

VICINITY MAP

**DEVELOPMENT 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 6.2 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 industrial buildings to allow for a mixture of uses. The Petitioner also seeks approval of an Optional request as outlined below.

The Petitioner seeks approval under the Optional provisions of the Ordinance to allow for paved and unpaved parking to remain as located between the building and the street on the westerly side of the site and along Old Pineville Rd., and for a vehicular/taxi/Uber drop-off area on Yancey Road. In addition, and out of an abundance of caution due to the location and variation in the building walls relative to the Yancey Road curb line, the Petitioner may need to propose minor alterations to the streetscape plan for this property or the location of buildings in a setback area once the detailed construction plans have been developed. In addition, inasmuch as the City has already installed streetscape improvements along Old Pineville Rd. as part of the CATS Blue Line project, the Petitioner proposes no additional streetscape improvements along Old Pineville Rd. 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 driveway connections to Yancey Street and Old Pineville Rd. 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. The Petitioner reserves the right to install on-street parking along Yancey Street and Old Pineville Rd. subject to CDOT approval.
- C. The Petitioner will create a pedestrian pathway through the site from Yancey Street to the rear of the property to facilitate pedestrian and bicycle mobility in the area. It is anticipated that this facility will be extended through the adjacent tract when that tract redevelops. The pathway will be installed on one of two alternate locations indicated on the conditional site plan. The exact location and design will be confirmed through the design development and review process based on the more accurate site information that will be available at that time.

**Architectural Standards**

The pedestrian areas indicated on the concept plan will be furnished with pedestrian amenities such as seating and landscaping and may be used for programmed activities, outdoor seating gathering spaces, and the extension of activities conducted within the buildings. The Petitioner has provided typical elevation images of the buildings that represent the overall scale, character, and quality of the buildings and the contemplated alterations on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. The detailed design of the pedestrian plaza will be determined during the normal MUDD review process.

**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 utilize full cut-off luminaires.

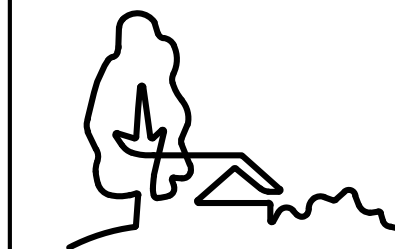
**Phasing**

- Reserved

Initial Submission-04-23-16, 1.12  
 Revised per staff comments- 10-24-16, 1.4  
 Revised per Staff analysis 11-23-16, 1.5.2

**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	149-02-107 & 108
TOTAL SITE AREA:	± 5.06 ACRES
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
PROPOSED USE:	SEE DEV. STDS.
TOTAL BUILDING AREA:	± 74,877 SF
VEHICULAR PARKING:	MEET OR EXCEED ORD. REQUIREMENTS

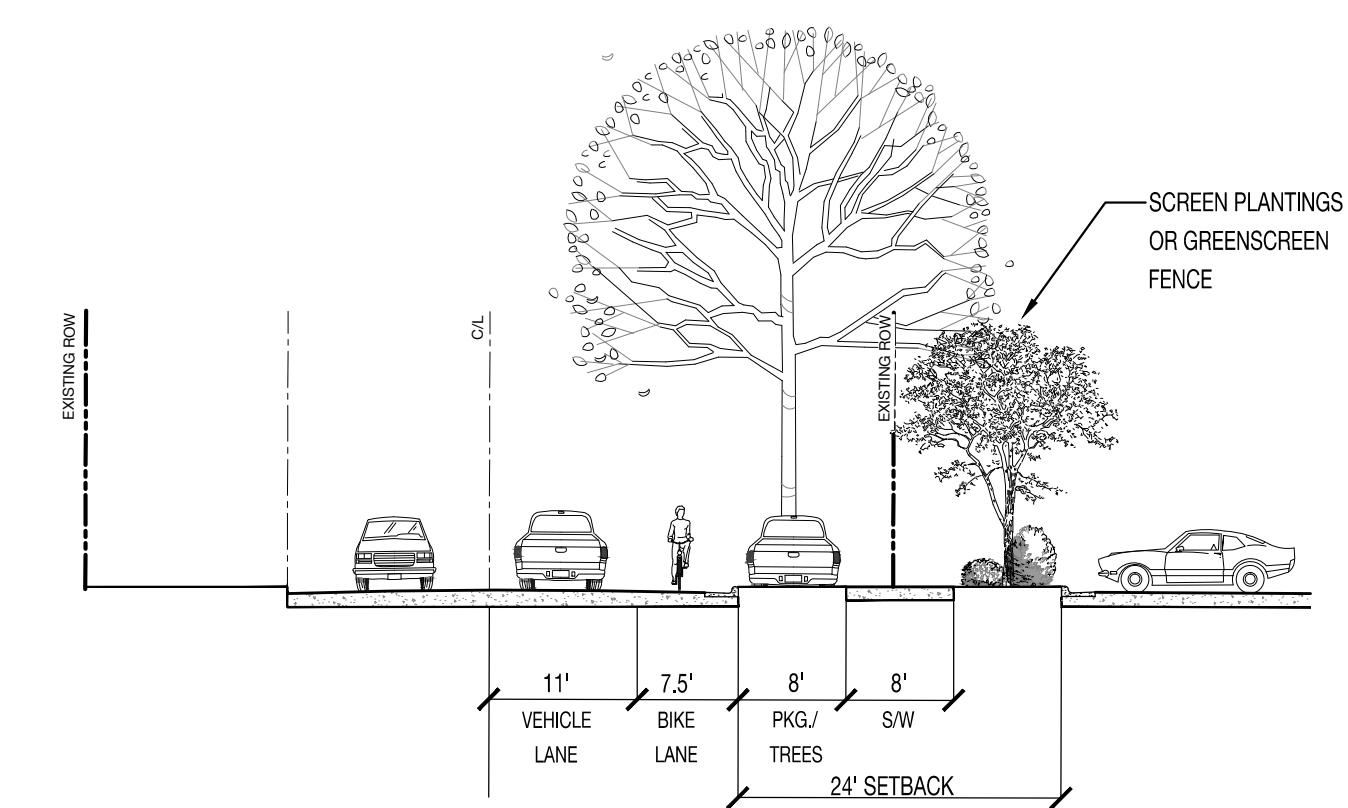
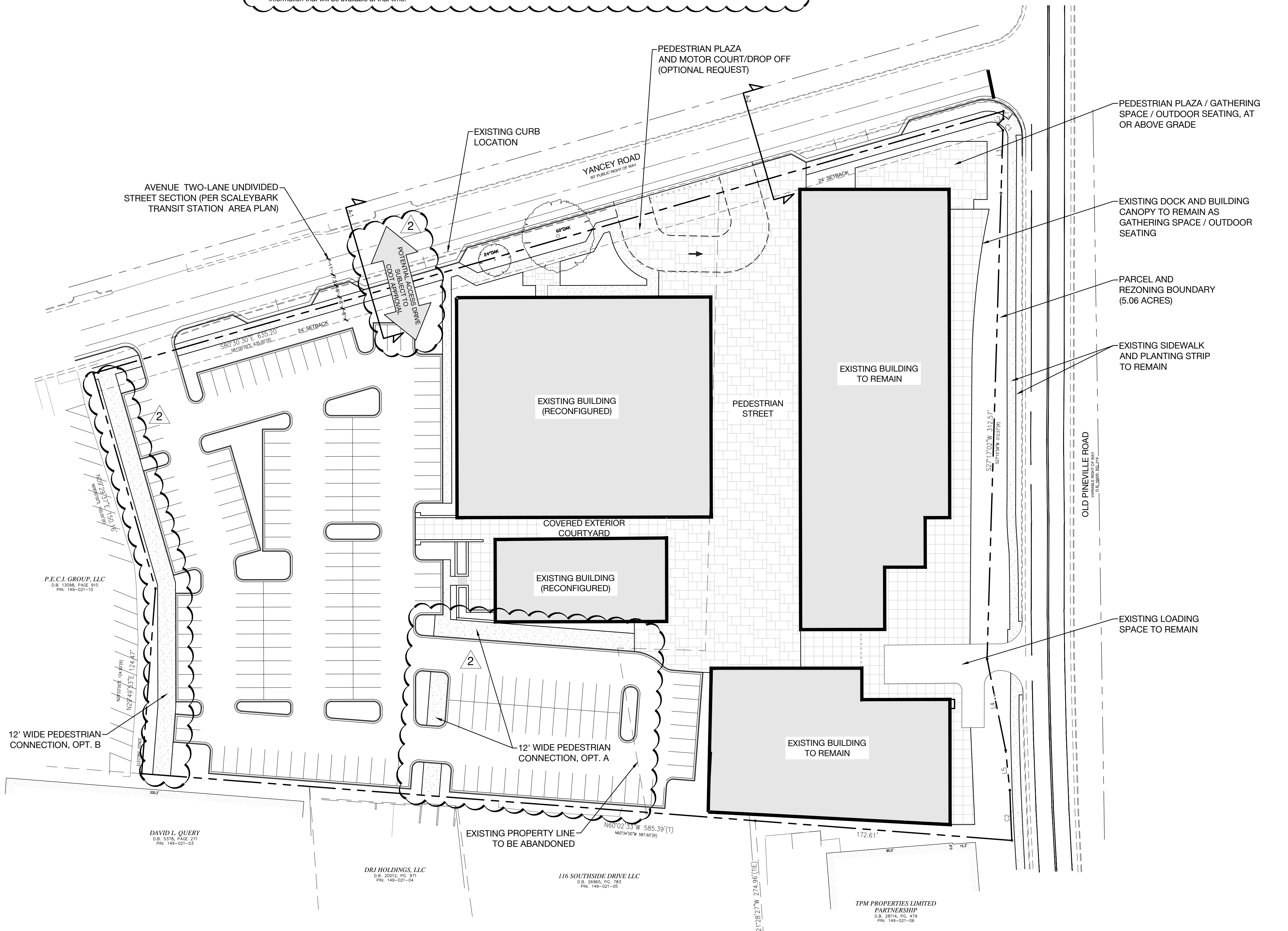


**URBAN  
DESIGN  
PARTNERS**

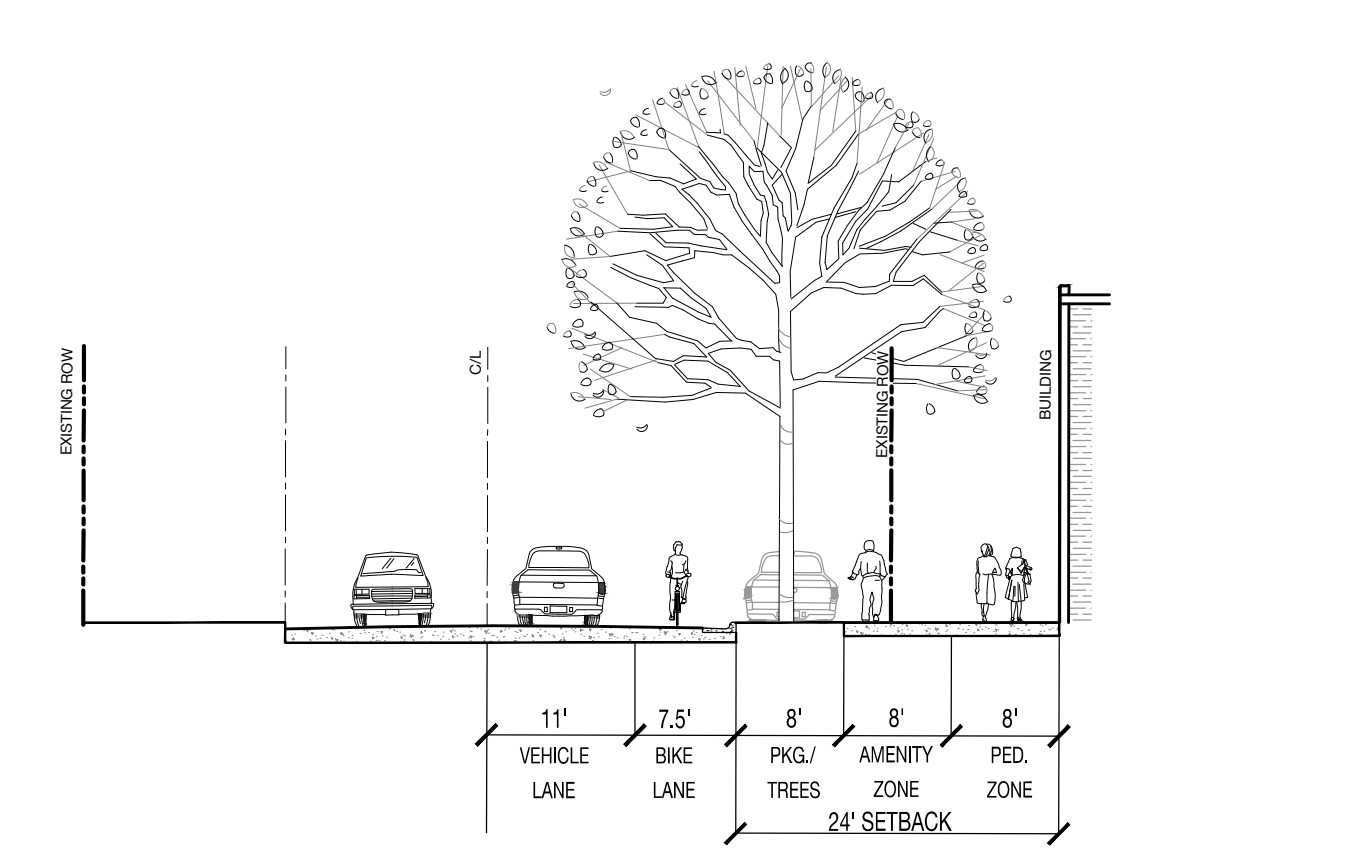
1318-e6 central ave. p 704.334.3303  
 charlotte, nc 28205 f 704.334.3305  
 urbandesignpartners.com

White Point Partners LLC

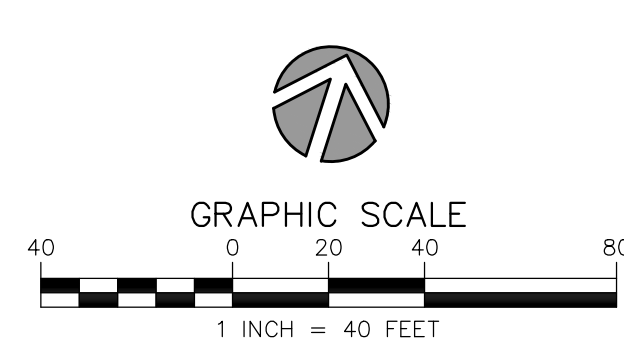
Two Morrocroft Centre  
 4064 Colony Road, Suite 430  
 Charlotte, NC 28211



A-1 YANCEY ROAD  
PROPOSED STREET SECTION



A-2 YANCEY ROAD  
PROPOSED STREET SECTION



**REZONING PETITION #2016-098**

NO.	DATE	BY	REVISIONS:
1	10-24-16	UDP	PER CITY COMMENTS
2	11-23-16	UDP	PER CITY COMMENTS

Project No: 16-020  
 Date: 04-25-2016  
 Designed by: udp  
 Drawn By: udp  
 Scale: 1"=40'  
 Sheet No:

**BOWERS FIBER**

**Rezoning Site Plan**  
 Charlotte, North Carolina

**RZ-1.0**