

ACREAGE: TAX PARCEL #13111112 TAX PARCEL #13111110 TAX PARCEL #13111101

EXISTING ZONING PROPOSED ZONING

EXISTING USES:

PROPOSED USES: 13111112

MAX. GROSS SF MAX. BLDG. HT PARKING:

CURRENT PARKING COUNTS: 140 TOTAL SPACES

18 COMPACT SPACES 8 ADA SPACES 114 REGULAR SPACES

(2ND) 13111110

13111101

0.888 ACRES 1.068 ACRES 0.154 ACRES

13111112 = VACANT (PREVIOUS BILLIARDS SALES) 13111110 = VACANT (PREVIOUS OFFICE) 13111101 = VACANT (PARKING LOT)

EVENT SPACE (1ST), AQUAPONICS GREENHOUSE

COFFEE SHOP, BAKERY, CLASSROOMS, HOTEL, SHARED OFFICE & CONF., SPACE, WELLNESS CENTER, RESTAURANT

B-2 MUDD-O

91,911 SF

120 FT AS REQ'D. BY ORDINANCE

EXISTING STAIRS DOWN TO EXISTING BASEMENT

EXISTING CONCRETE RETAINING WALL.

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OUR LOCAL, LLC

REZONING PETITION SITE PLAN

4001 & 4037 EAST INDEPENDENCE BLVD. CHARLOTTE NC 28205

ISSUE	DESCRIPTION	DATE
1	REZONING - STAFF REVIEW	02.27.17

OWNER'S PROJECT# ARCHITECT'S PROJECT # VAR 06-122

SITE PLAN -**PROPOSED WORK** SCALE: 1" = 20'-0"



AS1.0

Our Local, LLC Development Standards February 27, 2017 Rezoning Petition No. 2017-

1. Development Data Table

- Acreage: Approximately 2.11 acres
 Tax Parcel #s: 131-111-01, 131-111-10, 131-111-12
- Existing Zoning: B-2
- Proposed Zoning: MUDD-O
- Existing Uses: Abandoned office building, abandoned retail building
- **Proposed Uses:** Classroom space, shared work space, general event space, conference rooms, coffee shop, bakery, aquaponics farm, holistic wellness center, hotel, restaurant, art-based and/or community-based LED displays and other non-residential uses as permitted by right under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district, described in greater detail in Section 4 below.
- Maximum Gross Square Feet of Development: 85,000
- Maximum Building Height: Building height will be limited to 120 feet
 Parking: Parking will comply with the minimum parking requirements of the MUDD zoning district

2. General Provisions

- a. Site Location. These Development Standards, the Technical Data Sheet, Site Plan and additional graphics set forth on the attached Sheets form this rezoning plan (collectively, the "Rezoning Plan") associated with the Rezoning Petition filed by Our Local, LLC ("Petitioner") to accommodate the development of a mixed-use project which may include classroom space, shared work space, general event space, conference rooms, coffee shop, bakery, aquaponics farm, holistic wellness center, hotel, restaurant, art-based and/or community-based LED displays and other non-residential uses allowed in the MUDD zoning district on an approximately 2.11 acre site located at 4011 and 4037 East Independence Boulevard, Charlotte, North Carolina 28205 (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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. 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 and 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) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or, (ii) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the development areas, street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or (iii) modifications to allow minor increases 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 amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then

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h. The maximum gross floor area devoted to the eating and drinking establishment (Type 1 and/or Type 2) with outdoor entertainment uses shall be 10,000 square feet.

5. Transportation

- **a.** Vehicular access shall be as generally depicted on the Site Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- **b.** Parking will be located behind and next to and in front of the existing building as generally illustrated on the Site Plan.
- **c.** Petitioner will improve pedestrian areas along Wilshire Place and Bamboo Street in conjunction with the development of the Site.
- **d.** The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the CDOT and/or NCDOT in accordance with its published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

6. Architectural Standards

- **a.** The new building materials used on the building(s) constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious fiber board, stucco, EIFS, wood, architectural concrete, decorative metal panels, decorative block, and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- **b.** As identified on the Site Plan, the LED displays shall incorporate the opportunity for community artwork and messaging.
- c. The front, side and rear elevations of the building to be constructed on the Site shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings submitted herewith. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.

7. Streetscape and Landscaping

a. A 6-foot planting strip and a 6-foot sidewalk shall be installed along Wilshire Place, Bamboo Street and Pierson Drive as depicted on the Site Plan.

8. Environmental Features

- **a.** The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- **b.** The Site shall comply with the City of Charlotte Tree Ordinance.
- 9. Parks, Greenways and Open Space -- Reserved
- **10.** <u>Fire Protection</u> -- Reserved
- 11. <u>Signage</u>

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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. The two (2) buildings currently existing on the Site will be redeveloped, with no new buildings added. Accessory buildings and structures will be constructed using similar building materials, colors, architectural elements and designs as the principal building(s) located on the Site.

3. Optional Provisions

The following optional provisions shall apply to the Site:

- **a.** Parking and maneuvering space may be located between the buildings and structures located on the Site and the required setbacks from adjacent public and private streets as generally depicted on the Rezoning Plan.
- b. In addition to all other signs permitted under the Ordinance, the Site shall be allowed to have signage on the building as follows: Three (3) separate art-based and/or community-based LED signs and/or logos that are designed and constructed so that they are integrated into the building architecture as depicted on the Site Plan (the "Integrated Signs"). The total allowed maximum sign surface area of each Integrated Sign shall be 725 square feet. The Integrated Signs may be located on one or more building elevations, provided, however, that the Integrated Signs shall not be located on the rear building elevation.
- **c.** Parking areas located on those portions of the Site that are adjacent to East Independence Boulevard shall be allowed to remain due to the topography and existing buildings.
- **d.** The buildings existing on the Site shall not be required to comply with the applicable provisions of Sections 9.8506(2)(a) and 9.8506(2)(f) of the Ordinance so as to allow the buildings to remain as generally depicted on the conceptual architectural elevations attached to the Rezoning Plan.
- **e.** Outdoor seating does not count towards parking calculations or maximum square footage of allowed use.

4. Permitted Uses

Subject to the restrictions and limitation described herein, the building(s) existing on the Site may be developed with up to 85,000 square feet of gross floor area devoted to:

- a. professional business and general offices as allowed in the MUDD zoning district;
- **b.** retail sales as allowed in the MUDD zoning district;
- **c.** an aquaponics farm, classroom space, shared work space, conference rooms, general event space, holistic wellness center;
- **d.** coffee shop, bakery;
- e. hotel with no more than 48 rooms;
- f. art-based and/or community-based LED displays;
- **g.** Type 1 and/or Type 2 eating and drinking establishment with outdoor entertainment uses;

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a. Subject to the optional provisions set out in these Development Standards, all signs installed on the

Site shall comply with the requirements of the Ordinance.

b. The locations of the signs installed on the building to be constructed on the Site may vary from the sign locations depicted on the attached conceptual architectural renderings.

12. Lighting

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a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

13. Phasing -- Reserved

14. Amendments to the Rezoning Plan

a. Amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner or owners of that portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

15. Binding Effect of the Rezoning Application

- **a.** If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or 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.
- 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.

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OWNER'S PROJECT #
ARCHITECT'S PROJECT #

PROPOSED DEVELOPMENT STANDARDS

AS1

VAR

06-122

SHEET#