

DEVELOPMENT
STANDARDS
PETITION NO.
2017-072
SMS CATERING
SERVICE, INC.

1764 Norland Rd.
Charlotte, NC 28205

Rev #	Date	Description
1	2017-06-12	REZONING COMMENT CORRECTIONS
	2016-08-19	ISSUED FOR CONSTRUCTION

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EXISTING CONDITIONS

RZ-1

DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO: 16441

DEVELOPMENT STANDARDS
PETITION NO. 2017-072
SMS CATERING SERVICE, INC.

6/12/2017

Development Data Table:

Acreage: +/- 4.68 acres
Tax Parcels: 131-024-05, 131-024-06, 131-024-07, 131-024-02, 131-024-01
Existing Zoning: B-2(CD), O-6(CD), R-4
Proposed Zoning: NS
Existing Uses: Banquet Hall, Parking, Residential
Proposed Uses: Banquet Hall, Parking, Residential, EDEE
Parking: Shall meet or exceed standards for NS district

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by SMS Catering Service, Inc. ("Petitioner") to rezone property located on Norland Avenue (more specifically, tax parcels 131-024-05, 131-024-06, 131-024-07, 131-024-02, 131-024-01) (the "Site") from the B-2(CD), O-6(CD) and R-4 Zoning Districts to the NS Zoning District.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the NS Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards or constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Permitted Maximum Development

Development shall not exceed the maximum allowable development in the NS Ordinance Standards. The Petitioner will not exceed the maximum floor-area-ratio of 2.0 or the maximum height of 60 feet.

III. Transportation

Vehicular access points shall be limited to one driveway on Norland Avenue for each building of residential or commercial use. No additional access points are planned beyond currently existing conditions.

IV. Architectural Standards/Streetscape and Landscaping

- The Petitioner intends for the existing structures on the Site to remain.
- Outdoor storage of any material or equipment accessory to a principal use on the Site shall be adequately screened from the public right-of-way (in accordance with Ordinance Section 12.303).
- The minimum setback shall be 14 feet from the back of the existing curb.

V. Signage

The Petitioner shall be permitted to allow all existing wall mounted and detached ground mounted signage to remain. Existing signs may be updated as long as their overall size and height is not increased. Existing nonconforming signage is allowed to remain, however shall be removed upon the demolition of the existing building.

VI. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

VII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VIII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

② RZ-1 - EXISTING SITE CONDITIONS
SCALE: 1" = 60'-0"

