

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
P.O. BOX 958
DAVIDSON, NC 28036

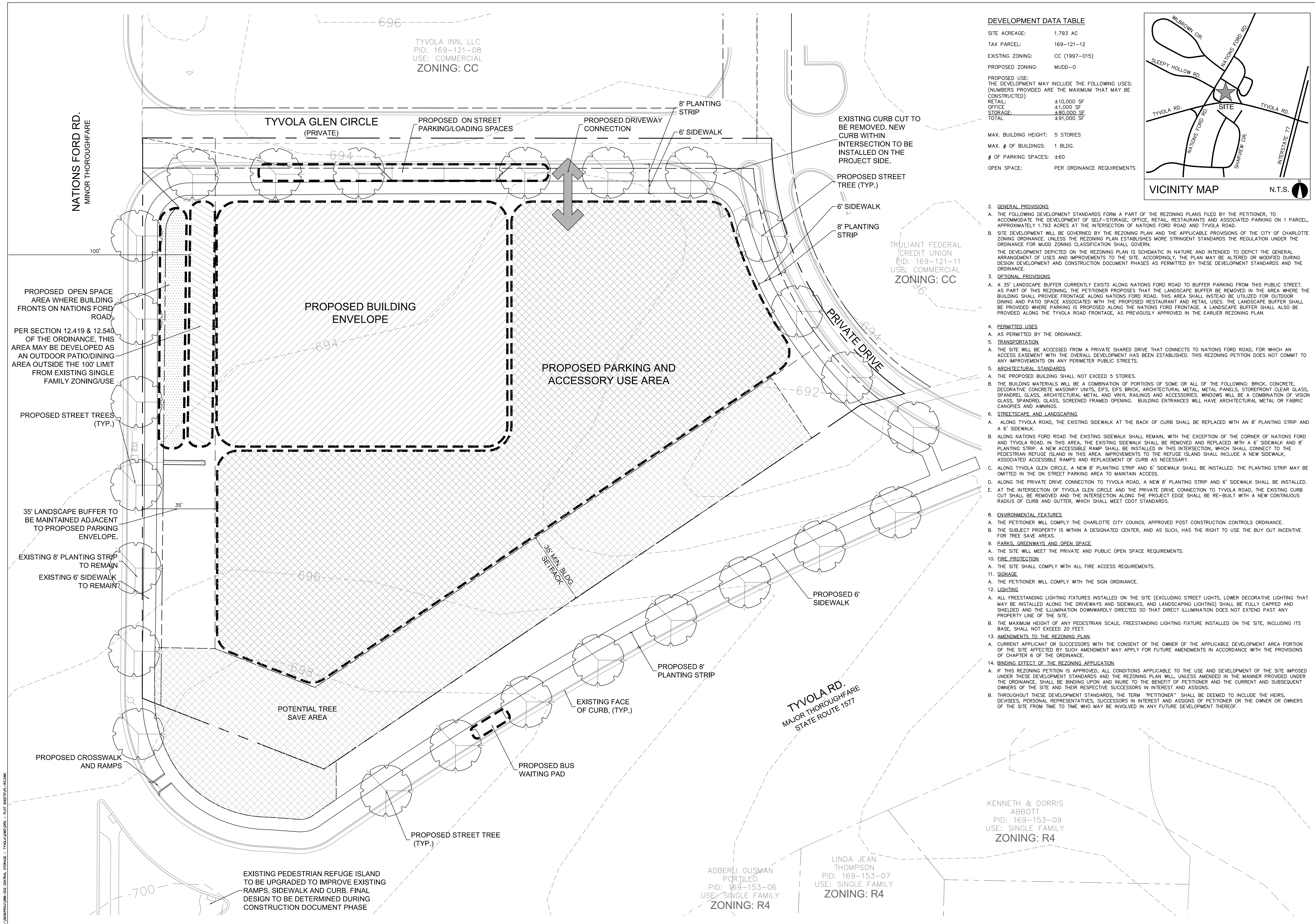
SCHEMATIC
SITE PLAN

SCALE: 1" = 20'

PROJECT #: 588-002
DRAWN BY: THH

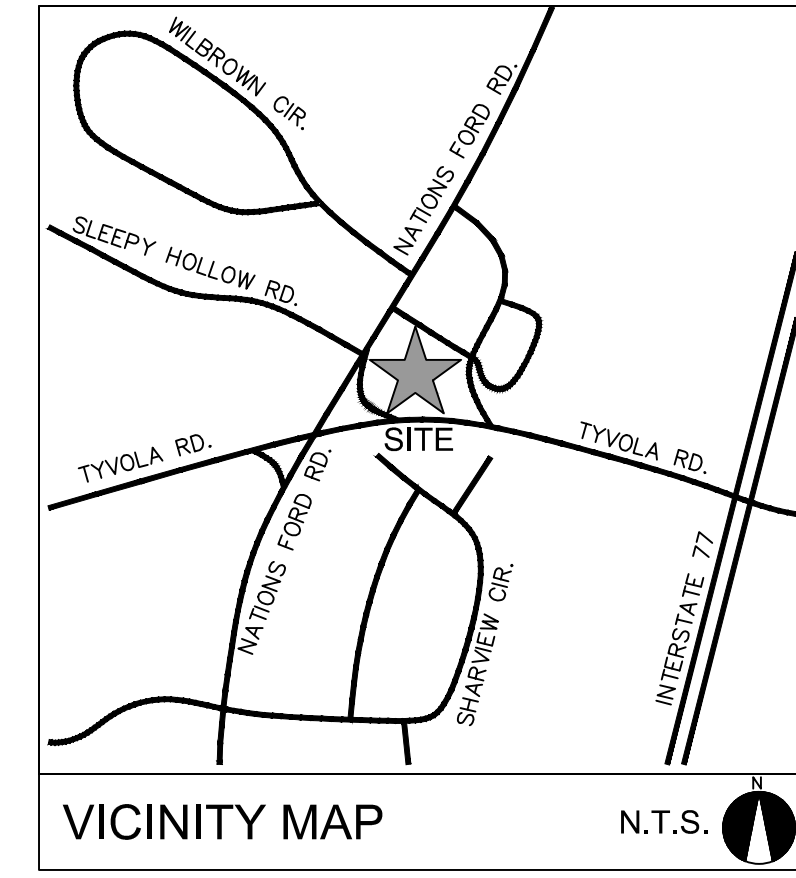
MARCH 24, 2016

REVISIONS:



DEVELOPMENT DATA TABLE

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|-----------------------|--|
| SITE ACREAGE: | 1.793 AC |
| TAX PARCEL: | 169-121-12 |
| EXISTING ZONING: | CC (1997-015) |
| PROPOSED ZONING: | MUDD-0 |
| PROPOSED USE: | THE DEVELOPMENT MAY INCLUDE THE FOLLOWING USES: (NUMBERS PROVIDED ARE THE MAXIMUM THAT MAY BE CONSTRUCTED) |
| RETAIL: | ±10,000 SF |
| OFFICE: | ±1,000 SF |
| STORAGE: | ±80,000 SF |
| TOTAL: | ±91,000 SF |
| MAX. BUILDING HEIGHT: | 5 STORIES |
| MAX. # OF BUILDINGS: | 1 BLDG. |
| # OF PARKING SPACES: | ±60 |
| OPEN SPACE: | PER ORDINANCE REQUIREMENTS |



2. GENERAL PROVISIONS

- A. THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT OF SELF-STORAGE, OFFICE, RETAIL, RESTAURANTS AND ASSOCIATED PARKING ON 1 PARCEL, APPROXIMATELY 1.793 ACRES AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD.
- B. SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATION UNDER THE ORDINANCE FOR MUDD ZONING CLASSIFICATION SHALL GOVERN. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS AND THE ORDINANCE.

3. OPTIONAL PROVISIONS

- A. A 35' LANDSCAPE BUFFER CURRENTLY EXISTS ALONG NATIONS FORD ROAD TO BUFFER PARKING FROM THIS PUBLIC STREET. AS PART OF THIS REZONING, THE PETITIONER PROPOSES THAT THE LANDSCAPE BUFFER BE REMOVED IN THE AREA WHERE THE BUILDING SHALL PROVIDE FRONTAGE ALONG NATIONS FORD ROAD. THIS AREA SHALL INSTEAD BE UTILIZED FOR OUTDOOR DINING AND PATIO SPACES FOR RESTAURANT AND RETAIL USES. THE LANDSCAPE BUFFER SHALL BE PROVIDED WHERE PARKING IS PROPOSED ALONG THE NATIONS FORD FRONTAGE. A LANDSCAPE BUFFER SHALL ALSO BE PROVIDED ALONG THE TYVOLA ROAD FRONTAGE, AS PREVIOUSLY APPROVED IN THE EARLIER REZONING PLAN.

4. PERMITTED USES

- A. AS PERMITTED BY THE ORDINANCE.

5. TRANSPORTATION

- A. THE SITE WILL BE ACCESSED FROM A PRIVATE SHARED DRIVE THAT CONNECTS TO NATIONS FORD ROAD, FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERIMETER PUBLIC STREETS.
- B. THE BUILDING MATERIALS WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENING. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
- C. ALONG TYVOLA GLEN CIRCLE, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED. THE PLANTING STRIP MAY BE OMITTED IN THE ON STREET PARKING AREA TO MAINTAIN ACCESS.
- D. ALONG THE PRIVATE DRIVE CONNECTION TO TYVOLA ROAD, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED.
- E. AT THE INTERSECTION OF TYVOLA GLEN CIRCLE AND THE PRIVATE DRIVE CONNECTION TO TYVOLA ROAD, THE EXISTING CURB CUT SHALL BE REMOVED AND THE INTERSECTION ALONG THE PROJECT EDGE SHALL BE RE-BUILT WITH A NEW CONTINUOUS RADIUS OF CURB AND GUTTER, WHICH SHALL MEET CDOT STANDARDS.

6. ENVIRONMENTAL FEATURES

- A. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE SUBJECT PROPERTY IS WITHIN A DESIGNATED CENTER, AND AS SUCH, HAS THE RIGHT TO USE THE BUY OUT INCENTIVE FOR TREE SAVE AREAS.
- C. THE SITE WILL MEET THE PRIVATE AND PUBLIC OPEN SPACE REQUIREMENTS.
- D. THE SITE SHALL COMPLY WITH ALL FIRE ACCESS REQUIREMENTS.
- E. THE PETITIONER WILL COMPLY WITH THE SIGN ORDINANCE.
- F. THE PETITIONER WILL COMPLY WITH THE LIGHTING ORDINANCE.

7. BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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