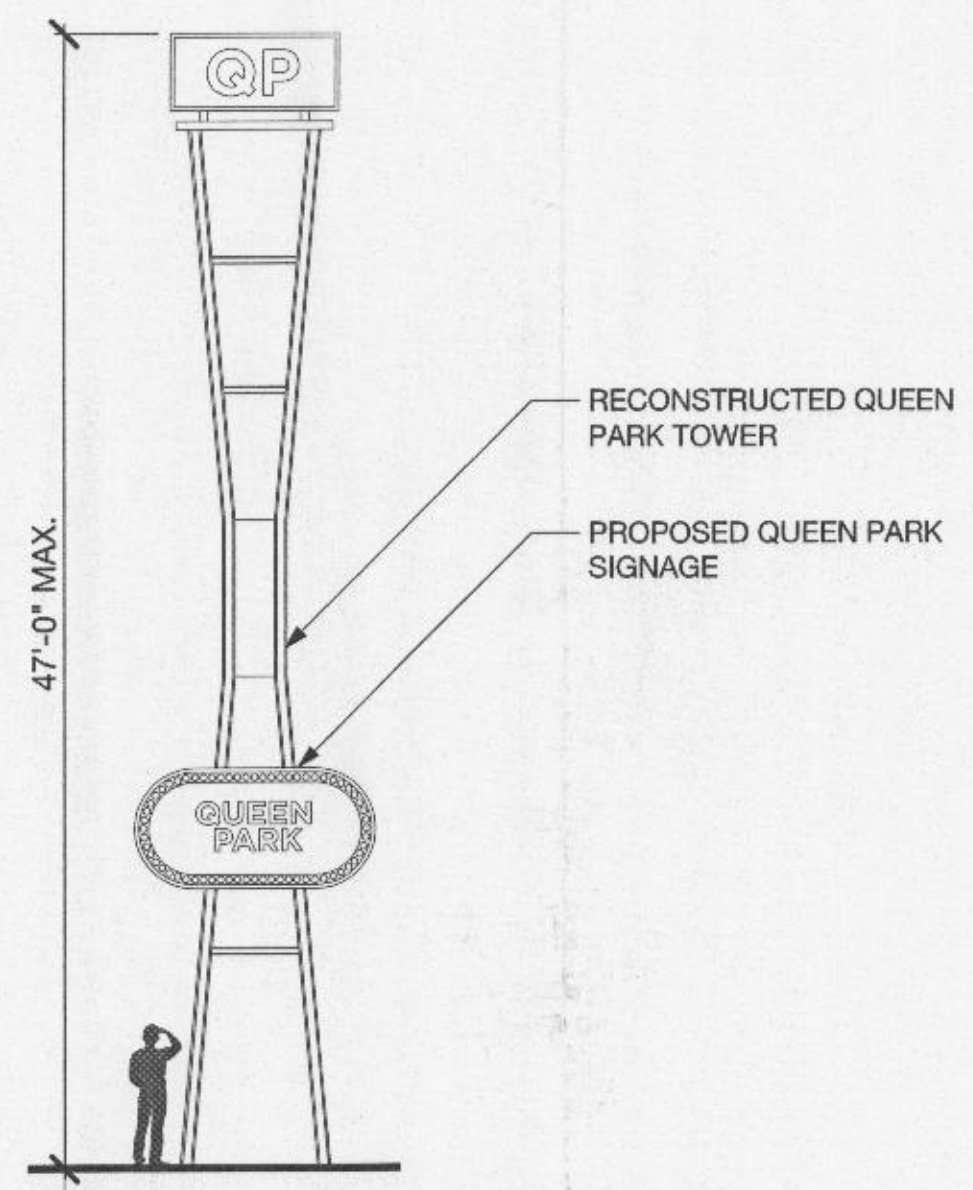
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C1 Proposed Queen Park Tower  
Scale: 1/8" = 1'-0"

PID 149-021-11  
P.E.C.I. GROUP LLC  
DB 13098 PG. 910

8' WIDE PLANTING STRIP WITH STREET TREES  
8' WIDE CONCRETE SIDEWALK  
EXTERIOR PATIO WITH OPTIONAL COVER

PROPOSED QUEEN PARK TOWER TO SPAN SIDEWALK

EXISTING CURB CUT

YANCEY RD.

PROPERTY LINE AND REZONING BOUNDARY

APPROX. 2,000 SF

APPROX. 17,455 SF

10' WIDE COLONNADE COVERED EXTERIOR SPACE

APPROX. 2,600 SF

PID 149-021-03  
DAVID L. QUERY  
DB 5378 PG. 271

COVERED EXTERIOR SPACE

VAN ADA ADA ADA

DUMPSTER WITH SOLID ENCLOSURE

NEW CURB CUT

PROPERTY LINE AND REZONING BOUNDARY

SOUTHSIDE DR.

SCREEN WALL FOR PARKING

8' WIDE CONCRETE SIDEWALK

8' WIDE PLANTING STRIP WITH STREET TREES

A1 Proposed Site Plan  
Scale: 1" = 20 ft

1

2

3

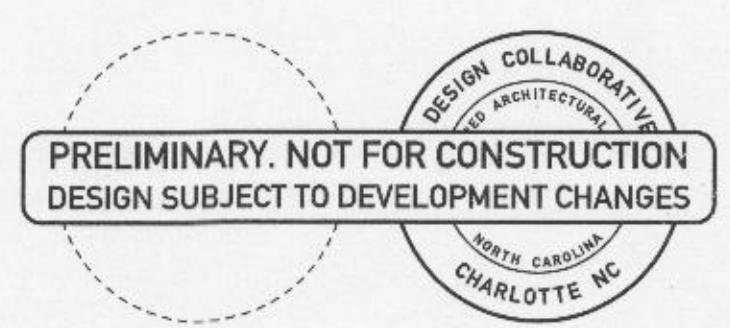
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APPROVED BY  
CITY COUNCIL  
FEB 15 2016

1523 Elizabeth Ave, Suite 120  
Charlotte NC 28204

704 405 5980  
www.cluckdesign.com



4125 Yancey Rd  
Charlotte, NC 28217

prepared for: Client Name

Mark	Date	Description
01	10/26/15	Site Plan Development
1.02	12/18/15	Revisions
2.03	01/21/16	Revisions
3.04	02/9/16	Revisions

3. YANCEY STREET DEVELOPMENT STANDARDS

PARCEL ID: 14902101  
ACREAGE: 4-1.16 AC  
ZONING: EXISTING (I-2), PROPOSED (MUDD-O)  
PARKING: TO COMPLY WITH ORDINANCE STANDARDS

**GENERAL PROVISIONS:**  
A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT 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 8.2 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, TREES, 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.

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**  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REPURPOSING OF AN INDUSTRIAL BUILDING, WHICH WILL REMAIN, TO ALLOW FOR A MIXTURE OF USES. THE PETITIONER ALSO SEEKS APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR PAVED AND UNPAVED PARKING TO REMAIN AS LOCATED BETWEEN THE BUILDING AND THE STREET. THE PETITIONER ALSO SEEKS APPROVAL OF THE STREETScape CONFIGURATION THAT INCLUDES AN 8' PLANTING STRIP AND AN 8' SIDEWALK AS ELEMENTS OF THE PROPOSED STREETScape FOR YANCEY STREET SOUTH-SIDE DRIVE BUT PROVIDES THOSE ELEMENTS IN A SLIGHTLY DIFFERENT CONFIGURATION THAN THAT SHOWN IN THE STATION AREA PLAN THAT ENCOMPASSES THE SITE, AND TO MODIFY THE STREETScape PLAN'S PROPOSED SETBACK AS THE EXISTING BUILDING ON THE SITE WILL REMAIN. FINALLY, THE PETITIONER SEEKS A MODIFICATION OF THE SIGN STANDARDS APPLICABLE IN THE MUDD DISTRICT TO ALLOW FOR THE PLACEMENT OF AN HISTORIC SIGN ON THE SITE AS GENERALLY INDICATED ON THE SITE PLAN IN THE CONFIGURATION AND WITH THE DIMENSIONS SHOWN ON THE SIGN DRAWING ATTACHED AND MADE A PART OF THIS APPLICATION. TO ACHIEVE THESE PURPOSES, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD-O DISTRICT.

**PERMITTED USES**  
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE THOSE USES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT UNLESS OTHERWISE RESTRICTED BY THE PROVISIONS OF THIS PLAN.

**TRANSPORTATION**  
A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY CONNECTION TO YANCEY STREET AND SOUTHSIDE DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.  
B. PARKING AREAS, INCLUDING ON STREET PARKING, ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.  
C. THE PETITIONER WILL DEVELOP THE SITE WITH A MINIMUM OF 70 PARKING SPACES INCLUDING BOTH ON STREET PARKING AS ALLOWED BY THE ORDINANCE AND OFF STREET PARKING.

**ARCHITECTURAL STANDARDS**  
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT. IT IS THE PETITIONER'S INTENT TO REPURPOSE THE EXISTING BUILDING FOR VARIOUS NEW USES THAT MAY CHANGE OVER TIME. THE PETITIONER RESERVES THE RIGHT TO ADD OR REMOVE WINDOWS AND DOORS AND/OR TO REMOVE SECTIONS OF BUILDING WALL TO FACILITATE THE USE OF THE BUILDING, TO CONNECT THE INTERIOR OF THE BUILDING TO EXTERIOR SPACES, AND TO ACCOMMODATE GREATER UTILITY OF THE BUILDING IN DIFFERING SEASONS.

**STREETScape AND LANDSCAPING**  
RESERVED

**ENVIRONMENTAL FEATURES**  
RESERVED

**PARKS, GREENWAYS, AND OPEN SPACE**  
RESERVED

**FIRE PROTECTION**  
RESERVED

**SIGNAGE**  
THE PETITIONER RESERVES THE RIGHT TO ASK FOR CONSIDERATION FOR THE LOCATION OF AN HISTORICAL SIGN ON THE SITE UNDER THE PROVISIONS OF THE SIGN REGULATIONS. THE AREA OF THE SIGN WILL BE LIMITED TO APPROXIMATELY 22 SQ. FT. FOR THE SMALLER HISTORIC SIGN AND TO APPROXIMATELY 44 SQ. FT. FOR THE LARGER HISTORIC SIGN. THIS AREA WILL APPLY TO EACH OF THE THREE SIGN FACES FOR BOTH THE LARGER AND SMALLER HISTORIC SIGNS.

**LIGHTING**  
A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

**PHASING**  
RESERVED

INITIAL SUBMISSION-10-26-15, 1.1  
REVISED PER STAFF COMMENTS 12-18-15, 1.2  
REVISED PER STAFF ANALYSIS AND ADDITIONAL OPTIONAL REQUEST- 1-21-16, 1.3  
REVISED PER STAFF REQUEST FOR SIGN AREA- 2-09-16, 1.4.A

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Project name/#: Yancey / 15\_000  
CAD File Name: Yancey.vwx

Rezoning Site Plan

RZ-1