

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

- Acreege:** ± 1.03 acres
- Tax Parcel #s:** 123-022-01
- Existing Zoning:** O-2
- Proposed Zoning:** TOD-MO
- Existing Use:** Surface Parking
- Proposed Uses:** A parking structure and non-residential uses all as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the TOD-M zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development:** A parking structure and up to 17,000 square feet of gross floor area devoted to non-residential uses as allowed by right and under prescribed conditions in the TOD-M zoning district. The allowed non-residential uses to be located on the ground floor of the parking deck.
- Maximum Building Height:** Maximum building height of four (4) stories, not to exceed 60 feet. Building height to be measured per the Ordinance.

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
COPYRIGHT 2013 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

REVISIONS:

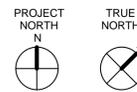
No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016

PROJECT: 9600-124760
DATE: 22 FEBRUARY 2016
DRAWN BY: dmb
CHECKED BY: JMW

TECHNICAL DATA SHEET

RZ-1

PETITION # 2016-068



REVISIONS:

No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016
3	Zoning Committee	06/01/2016

PROJECT: 9600-124760
DATE: 22 FEBRUARY 2016
DRAWN BY: dmb
CHECKED BY: JMW

DEVELOPMENT
STANDARDS

RZ-2

PETITION # 2016-068

**Dowd YMCA - Pritchard Memorial Church
Development Standards
06/01/16
Rezoning Petition No. 2016-068**

Site Development Data:

--Acreage: ± 1.03 acres
--Tax Parcel #: 123-022-01
--Existing Zoning: O-2
--Proposed Zoning: TOD-MO
--Existing Uses: Surface parking lot.
--Proposed Uses: A parking structure and non-residential uses all as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the TOD-M zoning district (all as more specifically described and restricted below in Section 3).
--Maximum Gross Square feet of Development: A parking structure and up to 17,000 square feet of gross floor area devoted to non-residential uses as allowed by right and under prescribed conditions in the TOD-M zoning district. The allowed non-residential uses to be located on the ground floor of the parking deck.
--Maximum Building Height: Maximum building height of four (4) stories, not to exceed 60 feet. Building height to be measured per the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte, Inc. ("Petitioner") to accommodate the development of a parking structure with ground floor non-residential uses (non-residential uses to be built in the future) on an approximately 1.03 acre site located on Caldwell Street between Lexington Avenue and Templeton Avenue (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 TOD-MO 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, Permissible Building Areas (as defined below) 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. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
- iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this described above, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited 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) located within the same Development Area as the accessory structure/building.

2. Optional Provisions:

The following optional provisions shall apply to the Site:
a. To not require non-residential uses on the ground floor of the parking structure along Templeton Avenue as generally depicted on the Rezoning Plan.

3. Permitted Uses, Development Area Limitations:

- a. The principal building constructed on the Site may be developed with a parking structure with up to 17,000 square feet of gross floor area devoted to non-residential uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the TOD-MO zoning district.
- b. The allowed non-residential uses will be located on the ground floor of the proposed parking structure along Caldwell Street and Lexington Avenue as generally depicted on the Rezoning Plan. No less than 5,500 square feet of gross floor area off active non-residential uses will be constructed.
- c. The proposed ground floor non-residential uses located along Lexington Avenue and Caldwell Street will be designed to have a minimum floor to floor height of 15 feet and a minimum depth of 18 feet. This non-residential space will be up fitted with electric service, water and sewer service, and heating. The Petitioner may also provide air condition service to some or all of the non-residential space.

4. Access:

- a. Access to the Site will be from Lexington and Templeton Avenues as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
- b. The alignment of the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- c. The Petitioner will improve the intersection of Caldwell Street and Lexington Avenue with high visibility crosswalks on all four approaches.

5. Streetscape, Landscaping Open Space and Screening:

- a. Twenty 20 foot setbacks will be established along Lexington and Templeton Avenues and Caldwell Street as measured from the future/existing back of curb of each street, as generally depicted on the Rezoning Plan.
- b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Caldwell Street as generally depicted on the Rezoning Plan.
- d. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Lexington and Templeton Avenues as generally depicted on the Rezoning Plan.
- e. A portion of the area between the rear of the parking structure and the eastern property boundary will be improved with a six (6) foot sidewalk, and landscaping, to create an attractive open space area.
- g. Meter banks will be screened where visible from public view at grade level.

6. Building Elevations:

- a. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- b. The proposed parking structure will be designed to have a brick masonry exterior, and the openings into the deck adjacent to existing apartments will be infilled with a decorative grills as generally depicted on the Rezoning Plan.
- c. The openings on the second floor of the parking structure that face Lexington Avenue, Caldwell Street and Templeton Avenue will be designed as generally depicted on the attached building elevations.

d. At least one operable pedestrian entrance will be provided to the proposed ground floor active uses along Lexington Avenue, and at least two operable pedestrian entrances will be provided to the proposed ground floor active uses along Caldwell Street.

e. Along Caldwell Street at least one operable pedestrian entrance will be provided for each tenant or use located along Caldwell Street (if only one tenant or use a minimum of two doors must still be provided). Additional roll up type garages doors may also be provided along Caldwell Street.

f. The proposed street wall along Templeton Avenue will meet and exceed the requirements of the TOD zoning district, the street wall treatment will include a green screen/wall as well as other elements to help break up any blank walls that may be created.



Activated Space along S. Caldwell St.



C:\Users\davidburn\Documents\Arch_Pritchard-Deck_2015_davidburn.rvt
6/1/2016 8:56:06 AM

DISCLAIMER
SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.



**PRITCHARD LOT
PARKING DECK**



227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
COPYRIGHT 2013 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016
3	Zoning Committee	06/01/2016

PROJECT: 9600-124760
DATE: 22 FEBRUARY 2016
DRAWN BY: dmb
CHECKED BY: JMW

**CONCEPTUAL
SITE PLAN**

RZ-3

PETITION # 2016-068

REZONING SUBMITTAL



PUBLIC ALLEY OPEN SPACE



CORNER OF S. CALDWELL & LEXINGTON

DISCLAIMER

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

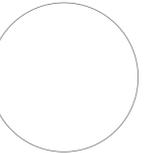
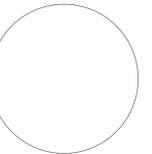
**YMCA OF
GREATER
CHARLOTTE**



**PRITCHARD LOT
PARKING DECK**



227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
COPYRIGHT 2013 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016

PROJECT: 9600-124760
DATE: 22 FEBRUARY 2016
DRAWN BY: dmb
CHECKED BY: JMW

**CONCEPTUAL
ELEVATIONS**

RZ-4

PETITION # 2016-068

REZONING SUBMITTAL

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
COPYRIGHT 2013 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

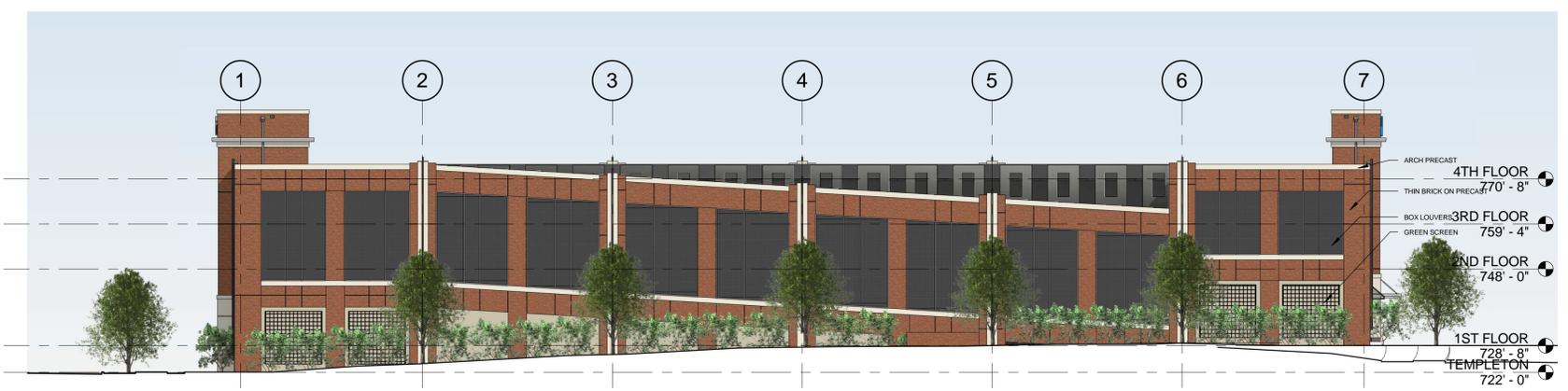
No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016

PROJECT: 9600-124760
DATE: 22 FEBRUARY 2016
DRAWN BY: dmb
CHECKED BY: JMW

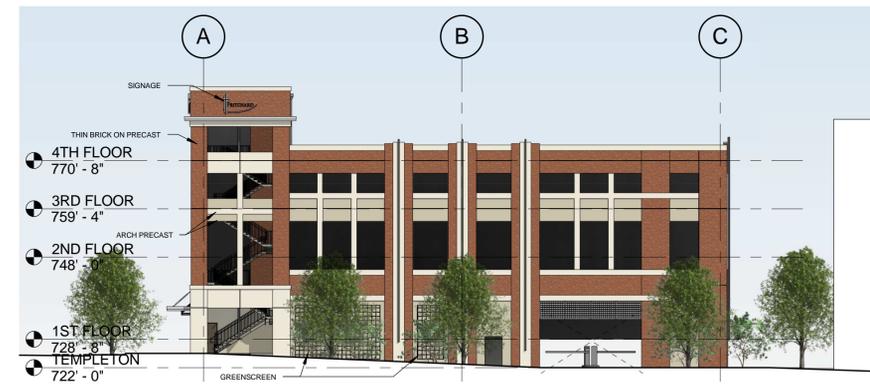
CONCEPTUAL
ELEVATIONS

RZ-5

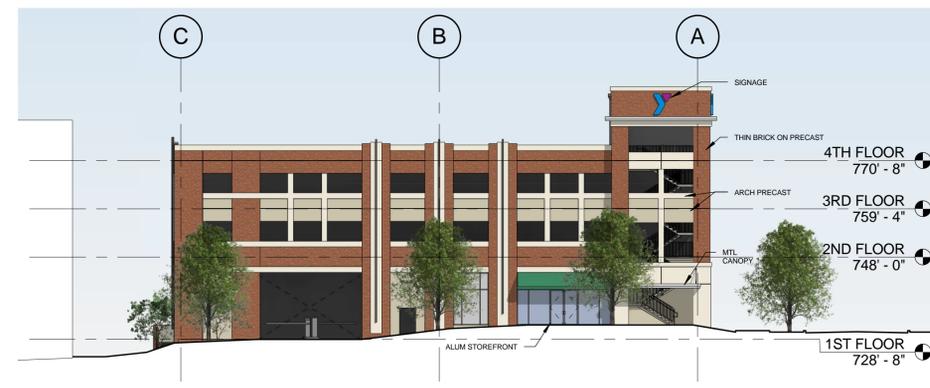
PETITION # 2016-068



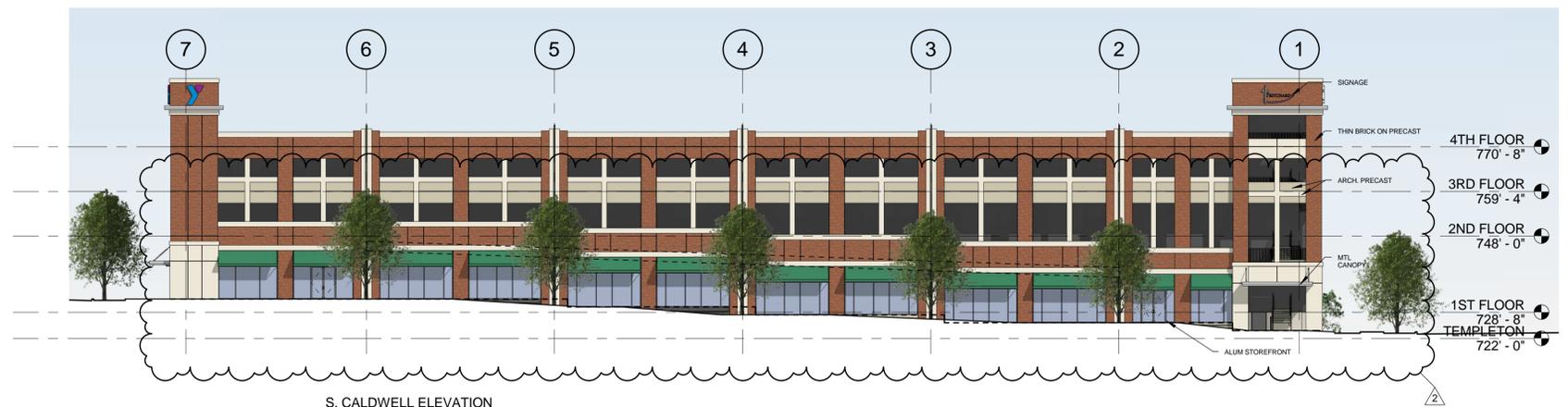
MARSH ELEVATION



TEMPLETON ELEVATION



LEXINGTON ELEVATION



S. CALDWELL ELEVATION



DISCLAIMER
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

C:\Users\davidburnum\Documents\ARCH\9600-124760_PITCHARD_PARKING DECK_2015.dwg\davidburnum.rvt 5/19/2016 7:32:42 AM