

Site Development Notes

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Charlotte Rescue Mission ("Petitioner") to accommodate the development of a restaurant and/or coffee shop on approximately a 1.37 acre site located along West First Street (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 below shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets 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 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.** The total number of principal buildings to be developed on the Site shall not exceed one (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 buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to, dumpster enclosures, storage buildings, and other structures associated with the primary use.

1A. Optional Provisions:

- a. The petitioner seeks to allow parking and maneuvering between the building and public streets.
b. The petitioner seeks to allow a detached ground mounted sign with thirty (30) square feet of copy area and up to six (6) feet high.
c. The petitioner seeks to allow the existing building to remain at a 4.6 feet setback along a portion of West First Street.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with EDEE Type 1 and Type 2 (Eating Drinking and Entertainment Establishment) uses as allowed in the MUDD-O zoning district, together with accessory uses allowed in the MUDD-O district.

3. Access and Transportation:

- a. Access to the Site will be from W. First Street in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along W. First Street and an eight (8) foot planting strip and an eight (8) foot sidewalk along Cedar Street as generally depicted on the Rezoning Petition.
c. The Petitioner will convey the proposed sidewalk maintenance easement (one (1) foot behind proposed sidewalk) along W. First Street and Cedar Street to the City of Charlotte prior to the issuance of the first certificate of occupancy for the Site.
d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
e. The alignment of the internal vehicular circulation may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
f. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

4. Architectural Standards:

- a. Existing building height is 30 feet but may be increased to a maximum height of 50 feet for a rooftop terrace or similar structure.
b. Dumpster and/or recycling areas are provided and will be enclosed by a solid wall or fence with one side being a gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of the dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of no less than 14 feet as measured from future back of curb of recessed on-street parking shall be provided along West First Street as generally depicted on the Rezoning Plan.
b. A setback of no less than 16 feet as measured from existing back of curb shall be provided along Cedar Street as generally depicted on the Rezoning Plan.
c. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of West First Street and Cedar Street, but may be located within the setback behind the proposed sidewalk.
d. Location of trees shown on the plan may be adjusted to accommodate site layout changes, utilities, etc.
e. Parking shall be screened with plant material within a planting strip adjacent to West First Street and with a "pierced" masonry wall, 48" in height adjacent to Cedar Street.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The Site will comply with the Tree Ordinance.

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative low voltage lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site will be limited to 30 feet in height.
c. Decorative pedestrian scale lights may be provided along the internal private drives.
d. Architectural lighting on building facades, such as, but not limited to sconces will be permitted.

8. Signage:

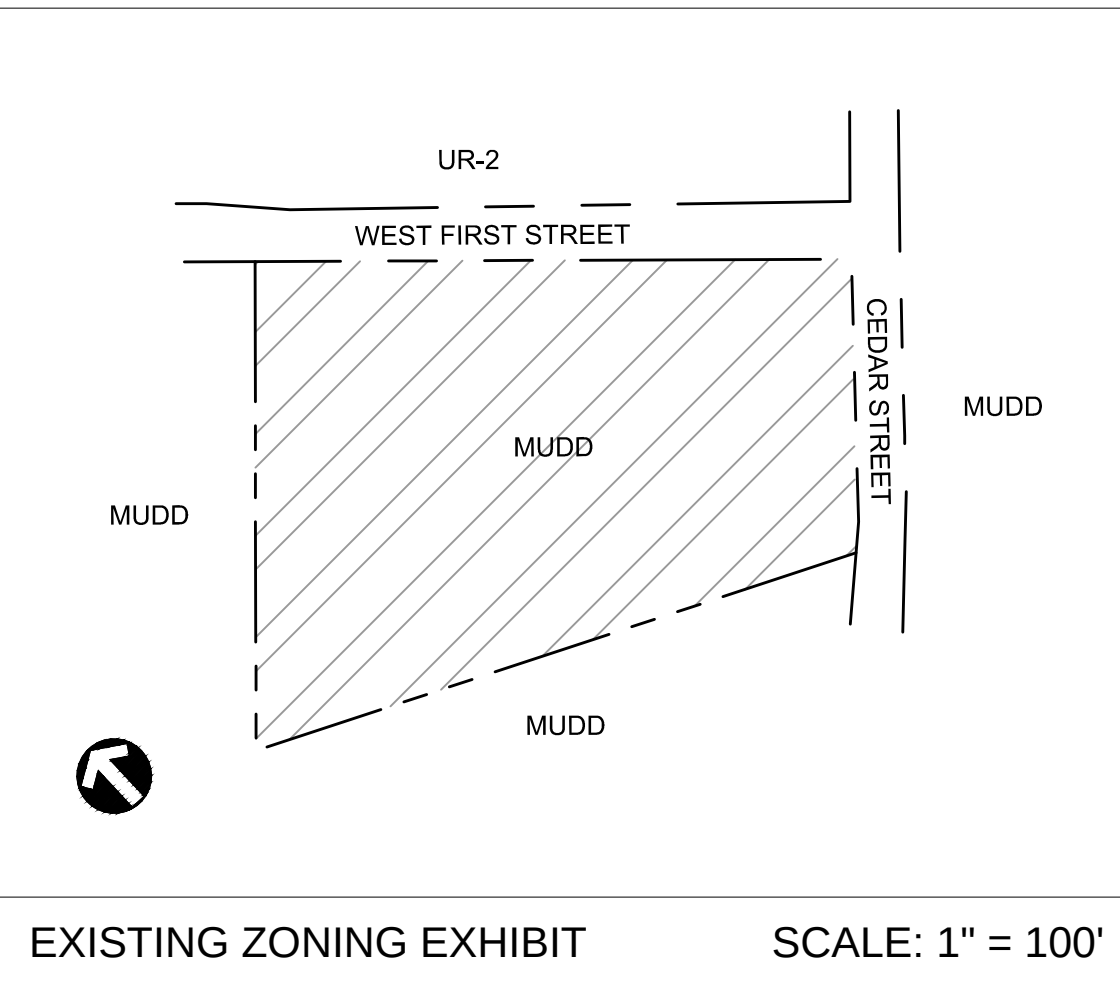
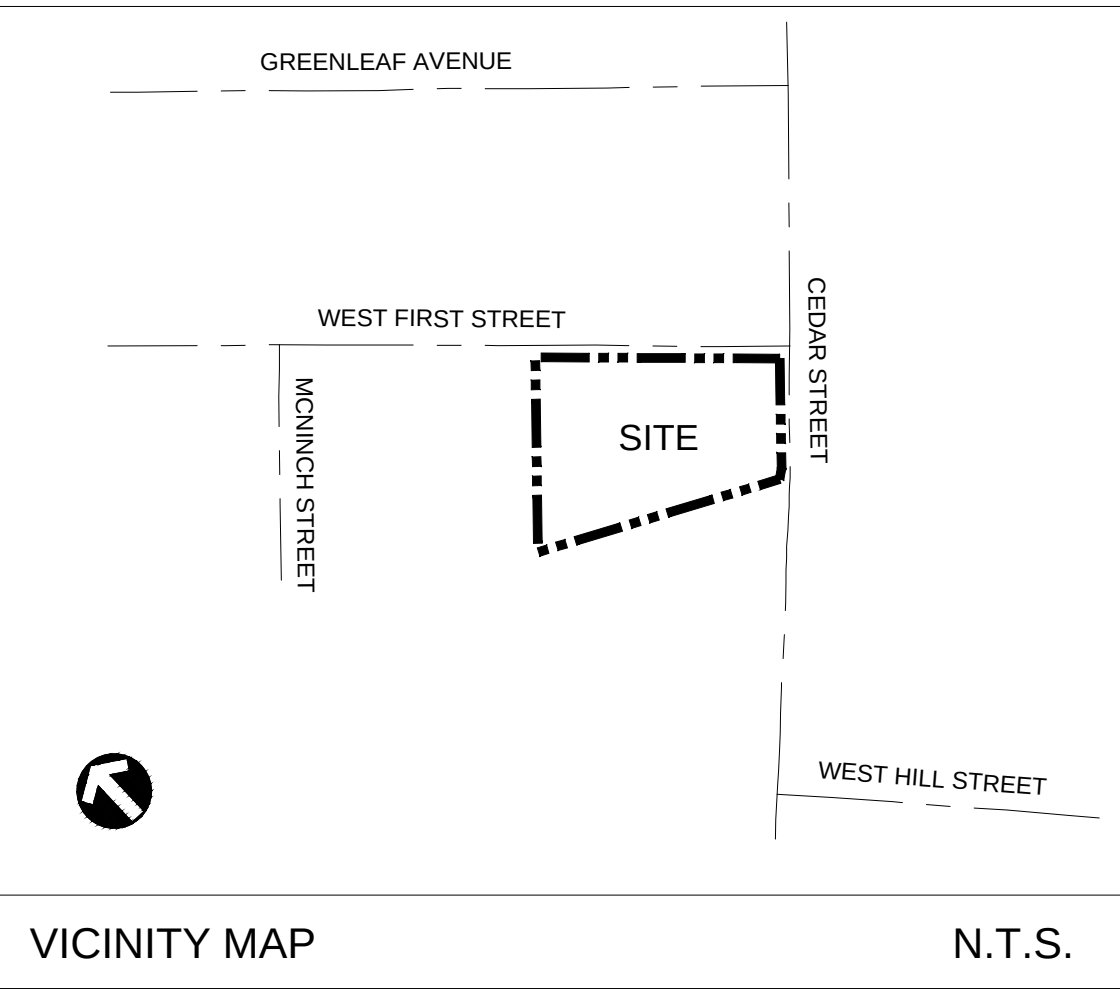
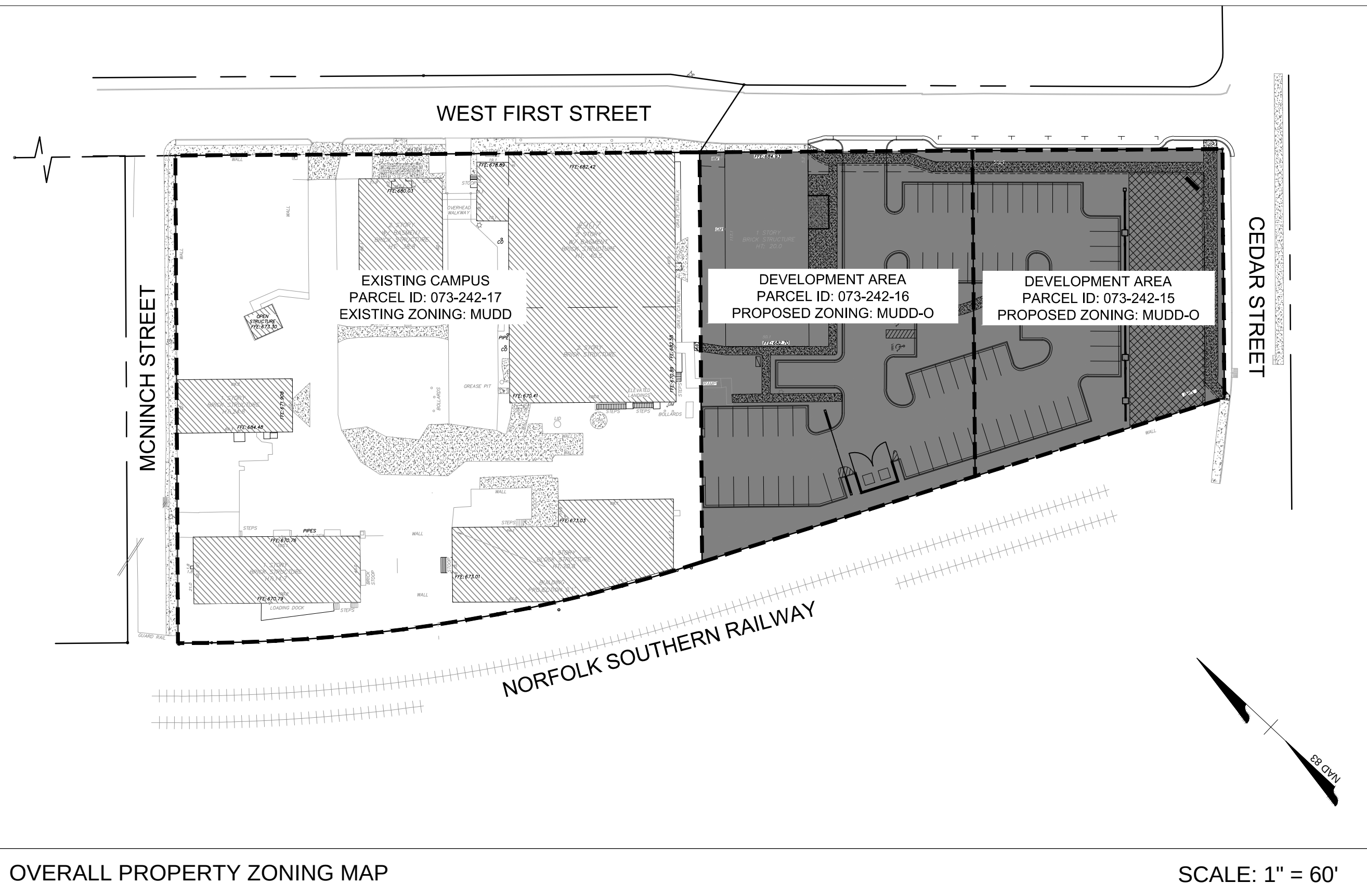
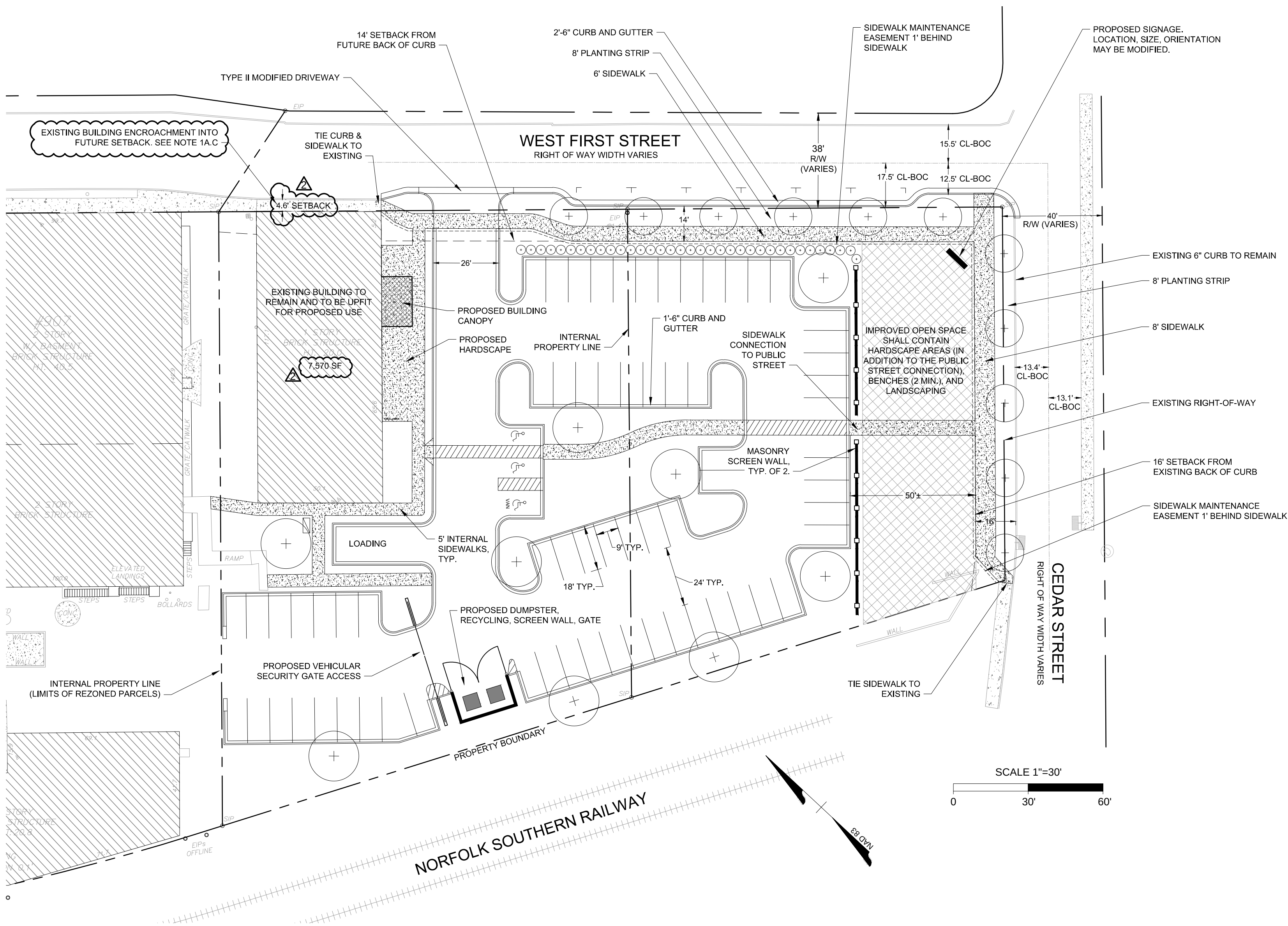
- a. As allowed by the MUDD-O zoning per the Optional Provision.

9. Amendments to the Rezoning Plan:

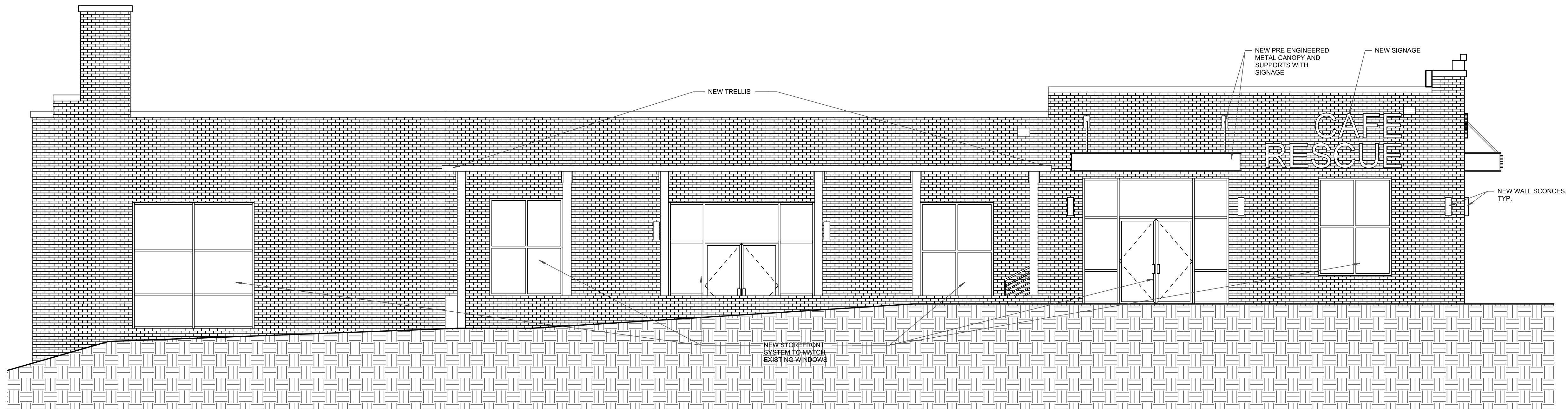
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

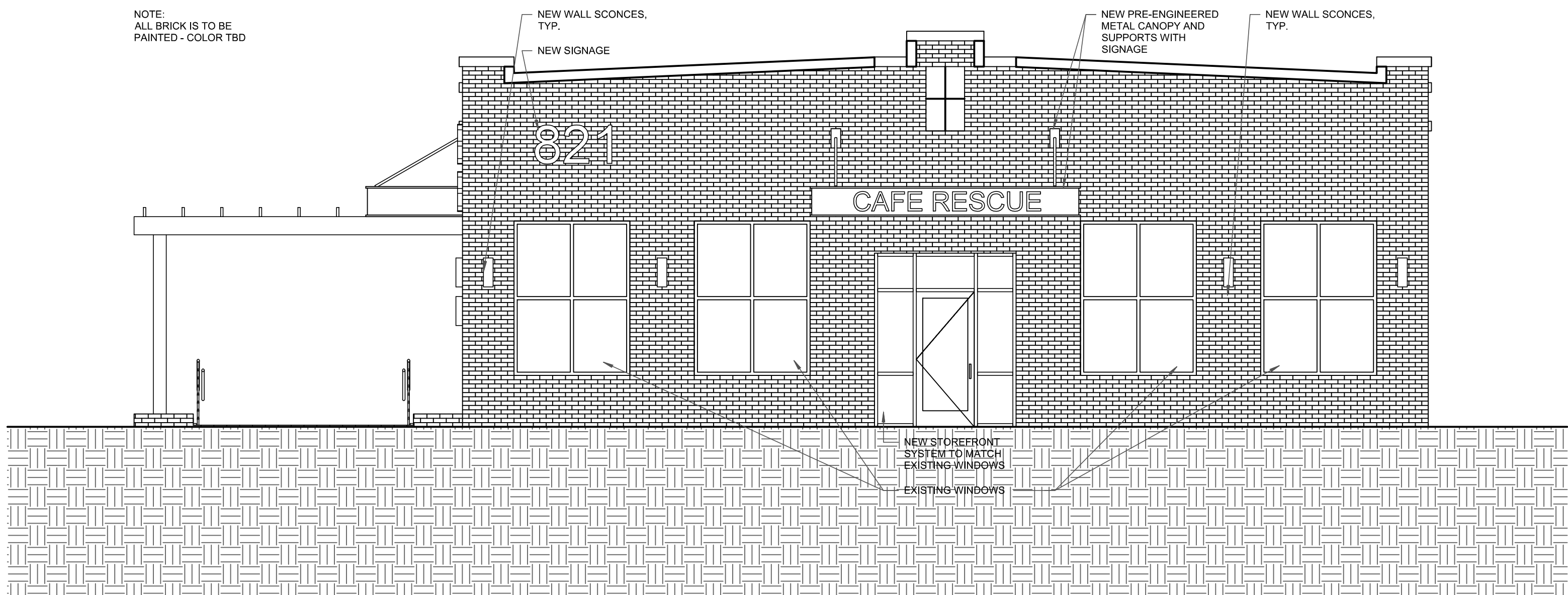
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their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



REZONING SUMMARY	
PETITIONER:	CHARLOTTE RESCUE MISSION 907 WEST FIRST STREET CHARLOTTE, NORTH CAROLINA 28202
PROPERTY OWNER:	CHARLOTTE RESCUE MISSION 907 WEST FIRST STREET CHARLOTTE, NORTH CAROLINA 28202
REZONING SITE AREA:	1.37± AC.
TAX PARCEL NUMBERS:	073-242-15, 073-242-16
EXISTING ZONING:	MUDD (MIXED USE DEVELOPMENT DISTRICT)
PROPOSED ZONING:	MUDD-O (MIXED USE DEVELOPMENT DISTRICT - OPTIONAL)
EXISTING USE:	VACANT LAND AND STRUCTURES
PROPOSED USE:	EDEE TYPE 1 AND TYPE 2 (EATING DRINKING AND ENTERTAINMENT ESTABLISHMENT) WITH ASSOCIATED STRUCTURES AND PARKING
MAXIMUM BUILDING HEIGHT:	AS ALLOWED BY ORDINANCE
MINIMUM SETBACK:	14' FROM FUTURE BACK OF CURB - W. FIRST ST. 16' FROM EXISTING BACK OF CURB - CEDAR ST.
REQUIRED PARKING:	1 SPACE PER 600 SF (MIN.)
FLOOR AREA RATIO:	AS ALLOWED IN THE MUDD-O DISTRICT
YARDS:	NONE REQUIRED
BUFFERS:	NONE REQUIRED



EAST SIDE ELEVATION (CEDAR STREET)



NORTH SIDE ELEVATION (WEST FIRST STREET)

THIS DRAWING PREPARED AT THE
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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

CHARLOTTE RESCUE MISSION

CHARLOTTE, NORTH CAROLINA

BUILDING ELEVATIONS

JOB NO.
39900

SHEET NO.
RZ 2.0

REVISION DESCRIPTION

DATE

DRAWN BY
A. DALE

DESIGNED BY
J. HORTON

CHECKED BY
C. TODD

SCALE
NOT TO SCALE

REZONING PETITION #: 2017- 106