



ASANA
PARTNERS

**REZONING
PETITION NO.
2017-103**



**1515-1537
CAMDEN RD.**

ASANA PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJECT #
1017091

ISSUANCES

NO.	DESCRIPTION	DATE
1	REZONING	06.20.17
2	RESUBMITTAL	08.14.17

DESIGNED BY: LD
DRAWN BY: MB
CHECKED BY: AM

SCALE NORTH

VERT: -
HORZ: 1"=30'

**TECHNICAL DATA
SHEET**

SHEET NUMBER:
RZ1-00

Site Development Data:

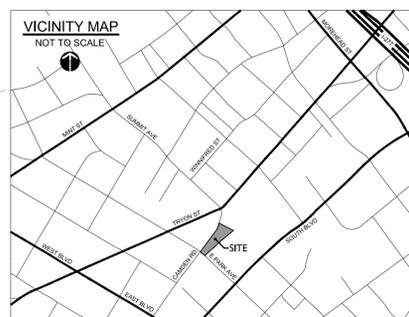
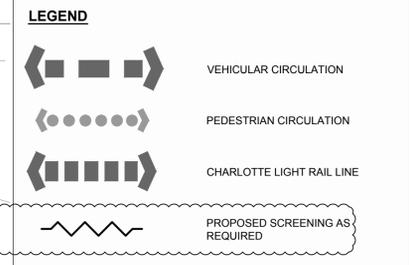
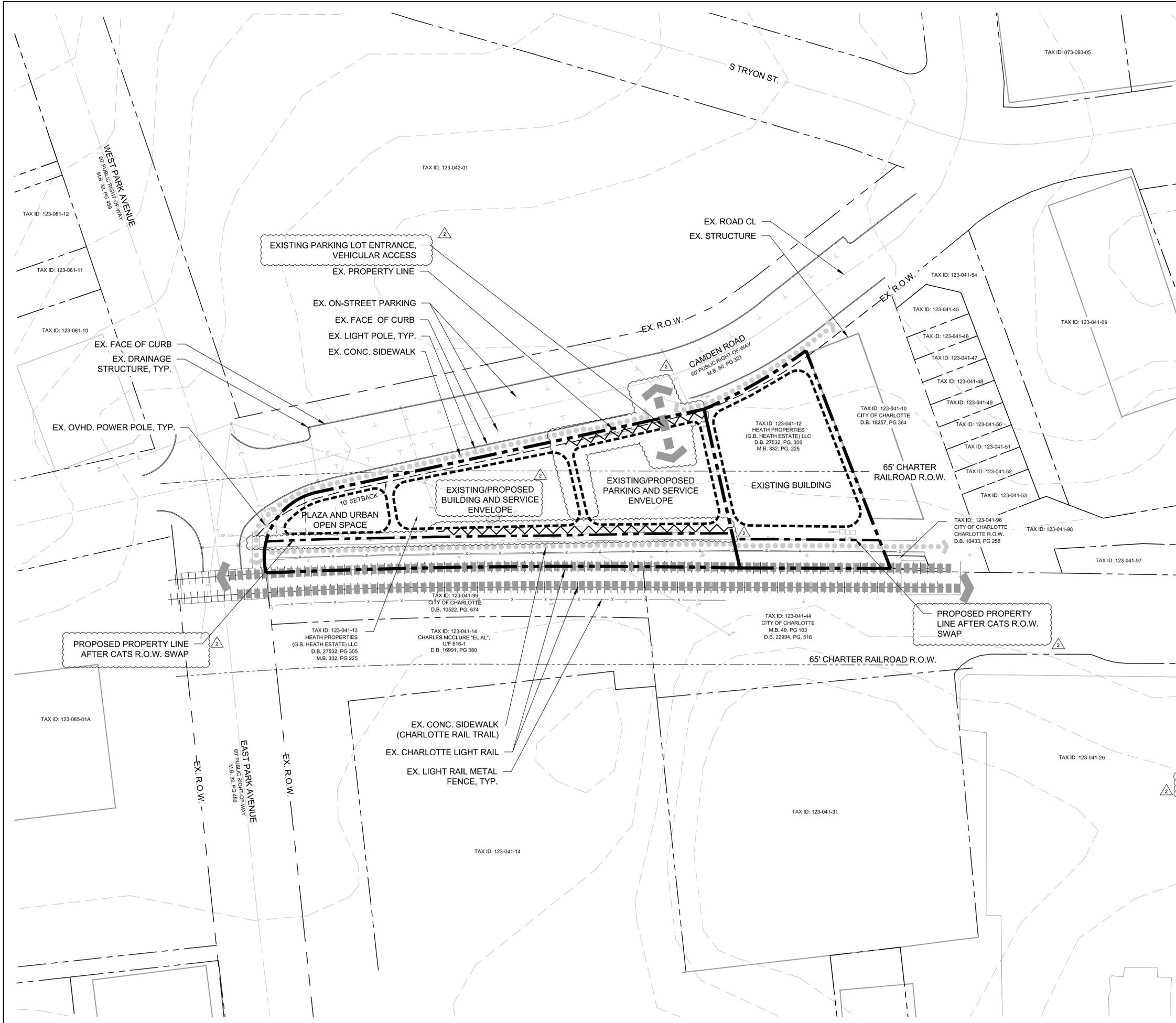
Acreage: ± 0.796 acres
Tax Parcel #: 123-041-12
Existing Zoning: I-2
Proposed Zoning: TOD-M(O)
Existing Uses: Commercial uses
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted below in Section 3).

Maximum Gross Square Feet of Development: Up to 14,381 (equal to the existing square footage) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in Section 3 below.

Maximum Building Height: As allowed by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision below.

NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.





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VERT: -
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0

SHEET TITLE
DEVELOPMENT
STANDARDS NOTES

SHEET NUMBER
RZ4-00

Asana Partners LP- Camden Road
Development Standards
08/14/17
Rezoning Petition No. 2017-103

1. Site Development Data Table

Site Area: +/- 0.769 acres
Tax Parcel: 123-041-12
Existing Zoning: I-2
Proposed Zoning: TOD-M(O)
Existing Use: Commercial uses
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted below in Section 3).

Maximum Gross Square Feet of Development: Up to 14,381 (equal to the existing square footage) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in Section 3 below.

Maximum Building Height: As allowed by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision below.

1. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Asana Partners, LP ("Petitioner") to accommodate the reuse of the existing buildings located on Camden Road with non-residential uses allowed by the TOD-M zoning district and the Optional Provisions below on an approximately .796 acre site located at 1519, 1521, 1531 and 1537 Camden Road (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 TOD-MO zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations.** The depictions of the building and parking envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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/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. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on 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 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 Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Optional Provisions:

The following optional provisions shall apply to the Site:

a. To allow 15 on-site parking spaces to meet the minimum parking requirements of the TOD-M zoning district for the allowed uses.

b. To not require additional parking spaces when change of uses occur that require new or additional parking EDEE/ restaurant square footage including outdoor dining for EDEE's/restaurants is constructed on the Site. A minimum of 15 on-site parking spaces will be provided.

c. To allow existing and new parking spaces located on the Site to be screened from the adjoining public streets and from the rail trail with a green screen.

d. To allow new and existing parking to not meet the required setback as generally depicted on the Rezoning Plan. A 10 foot setback will be provided along Camden Rd.

e. To allow portions a portion of one of the existing buildings to be removed to allow for additional parking spaces as generally depicted on the rezoning plan. The additional parking will be located next to the existing building and not between the building and Camden Road.

f. To allow more than 35% of the Camden Road street frontage to be occupied by parking spaces located to the side of the existing buildings.

g. To allow urban open space areas and outdoor dining areas to be constructed on the Site without having to meet the required setback along Camden Road. The proposed Urban Open space and outdoor dining areas will meet a minimum setback of 10 feet as measured from the existing back of curb of Camden Road.

h. To not require the installation of the required streetscape improvements along Camden Road when existing parking is removed to create Urban Open space and outdoor dining areas and when a portion of an one of the existing building buildings is removed to provide additional parking. The streetscape improvements generally depicted on the Rezoning Plan will be provided along Camden Road.

i. To not require sidewalk connections between the existing buildings and the multi-use trail.

j. To allow building additions that do not meet the required setback along Camden Road. Any new buildings will provide a 10-foot setback from the existing back of curb of Camden Road.

k. i. To allow wall signs with up to 200 square feet of sign area of 10% of murals and art work to be placed on the building wall whichever is the least walls and not be considered signs.

If the existing building on the Site are demolished and the Site is redeveloped with new buildings, the new buildings will comply with the setback requirements of TOD-M zoning district.

Note: The optional provisions regarding signs are additions/modifications to the standards for signs in the TOD-M zoning district and are to be used with the remainder of TOD-M zoning district standards for signs not modified by these optional provisions.

3. Permitted Uses, Development Area Limitations:

a. The Site may be developed with up to with up to 14,381 (equal to the existing square footage) square feet of gross floor area of non-residential uses permitted by right and under prescribed conditions in the TOD-M Zoning district together with accessory uses as allowed in the TOD-M zoning district.

b. The allowed uses and the allowed square footage will be utilized within the existing buildings located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing buildings currently located on the Site need be preserved). Minor building additions will be allowed as long as the total allowed square footage is not exceed and the building additions occur within the building envelopes indicated on the Rezoning Plan.

c. A portion of the Site will be utilized as an improved urban open space area including outdoor seating area for the proposed tenants. This urban open space area may be utilized as seating and outdoor dining areas for the allowed uses on the Site as well as public open space. A minimum of 1,000 square feet of the improved Urban Open area will be set aside and open for use by the general public.

d. An accessory structure including a mobile food truck may be placed/constructed within the proposed Urban Open Space as generally depicted on the Rezoning Plan.

4. Access:

a. Access to the Site will be from Camden Road as generally depicted on the Rezoning Plan.

b. The Petitioner will improve the Site's side of the intersection of Camden Road and E. Park Avenue by constructing new curb and gutter to create a smaller radius and to create a bump out as generally depicted on the Rezoning Plan. This improvement will make the existing on-street parking along Camden Road into recessed on-street parking.

c. The Petitioner will reconstruct the existing curb ramp on the Site's side of the intersection of Camden Road and E. Park Avenue.

b. 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 Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

e. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

5. Streetscape, Landscaping Open Space and Screening:

a. Along Camden Road a 10 foot setback as measured from the existing back of curb will be provided as generally depicted on the Rezoning Plan.

b. As part of the redevelopment of the Site the Petitioner will provide the following streetscape improvements along the Site's frontage on Camden Road a 10 foot Sidewalk as generally depicted on the Rezoning Plan.

c. The proposed urban open space area on the Site will be improved with landscaping, lighting, seating and hardscape elements.

d. The Petitioner will improve the existing multi-use rail trail by adding an additional four (4) feet of sidewalk to the existing eight (8) foot rail trail for the majority of the Site's frontage on the existing multi-use rail trail as generally depicted on the Rezoning Plan. The Petitioner will not be required to reconstruct the existing multi-use rail trail.

6. Architectural Standards:

a. Non-residential uses with facades fronting on public streets shall include a minimum of 60% transparent glass between 2' and 10' on the first floor.

7. Parking and Maneuvering Restrictions:

a. As allowed by the Optional Provisions above the existing and new parking areas and maneuvering for parking located in the setbacks will be allowed.

8. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will meet the applicable Tree Ordinance requirements.

9. Lighting:

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.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 16 feet in height.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

