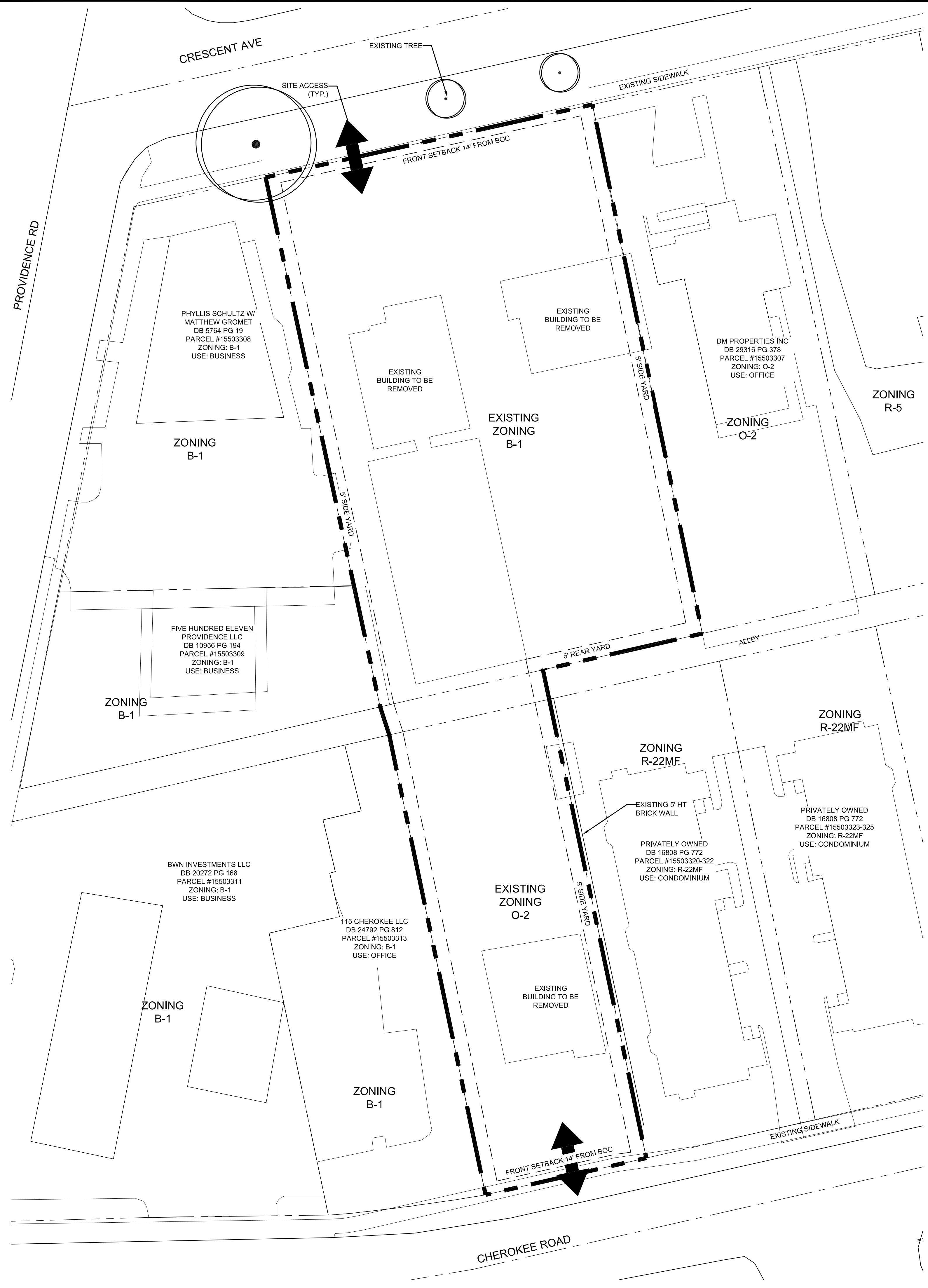


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DEVELOPMENT DATA:

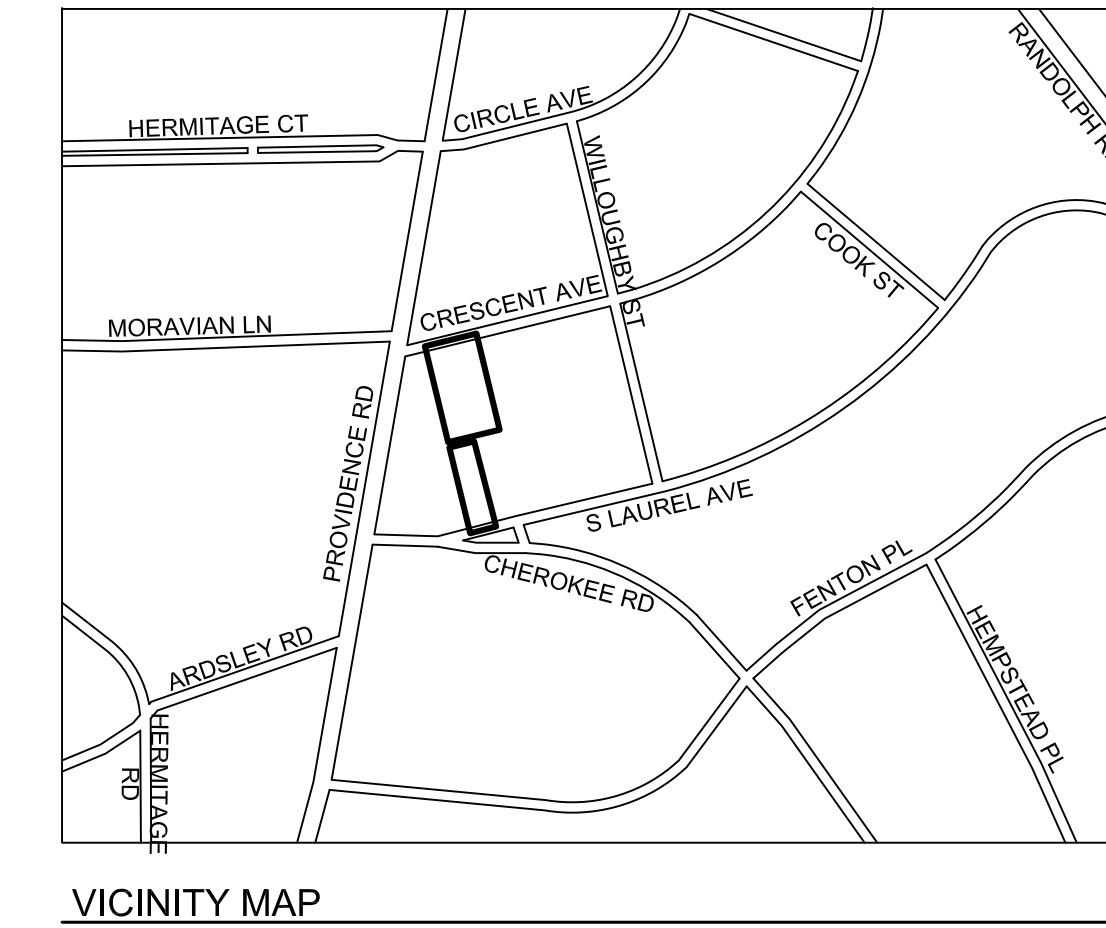
TAX PARCEL ID: 15503307 & 15503314
 SITE AREA: .766 AC (INCL. ALLEY)
 EXISTING ZONING: B-1 (-307) & O-2 (-314)
 PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
 EXISTING USE: RETAIL, OFFICE, WAREHOUSE
 PROPOSED USE: RETAIL, OFFICE, AND RESIDENTIAL
 PROPOSED USE: 16,800 SF NONRESIDENTIAL (8,400 SF X 2 FLOORS)
 PROPOSED USE: 6 RESIDENTIAL @ 2400 SF EA

FLOOR AREA RATIO: 2.5 (NON-RES ONLY WHEN INCLUDING RESIDENTIAL)
 MAX. BUILDING HEIGHT: 60'

PARKING REQUIRED: 1/0U RESIDENTIAL
 1/600 SF NONRESIDENTIAL
 34 SPACES

PARKING PROVIDED: 33 SPACES + 2 HC SPACES (35 TOTAL)

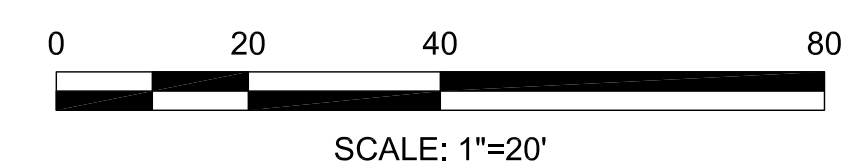
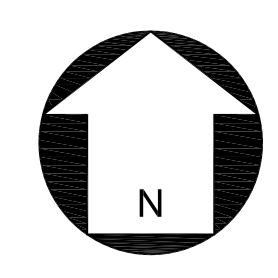
FRONT SETBACK: 14' FROM BOC
 MIN. SIDE YARD: 10' ADJACENT TO SINGLE FAMILY RESIDENTIAL
 REAR YARD: 10' ADJACENT TO SINGLE FAMILY RESIDENTIAL



Development Standards

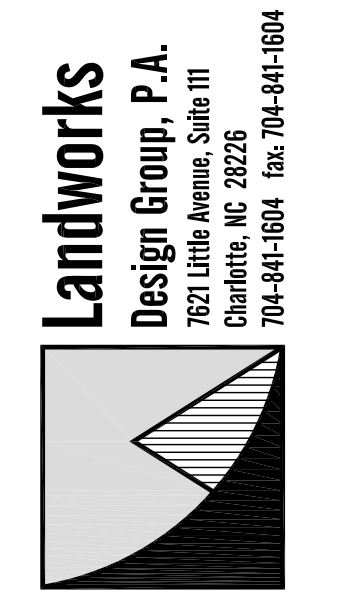
1. General Provisions
 - a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, 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.
 - d. The total number of principal buildings to be developed on the Site shall not exceed 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 structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
2. Purpose
 - a. The purpose of this Rezoning application is to provide for the development of a mixed-use building to contain retail, office, and residential uses. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.
3. Permitted Uses
 - a. Uses allowed on the property included in this Petition will be retail, office, and residential uses, as well as related accessory uses as are permitted in the NS district.
4. Transportation
 - a. The site will have access via parking lot connections to Crescent Avenue and Cherokee Road at locations prescribed by CDOT as generally identified on the concept plan for the site.
5. Architectural Standards
 - a. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages. Trash and recycling will be provided by dumpsters on site.
6. Streetscape, Buffers, and Landscaping
 - a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Crescent Avenue and Cherokee Road. Petitioner will coordinate with CDOT, and Planning to provide a new sidewalk along the road frontages as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
 - b. The Petitioner will screen proposed parking from adjoining properties through the use of a 5' height masonry screen wall.
7. Environmental Features
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - b. All utilities within the Site will be placed underground.
8. Parks, Greenways, and Open Space
 - a. Reserved
9. Fire Protection
 - a. The proposed building will be sprinklered and the proposed site layout will provide adequate access for the City of Charlotte to access all parts of the building.
10. Signage
 - a. Reserved
11. Lighting
 - a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
 - b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.
12. Phasing
 - a. Reserved
13. Binding Effect of the Rezoning Application
 - a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner, 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 be involved in any future development thereof.
 - c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

This Plan Is A Preliminary Design. NOT Released For Construction.



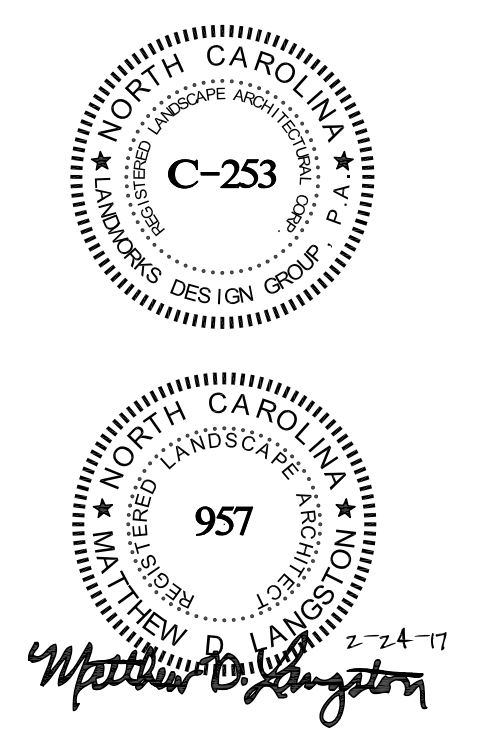
REVISIONS:

No.	Date	By	Description



CIRCA INTERIORS
 CHARLOTTE, NC

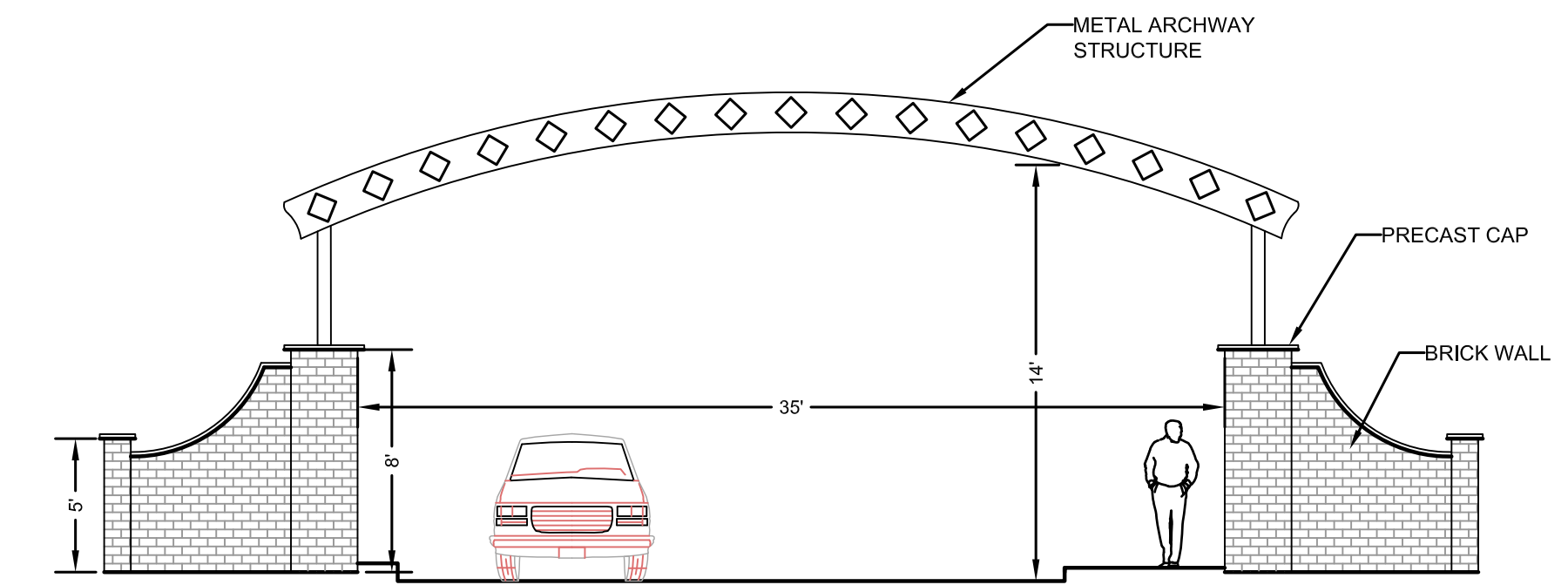
TECHNICAL DATA SHEET
 REZONING PETITION:
 2017-XX



Project Manager: MDL
 Drawn By: KKF
 Checked By: MDL
 Date: 2/24/17
 Project Number: 16076
 Sheet Number:

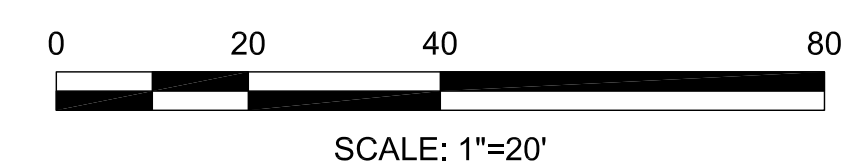
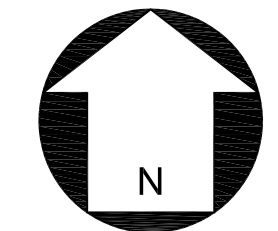
RZ-1
 SHEET # 2 OF 2

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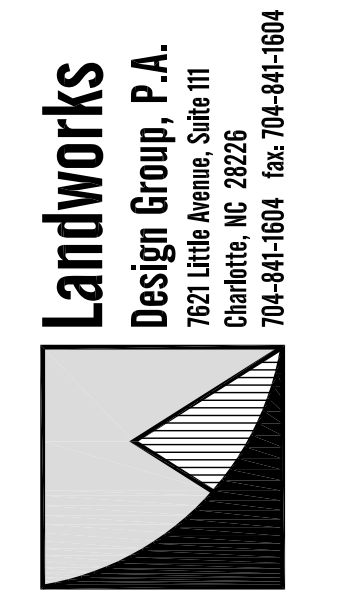
1 ARCHWAY CONCEPT AT CHEROKEE ENTRANCE
RZ-2 NOT TO SCALE

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=20'

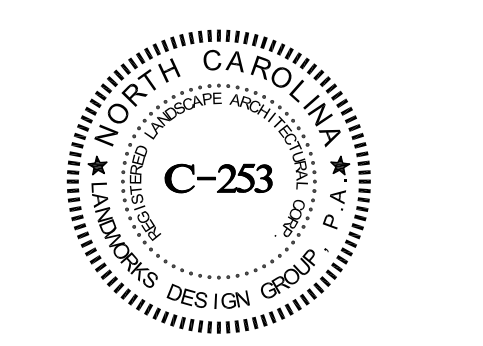
REVISIONS:			
No.	Date	By	Description



CIRCA INTERIORS
CHARLOTTE, NC

REZONING
SITE PLAN
REZONING PETITION:
2017-XX

seals



Project Manager: MDL

Drawn By: KKF

Checked By: MDL

Date: 2/24/17

Project Number: 16076

Sheet Number:

RZ-2