

DEVELOPMENT DATA

TAX PARCEL	080-194-01	080-194-03	080-194-04	080-194-05	080-194-07*/080-194-16*	080-194-14	080-194-15
PARCEL ADDRESS	1224 CHARLOTTETOWNE	1218 CHARLOTTETOWNE AVE.	1212 CHARLOTTETOWN AVE.	1216 CHARLOTTETOWNE AVE	1425 ELIZABETH AVE.	1412 E 5TH STREET	1414 E 5TH STREET
SITE ACREAGE	0.149 AC	0.301 AC	0.111 AC	0.61 AC	0.429 AC	0.081 AC	0.079 AC
EXISTING ZONING	B-2	NS	B-2	NS	NS	O-2	O-2
PROPOSED ZONING	MUDD(O)						
EXISTING USE	OFFICE	VACANT	VACANT	VACANT	COMMERCIAL	COMMERCIAL	VACANT
PROPOSED USE	INSTITUTIONAL						
BUILDING AREA	306,000 SF MAXIMUM		306,000 SF MAXIMUM		306,000 SF MAXIMUM		
MAXIMUM BLDG. HEIGHT	MAX. 120 FEET PER BUILDING						
PROPOSED PARKING	AS REQUIRED BY THE ORDINANCE						
OPEN SPACE AMOUNT	1 SF / 100 SF						



VICINITY MAP

BSde
BULLA SMITH
 DESIGN ENGINEERING
 NC Certificate of Licensure C-3232
 1347 Harding Place Suite 201
 Charlotte, NC 28204
 ☎ 704.333.3122

A STANLEY D. LINDSEY AND ASSOCIATES, LTD. OFFICE

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Submitted Date: October 16, 2017
 Revision Dates:



CPCC Central
 Campus

Charlotte, NC

Rezoning Petition
 2017-??? For
 Public Hearing

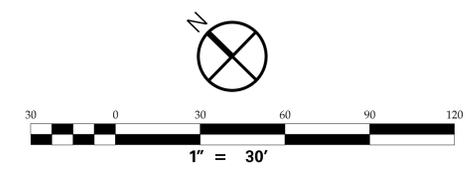
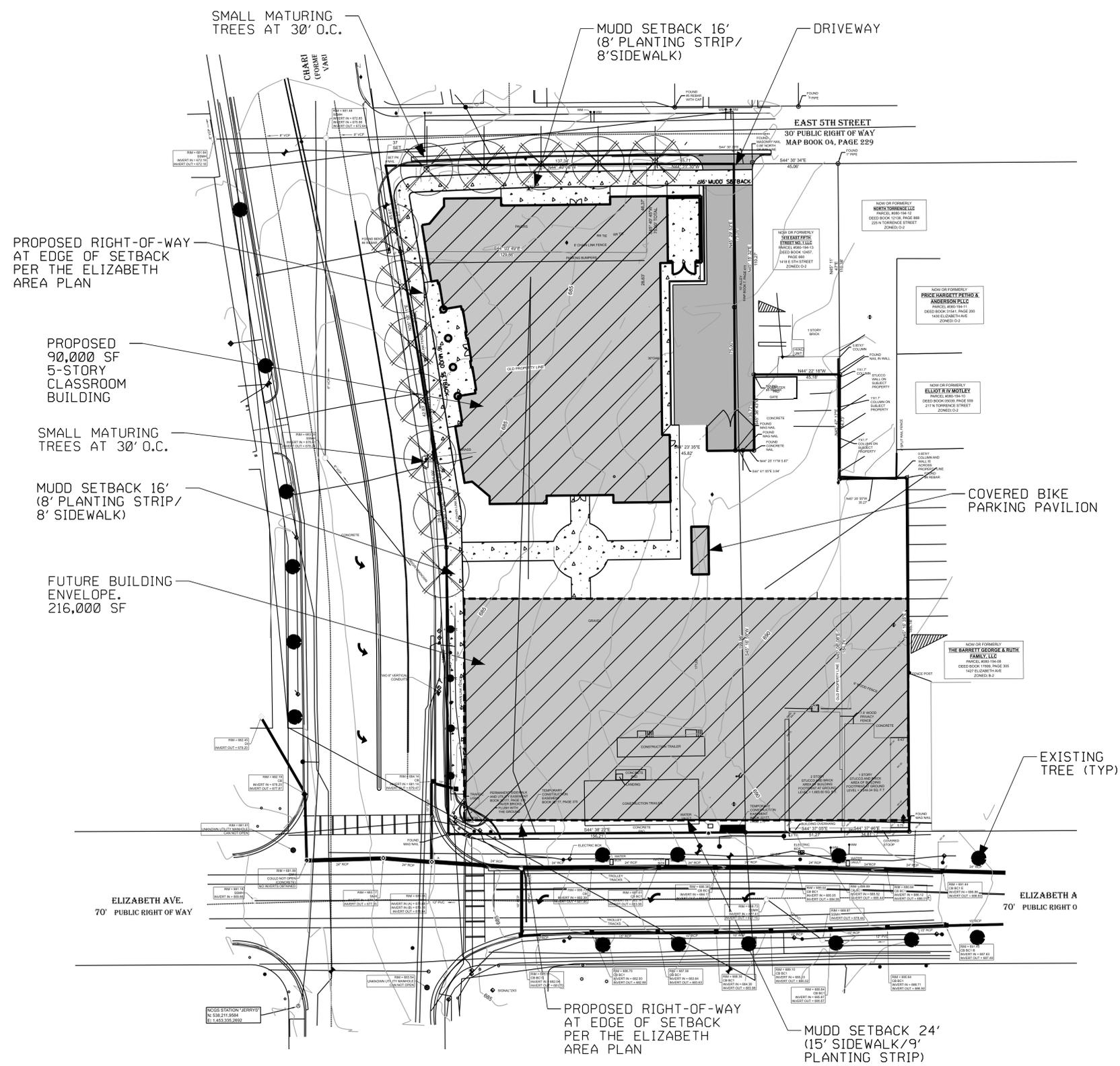
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 from Bulla Smith Design Engineering, P.A. a Stanley
 D. Lindsey and Assoc., Ltd. office.

Schematic
 Site Plan

RZ-1

16-OCT-2017 15:50

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1. SITE DEVELOPMENT DATA

SITE ACREAGE: +/-1.76 Acres
PARCEL ID NUMBERS: 080-194-01; 080-194-03; 080-194-04; 080-194-05
080-194-07; 080-194-14; 080-194-15; 080-194-16
EXISTING ZONING: B-2, NS, O-2
PROPOSED ZONING: MUDD (O)
EXISTING USE: OFFICES, COMMERCIAL AND VACANT
PROPOSED USE: COMMUNITY COLLEGE CAMPUS TO INCLUDE OFFICES,
LABS AND CLASSROOMS, PARKING AND OTHER
USES ALLOWED IN MUDD ZONING DISTRICTS.
NUMBER OF RESIDENTIAL UNITS: NA
SQ. FT. OF NON RESIDENTIAL UNITS NA
MAXIMUM BUILDING AREA: 306,000 SF
BUILDING HEIGHT: MAXIMUM 120 FEET PER BUILDING
MAXIMUM NUMBER OF BUILDINGS: TWO
PARKING REQUIRED: AS REQUIRED BY THE ORDINANCE
OPEN SPACE: COMBINED PARCEL 1 SF/100 SF

*GIS MAPPING DOES NOT RECOGNIZE TAX PARCEL 080-194-16 AND WE BELIEVE THAT THE PARCEL MAY BE CONSIDERED AS A PORTION OF TAX PARCEL * 080-194-07. HOWEVER, THE PROPERTY WAS CONVEYED TO CPCC BY DEED THAT REFERENCED 080-194-16 BY PARCEL NUMBER AND IT IS STILL IDENTIFIED AS A SEPERATE PARCEL PER MECKLENBURG COUNTY REAL ESTATE LOOK-UP SO WE HAVE LISTED TO ENSURE THAT THE ENTIRE SITE IS INCLUDED.

2. GENERAL PROVISIONS:

a. These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College ("Petitioner" or "Owner") to accommodate the future development of an approximately 1.76 acre site consisting of four eight (8) parcels located in the block bounded by Charlottetown Avenue, Elizabeth Avenue, N. Torrence Street and East 5th Street in Charlotte, North Carolina, and which is more particularly depicted on the enclosed Site Plan (the "Site").

b. Petitioner desires to rezone the Site to a zoning classification compatible with its existing Central Campus to allow for seamless expansion of the Existing Campus and harmonious development of the Site.

c. Proposed plans currently call for the development of a +/- 90,000 sf classroom building ("Building One") at the corner of Charlottetown Avenue and E. 5th Street, on all or portions of parcels 080-194-01 and 080-194-03, along with accessory uses such as a building to house tool and equipment behind Building One and a service court on all or portions of 080-194-14 and 080-194-15 as generally depicted on the Site Plan. Urban green space as required by the Ordinance for Building One will be situated on all or portion of parcel 080-194-04 with future outdoor accessory structure such as gazebo or bike pavillion proposed in connection with the construction of Building Two. Proposed development of parcels 080-194-05 and 080-194-07 & 16 to include a maximum 216,000 SF classroom or other institutional use ("Building Two") and an expansion of the service court to be shared by both buildings. In the interim, parcel 080-194-05 will be used as construction laydown area. Following use as laydown area, property will be used as open space. Post construction of Building One, parcel 080-194-05 shall be transformed into a park area until such time as funding is secured for the construction of Building Two. The buildings and parking located on parcels 080-194-07 & 16 along Elizabeth Avenue will continue as current use until demolition and construction of Building Two. Petitioner reserves the right to alter the size and use of the proposed buildings so long as the proposed uses meet the conditions of MUDD subject to the conditions set forth in this Rezoning Petition.

d. These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".

e. The development of this Site will be governed by the Rezoning Petition, the Site Plan, and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").

f. Alterations to the Conditional Plan are subject to Section 6.207 Alternations to Approval of the Ordinance.

3. OPTIONAL PROVISIONS

a. The MUDD (O) is provided herein to permit existing uses on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the foregoing use provision.

b. The MUDD (O) is provided herein to permit existing parking and/or loading conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

c. The MUDD (O) is provided herein to permit existing bicycle parking conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the bicycle parking provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

d. The MUDD (O) is provided herein to permit existing development conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

e. New building construction on the Site shall comply with all applicable requirements and regulations of the MUDD zoning district, subject to the conditions set forth in this Rezoning Petition. The MUDD (O) is provided herein to permit existing development conditions on the Site to remain until new building construction commences at a particular, individual building on the Site, at which time said new building construction shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

f. Alterations and renovations to existing structures which do not require the removal of the structure and which do not otherwise comply with all applicable provisions of the MUDD district shall be permitted to undergo said alterations and renovations without compliance to those provisions of the MUDD district which said structure does not currently comply with. In any event, existing buildings which are renovated shall not increase in non-conformance through such renovations (for example: eliminating existing windows at street level).

g. The MUDD (O) is provided here to permit flexibility from the MUDD district streetscape design requirements (for example: the location of existing sidewalks, street trees, landscaping areas, etc.) as there may be instances when the established streetscape design shall remain "as is" or may be modified (for example, allow sidewalks to meander to protect existing trees) without strict adherence to the required streetscape design. Such optional design shall be jointly and respectively determined by the petitioner and the staff of the Charlotte-Mecklenburg Planning Commission on the basis of assessing the overall practicality of implementing the required streetscape design versus such factors as the locations and maturity of present trees and landscaping, the location and width of present sidewalks, the existence of other trees and landscaping which pose as an interference, the location of present and future buildings, whether or not pedestrian benefits are significantly enhanced, and other similar considerations which would have a practical bearing on the implementation of required streetscape designs or not.

h. The MUDD (O) is provided herein to permit existing signage on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the signage provisions of the MUDD district subject to the conditions set forth in this Rezoning Petition.

i. The MUDD (O) is provided herein to permit existing lighting conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the lighting provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

4. PERMITTED USES

a. Any new development on the Site will be devoted to use as a Community College Campus, including, but not limited to, classrooms, labs, conference rooms or centers and offices, together with incidental and/or accessory uses associated therewith, that are permitted under the Ordinance by right or under prescribed conditions in the MUDD Zoning District.

5. TRANSPORTATION:

a. Along Elizabeth Avenue, Petitioner shall offer for dedication additional right of way, if any, to provide a fifteen foot (15') sidewalk and nine foot (9') planting strip. This offer of dedication shall be made prior to the issuance of a Certificate of Occupancy for Building Two.

b. Petitioner shall offer for dedication additional right-of-way along Charlottetown Avenue to allow for an eight foot (8') planting strip and eight foot (8') sidewalk. This offer of dedication shall be made prior to the issuance of a Certificate of Occupancy for Building Two.

c. Along East Fifth Street, Petitioner shall provide an eight foot (8') sidewalk and eight foot (8') planting strip (16' from back of existing curb), as generally depicted on the site plan.

d. Parking:

(1) Quantities and design of surface. New parking or loading areas developed on the Site shall comply with all applicable requirements and regulations of the MUDD zoning district. New bicycle parking spaces, long term and short term, developed on the Site shall be provided in accordance with the Ordinance.

e. Driveways:

(1) Access to the Site will be determined after orientation of the proposed buildings in relation to the adjacent rights of way is established; provided, however, each parcel shall have access along each right of way it abuts.

(2) Adequate sight triangles for any new development of the Site shall be reserved at the street entrance(s). All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distances at the entrance(s).

(3) If required by CDOT during the permitting process, Petitioner will conduct a traffic impact study to determine traffic impacts, and associated mitigations, if any, caused by the development of the site before a building permit is issued for any parcel covered under the current Rezoning Petition.

(4) Any existing/proposed driveway connections to 5th Street, Charlottetown Avenue and Elizabeth Avenue will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have access along each right of way a particular parcel abuts.

(5) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

(6) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.

(7) A Right of Way Encroachment Agreement is required for installation of any nonstandard 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 cost, submittal and liability insurance coverage requirements.

6. ARCHITECTURAL STANDARDS:

a. Building materials such as brick and cast stone elements and architectural styles for new building construction and/or renovations to existing buildings on the Site will harmonize with, and be comparable to, the materials and architectural styles of those buildings located on Petitioner's existing Central Campus (the "Existing Campus"). Exterior building materials for new building construction and/or renovations to existing buildings will not include vinyl or sheet metal siding.

7. STREETScape AND LANDSCAPING:

a. Subject to the conditions set forth herein, it is intended that each building site shall comply with required streetscapes as each new building is constructed.

b. Petitioner shall provide required streetscapes per the Charlotte Tree Ordinance.

8. ENVIRONMENTAL FEATURES

NA

9. PARKS, GREENWAYS AND OPEN SPACE

a. As described herin, prior to construction of Building Two, Petitioner shall construct an urban park as an iterim use on a portion of the Site.

b. In connection with construction of Building One, Petitioner shall provide an urban open space as generally depicted on the site plan.

10. FIRE LANE TREATMENT

NA

11. SIGNAGE

a. Any new signage on the Site shall be regulated by all applicable standards and requirements of the Ordinance, subject to the conditions set forth herein.

12. LIGHTING:

a. Subject to the conditions set forth herein, freestanding lighting will be limited to twenty five feet in height. All lighting to have full cut-off lighting fixtures.

b. Any new lighting on the Site shall be regulated by all applicable standards and requirements of the Ordinance and shall harmonize with and be comparable to the lighting located on the Existing Campus.

13. PHASING:

a. This development shall be phased in the manner as set forth hering.

AMENDMENTS TO REZONING PLAN:

Future amendments to this Conditional Plan, including these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

VESTING:

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. 160A-385.1, due to the nature of the redevelopment, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Conditional Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period

BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns, throughout these development conditions, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**BULLA SMITH
DESIGN ENGINEERING**

NC Certificate of Licensure C-3232
1347 Harding Place Suite 201
Charlotte, NC 28204
☎ 704.333.3122

A STANLEY D. LINDSEY AND ASSOCIATES, LTD. OFFICE

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Submittal Date: October 16, 2017
Revision Dates:



CPCC Central
Campus

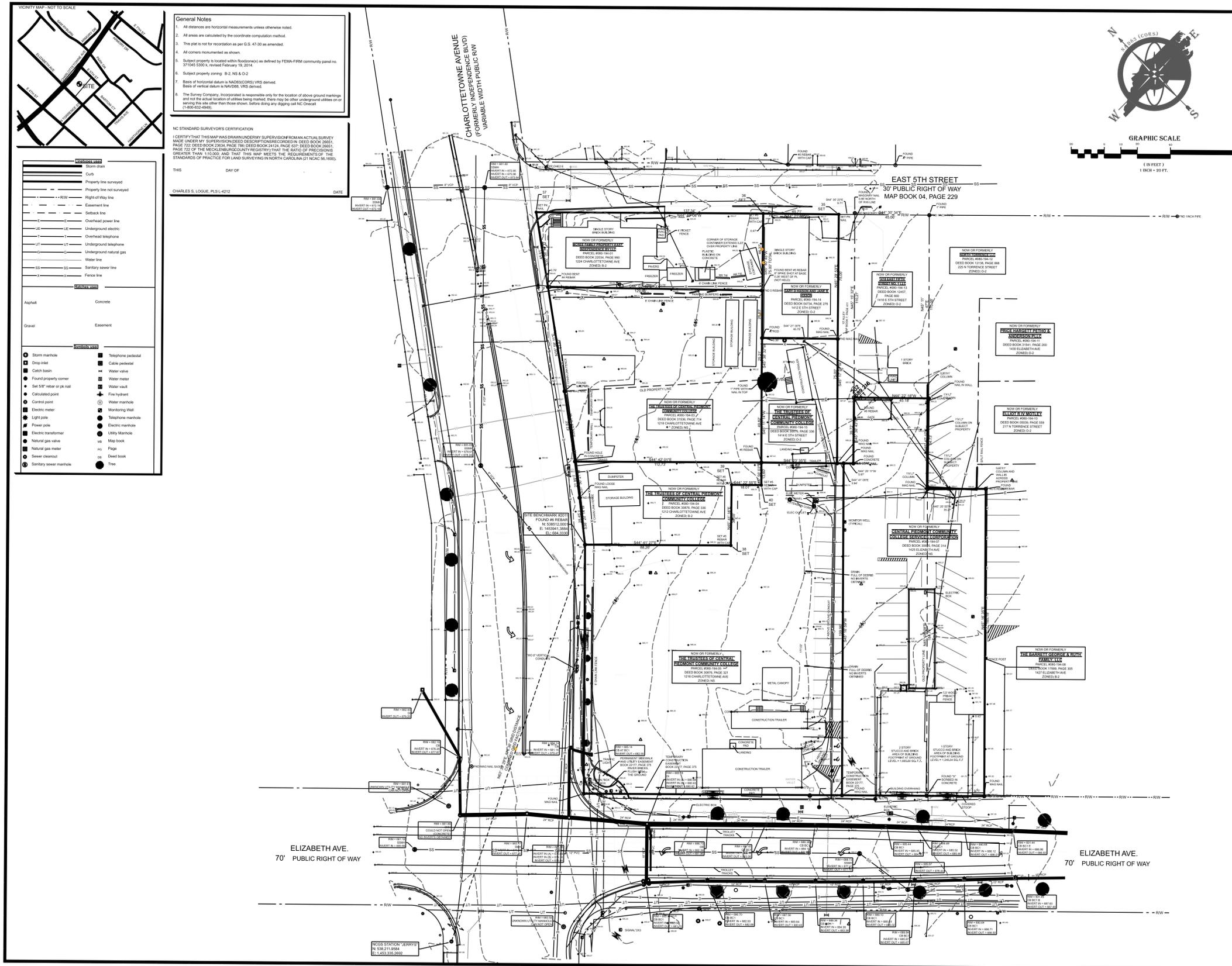
Charlotte, NC

Rezoning Petition
2017-??? For
Public Hearing

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Site
Development
Standards

RZ-2



General Notes

- All distances are horizontal measurements unless otherwise noted.
- All areas are calculated by the coordinate computation method.
- This plan is not for recordation as per G.S. 47-30 as amended.
- All corners monumented as shown.
- Subject property is located within (footprint) as defined by FEMA-FIRM community panel no. 37040 500A, issued February 19, 2014.
- Subject property zoning: B-2, NS & O-2
- Basis of horizontal datum is NAD83(CORS) VRS derived. Basis of vertical datum is NAD83 VRS derived.
- The Survey Company, Incorporated is responsible only for the location of above ground markings and not the actual location of utilities being marked. There may be other underground utilities on or along the site other than those shown. Before doing any digging call NC OneCall (1-800-632-4343).

NC STANDARD SURVEYORS CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DESCRIPTION OF THE SURVEY IS AS FOLLOWS: DEED BOOK 2661, PAGE 22; DEED BOOK 2634, PAGE 76; DEED BOOK 2412, PAGE 67; DEED BOOK 2661, PAGE 22; OF THE MECKLENBURG COUNTY REGISTRY THAT THE RATE OF PRECISION IS GREATER THAN 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 96.0020).

THIS DAY OF _____

CHARLES S. LOGUE, PLS. L-4212

Utility Lines	
—	Storm drain
—	Curb
—	Property line surveyed
—	Property line not surveyed
—	Right-of-way line
—	Easement line
—	Setback line
—	Overhead power line
—	Underground electric
—	Overhead telephone
—	Underground telephone
—	Underground natural gas
—	Water line
—	Sanitary sewer line
—	Fence line

Surface Lines	
—	Asphalt
—	Concrete
—	Gravel
—	Essement

Structural Lines	
—	Stairn marks
—	Drop inlet
—	Catch basin
—	Found property corner
—	Set 5/8" rebar or pk nail
—	Calculated point
—	Control point
—	Electric meter
—	Light pole
—	Power pole
—	Electric transformer
—	Natural gas valve
—	Natural gas meter
—	Sewer cleanout
—	Sanitary sewer manhole
—	Telephone pedestal
—	Cable pedestal
—	Water valve
—	Water meter
—	Water vault
—	Fire hydrant
—	Water manhole
—	Monitoring Well
—	Telephone manhole
—	Utility Manhole
—	Map book
—	Page
—	Deed book
—	Tree

THE SURVEY COMPANY, INC.
 4105-B STUART ANDERSON BLVD
 CHARLOTTE, NC 28217
 (704) 561-9970 (704) 561-9972 FAX
 WWW.SURVEYCO.COM
 NORTH CAROLINA FIRM # 10000
 REGISTRATION NUMBER: C-1716



BOUNDARY AND TOPOGRAPHIC SURVEY OF:
 PARCELS # 080-194-07, 080-194-05, 080-194-04,
 080-194-14, 080-194-03, 080-194-01, & 080-194-15
 LOCATED EAST OF CHARLOTTETOWNE AVE BETWEEN E 5TH ST AND ELIZABETH AVE
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY - NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION

Submitted Date: October 16, 2017
 Revision Dates:

CPCC
 CPCC Central Campus
 Charlotte, NC

REZONING PETITION 2017-??? FOR PUBLIC HEARING

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Existing Conditions

RZ-3

