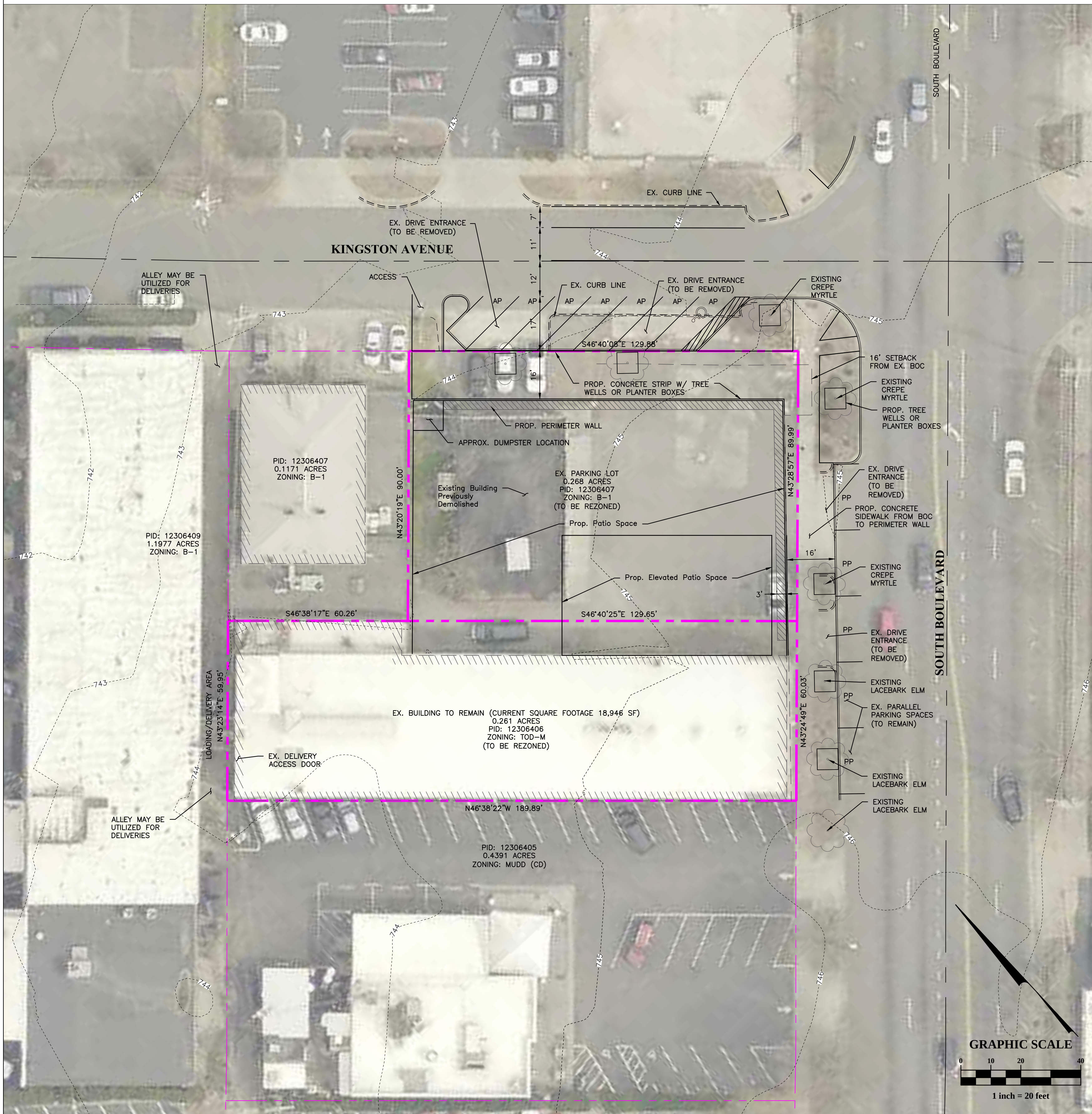
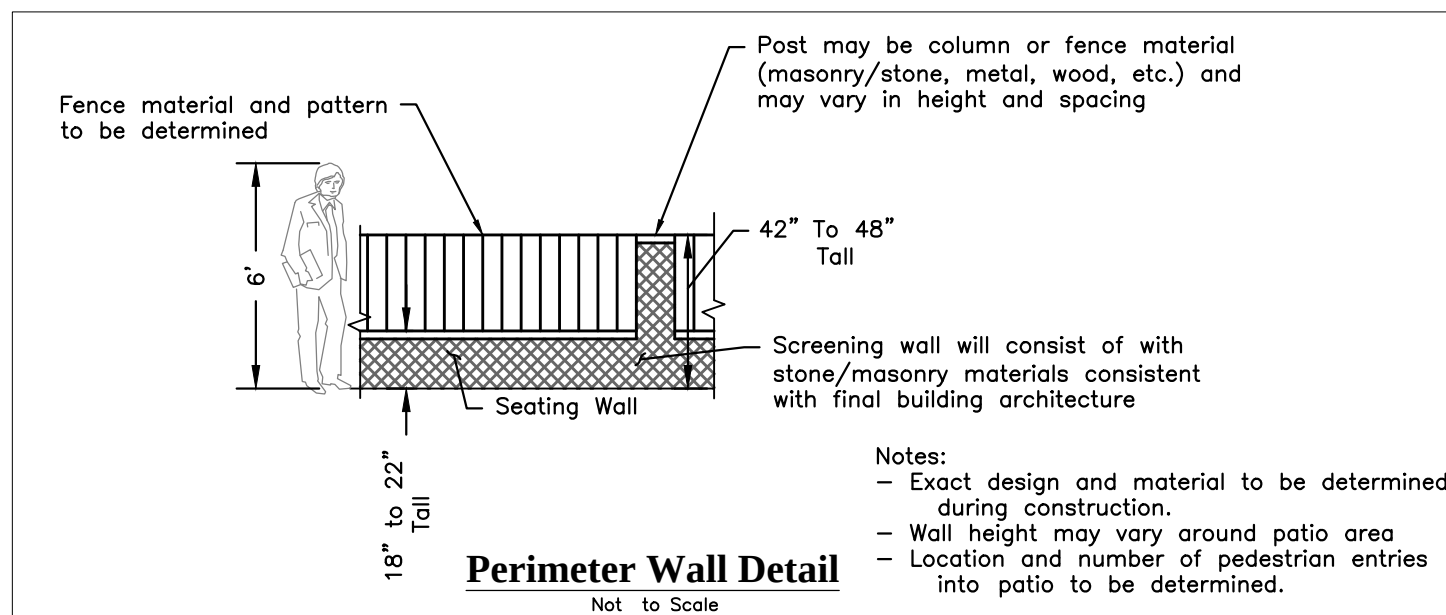


J:\2017\8860_Dev\08\Sheet\Reznig\2017-12-20 - Updated Reznig Plan.dwg



Plan View
Scale: 1" = 20'



1.) GENERAL PROVISIONS

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ABW Charlotte, LLC (the "Petitioner") to rezone property tax parcels 123-06-406 and 123-06-407 (the "Site") from the TOD-M and B-1 zoning districts to the TOD-M(O) zoning district.
- Development of the site will be controlled by the Rezoning Plan and by the standards 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 TOD-M zoning district shall govern all development taking place on the Site.
- Future amendments to the conditional site plan development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with 6.207 of the Ordinance.
- 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 term "Petitioner" 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.) PERMITTED USES

- Any permitted uses as prescribed under TOD-M as outlined in the Ordinance.

3.) OPTIONAL PROVISIONS

- Site will not be required to meet the minimum parking requirement for EDEE use within 800 feet of a single family zoning district.

4.) TRANSPORTATION

- The total number of ingress/egress points to the site from existing and proposed thoroughfares that about the Site shall be limited to the number shown on the Rezoning Plan. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and NCDOT.
- Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.
- A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning costs, submittal and liability insurance coverage requirements.
- Adequate sight triangles must be reserved at the proposed street entrances. Two 35'x35' and two 10'x70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances.
- If the Site is redeveloped and existing buildings are demolished in the future, the setback shall be measured from the future curbline of 42.5' from the centerline of South Boulevard to accommodate the long-term cross section envisioned by the South Boulevard-South Tryon Corridor Study.
- All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

5.) ARCHITECTURAL STANDARDS

- The repurposing of the existing building shall utilize the existing building materials and façade as much as possible with the new design. The exterior materials of the building will be maintained and extenuated and the existing brick façade, curved roof, and other building architectural lines will remain the same as much as possible.
 - Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 60% of that building's entire façade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
 - Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
- The selected materials and colors are designed to accentuate the natural tones of the site and to complement the surrounding landscape.
- The treatment of urban design and architectural elements such as fences, street walls, building entrances, canopies, and balconies will be designed in accordance with the South End Transit Station Area Plan.
- If a perimeter wall is provided, in the location as generally depicted on the Rezoning Plan, it shall be a maximum of four (4) feet tall and constructed of building materials that complement the principal structure and surrounding landscape.
- The "Patio Area" shall include amenities such as, but not limited to, seating areas, water features, stonework, fire pits, gardens, and/or landscaped areas.
- Dumpsters, if provided in the location as generally shown on the Rezoning Plan, shall be fully enclosed and screened from streets, pedestrian areas and the Patio Area with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk. If, however, a dumpster is not provided in this location, additional reverse-angled parking may be provided.

6.) STREETScape AND LANDSCAPING

- The Site is to be extensively landscaped with a goal of providing varying private areas with beautiful outdoor amenities that benefit both our customers and our neighbors. Please note that no outdoor amenities will be provided in tree save areas.
- Along Kingston Avenue an 8' wide sidewalk and an 8' wide hardscape area will abut the Patio Area, as generally depicted on the Rezoning Plan. Trees shall be provided in grates within the hardscape area.

7.) ENVIRONMENTAL FEATURES

- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustment may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8.) LIGHTING

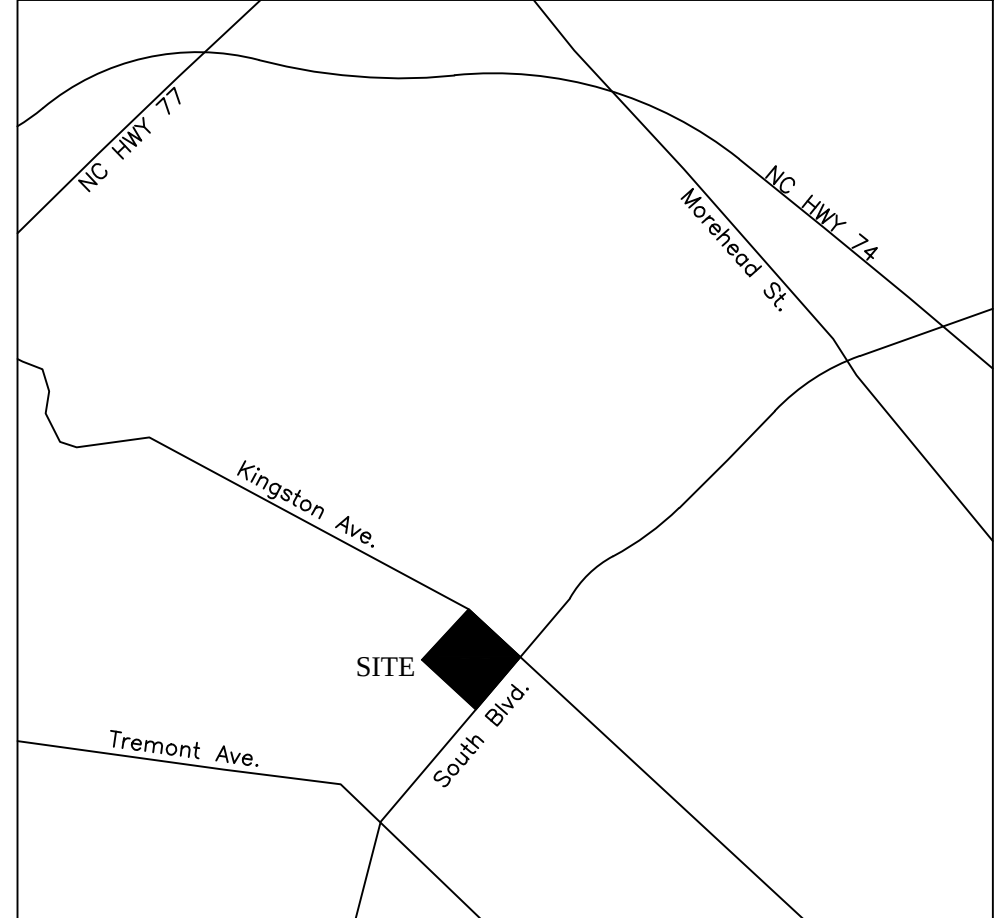
- All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut-off type fixtures downwardly directed. No "wall-pak" type lighting will be used but attached decorative lighting fixtures such as scones may be allowed. All outdoor lighting shall be located, screened or shielded in a manner as not to cause glare or impair the vision of motorists.

9.) PARKING

- Except as stated in the optional request in Section III.a above, parking will generally conform to the Ordinance for the TOD-M zoning district. Parking as shown along Kingston Avenue shall be reverse-angle parking.
- Final parking layout will be dependent on final CDOT approvals and may vary from this plan.

10.) SOLID WASTE MANAGEMENT PLAN

- The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waste Management Plan prior to initiating demolition and/or construction activities. Any solid waste containers shall be screened on three sides by a fence, wall or planting materials from the public view from public streets and any abutting properties.



Vicinity Map
Not To Scale

Development Data Table

a.) Site Acreage:	0.592Ac.
b.) Tax Parcels included in Rezoning:	PID: 123-06-406 PID: 123-06-407
c.) Existing Zoning:	PID: 123-06-406 = TOD-M PID: 123-06-407 = B-1
d.) Proposed Zoning:	TOD-M(O)
e.) Existing Building Square Footage:	18,946 SF - Two Floors & Basement
f.) Maximum Building Height:	50'
g.) Number of Parking Spaces:	5 Parallel Spaces 7 Angled Spaces 1 ADA Space

ABBREVIATIONS

PP	PARALLEL PARKING SPACE
ST	STANDARD PARKING SPACE
C	COMPACT PARKING SPACE
BC	BICYCLE PARKING SPACE
MC	MOTORCYCLE PARKING SPACE
AP	ANGLED PARKING SPACE
EX.	EXISTING
PROP.	PROPOSED
PID	PARCEL IDENTIFICATION NUMBER
SF	SQUARE FEET

Petition Number
2017-149

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
SEPTEMBER 20, 2017

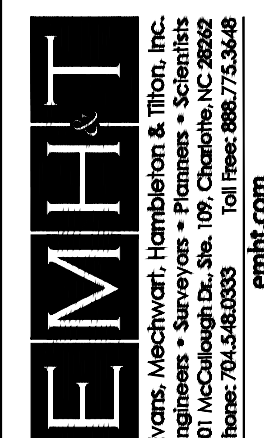
REVISIONS

MARK	DATE	DESCRIPTION
1	11/13/17	Addressed city comments per meeting 11/07/17
2	12/27/17	Addressed outstanding staff comments noted in public meeting 12/18/17
3	1/2/18	Addressed Building Square Footage Items

REDLINE I DESIGN GROUP

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

**SITE DEVELOPMENT
FOR
1708 SOUTH BOULEVARD CHARLOTTE, NC
REZONING PLAN**



DATE
September 20, 2017

SCALE
1" = 20'

JOB NO.
2017-0886

SHEET
RZ 1.0