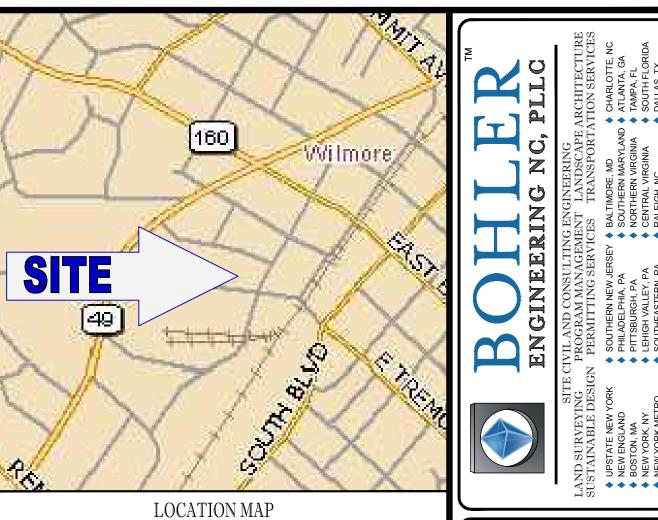


H:\2017\NCC172099\DRAWINGS\PLAN SETS\REZONING PLANS\NCC172099RZ0.DWG PRINTED BY: NFUSS 10.23.17 @ 9:03 AM LAST SAVED BY: NFUSS



LAND USE AND ZONING INFORMATION

APPLICANT: RAM REALTY ADVISORS
1930 CAMDEN ROAD SUITE 130
CHARLOTTE, NC 28203
CONTACT: RACHEL RUSSELL
PHONE: (571) 214-9325

1. OWNER: AP 1930 CAMDEN RD LLC 1616 CAMDEN RD SUITE 210 CHARLOTTE, NC 28203

2. PARCEL: APPROXIMATELY 0.36 AC, A PORTION OF PARCEL NO. 121-012-10 INTERSECTION OF HAWKINS STREET AND DOGGETT STREET CITY OF CHARLOTTE MECKLENBURG COUNTY, NC

PROPOSED: MULTIFAMILY AND RETAIL

3. ZONING: EXISTING: MUDD PROPOSED: MUDD-(O)

4. USES: EXISTING: VACANT

REVISIONS
REV DATE COMMENT BY



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

 PROJECT No.:
 NCC172099

 DRAWN BY:
 NF

 CHECKED BY:
 RH

 DATE:
 10/23/2017

 SCALE:
 1" = 20'

 CAD I.D.:
 RZ0

REZONING DOCUMENTS

FOR FOR RAM REALTY

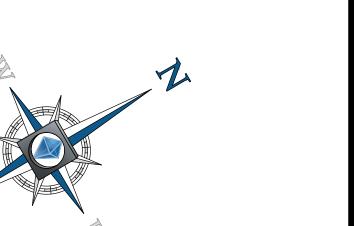
ADVISORS

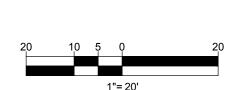
CONTION OF SITE

LOCATION OF SITE INTERSECTION OF HAWKINS STREET AND DOGGETT STREET CHARLOTTE, NC 28203



1927 S. TRYON STREET, SUITE 310 CHARLOTTE, NC 28203 Phone: (980) 272-3400 Fax: (980) 272-3401 NC@BohlerEng.com





SHEET TITL

TECHNICAL DATA SHEET

RZ-1

RAM REALTY ADVISORS DEVELOPMENT STANDARD

SITE DEVELOPMENT DATA:

--ACREAGE: ± .36 ACRES --TAX PARCEL #: PORTION OF 121-012-10

--EXISTING ZONING: MUDD --PROPOSED ZONING: MUDD-O

--PROPOSED ZONING: MUDD-O
--EXISTING USES: VACANT

--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW WHICH CONTROLS)

--MAXIMUM BUILDING HEIGHT: BUILDINGS THAT ARE PRIMARILY RESIDENTIAL BUILDINGS SHALL BE PER THE PROVISIONS OF

MUDD WITHIN THE ORDINANCE.
--PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION. PARKING MAY BE PROVIDED IN THE EXISTING ADJACENT PARKING DECK ON THE ADJACENT SITE.

--PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION. PARKING MAY BE PROVIDED IN THE EXISTING ADJACENT PARKING DECK ON THE ADJACENT SITE.

LOCATED AT 240 DOGGETT STREET (THE "SITE").

IT IS UNDERSTOOD THAT THE SITE IS CURRENTLY ZONED MUDD, AND THE PURPOSE OF THIS REZONING TO THE MUDD-O ZONING DISTRICT IS TO ALLOW DEVELOPMENT WITH A BUILDING (WITH OR WITHOUT MIXED USES) TO EXCEED A HEIGHT OF 120'

SITE LOCATION; PURPOSE OF REZONING. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PL

DOES NOT PREVENT DEVELOPMENT ON THE SITE FOR A BUILDING (S) OF 120' OR LESS; AND DEVELOPMENT OF A BUILDING OF 120' OR LESS; AND DEVELOPMENT OF A BUILDING OF 120' OR LESS; AND DEVELOPMENT OF A BUILDING OF 120' OR LESS; AND DEVELOPMENT OF THE ORDINANCE BUT NOT ANY ADDITIONAL STANDARDS OF THE ORDINANCE BUT NOT ANY ADDITIONAL STANDARD OF THE ORDINAL STANDARD OF THE ORDINAL STANDARD OF THE ORDINAL

c. **GRAPHICS AND ALTERATIONS/MODIFICATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT MAY BE DEVELOPMENT MAY BE DEVELOPED PER THE MUDD STANDARDS/REQUIREMENTS WITHOUT REGARD TO GRAPHIC DEPICTIONS SET FORTH. 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 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 AND THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY 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 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. NOTE THAT THE GRAPHIC DEPICTIONS SET FORTH ON THE REZONING PLAN ONLY APPLY TO BUILDINGS THAT ARE PRIMARILY RESIDENTIAL BUILDING OVER 120' IN HEIGHT. IF A PRIMARILY RESIDENTIAL BUILDING OVER 120' IN HEIGHT IS NOT CONSTRUCTED ON THE SITE, THE PROVISIONS OF MUDD WITHIN THE ORDINANCE SHALL APPLY WITHOUT REGARD TO THE GRAPHIC DEPICTIONS OR ADDITIONAL STANDARDS/RESTRICTIONS SUCH FORTH IN THIS REZONING PLAN.

d. GROSS FLOOR AREA. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA (AS DEFINED IN THE ORDINANCE) SHALL EXCLUDE STRUCTURED PARKING FACILITIES, ENCLOSED LOADING DOCK/SERVICE AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

e. **PERSONAL SERVICES.** PERSONAL SERVICE USES WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPA'S, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND ALIKE).

f. UNIFIED DEVELOPMENT. THE SITE TOGETHER WITH THE ADJACENT PARCEL UPON WHICH AN EXISTING PARKING DECK IS LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "ADJACENT SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE EXISTING IMPROVEMENTS ON THE ADJACENT SITE. AS SUCH, WITH RESPECT TO INTERNAL ORIENTATION AND RELATIONSHIP BETWEEN THE SITE AND THE ADJACENT SITE. AS SUCH, WITH RESPECT TO INTERNALLY BETWEEN IMPROVEMENTS, BUT ALL SUCH STANDARDS SHALL APPLY ALONG THE EXTERIOR BOUNDARY OF THE SITE AND THE ADJACENT SITE. THE PETITIONER AND/OR OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE (OTHER THAN THE COMMON BOUNDARY WITH THE ADJACENT SITE) SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH HEREIN AS TO THE SITE. IT IS FURTHER UNDERSTOOD THAT PARKING NEEDS OF THE SITE MAY BE ACCOMMODATED BY WAY OF THE PARKING FACILITY LOCATED ON THE ADJACENT SITE.

2. OPTIONAL PROVISIONS.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

a. MAXIMUM BUILDING HEIGHT WITHIN MUDD-O. TO ALLOW THE HEIGHT OF A RESIDENTIAL BASED BUILDING (WITH OR WITHOUT MIXED USES) CONSTRUCTED ON THE SITE TO EXCEED THE HEIGHT PROVISIONS AND THE ALLOWED 120 FOOT MAXIMUM BUILDING HEIGHT OF THE MUDD-O ZONING DISTRICT BY FORTY-FIVE FEET (45'), AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE BUILDING ALONG EACH OF HAWKINS STREET AND DOGGETT STREET AND PER SECTION 2.B. BELOW.

b. GROSS FLOOR AREA. TO ALLOW THE CLARIFICATION REGARDING THE TERM "GROSS FLOOR AREA" SET FORTH IN SECTION 1 ABOVE IN THE CONTEXT OF MAXIMUM DEVELOPMENT LEVELS TO BE USED AND APPLIED IN THE MANNER DESCRIBED BELOW IN SECTION 3.

c. <u>UNDERGROUND STORM WATER DETENTION/INTERCEPTOR FACILITIES.</u> TO ALLOW, TO THE EXTENT NEEDED FOR COMPLIANCE PURPOSES, STORM WATER/WATER QUALITY MANAGEMENT FACILITIES and SANITARY SEWER GREASE TRAP/INTERCEPTOR FACILITIES TO BE LOCATED UNDERGROUND WITHIN THE SETBACK.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

a. PERMITTED USES GENERALLY. THE SITE MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT.

b. <u>DEVELOPMENT AREA LIMITATIONS.</u> BUILDING(S) CONSTRUCTED IN EXCESS OF 120' IN HEIGHT SHALL BE LIMITED TO OFFICE, RETAIL, EDEE OR PERSONAL SERVICES USES. SUCH DEVELOPMENT MAY BE DEVELOPED IN ACCORDANCE WITH THE OPTIONAL PROVISIONS SET FORTH ABOVE. ALL USES AND DEVELOPMENT LEVELS PERMITTED PER THE PROVISIONS MUDD WITHIN THE ORDINANCE SHALL APPLY TO ALL BUILDINGS CONSTRUCTED ON THE SITE THAT ARE 120' OR LESS IN HEIGHT.

4. ACCESS:

a. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED.

5. STREETSCAPE, LANDSCAPING, OPEN SPACE AND SCREENING:

a. ALONG DOGGETT STREET AND HAWKINS STREET A 16' SETBACK AS MEASURED FROM THE EXISTING FUTURE BACK OF CURB SHALL BE PROVIDED AND THE EXISTING SIDEWALK AND PLANTING STRIP SHALL REMAIN.

b. THE ON-STREET PARKING AND OTHER STREETSCAPE CROSS-SECTION ITEMS ALONG DOGGETT STREET AND HAWKINS STREET SHALL REMAIN.

a. BUILDINGS CONSTRUCTED ON THE SITE WITH A MAXIMUM BUILDING HEIGHT OF 120' OR LESS SHALL ADHERE TO THE PROVISIONS OF THE ORDINANCE AND THE ADDITIONAL REQUIREMENTS/STANDARDS SET FORTH HEREIN SHALL NOT APPLY.

b. BUILDINGS CONSTRUCTED ON THE SITE WITH A MAXIMUM BUILDING HEIGHT GREATER THAN 120' SHALL ADHERE TO THE FOLLOWING ARCHITECTURAL STANDARDS:

i. THE BUILDING MAY BE CONSTRUCTED WITH SOME COMBINATION OF THE FOLLOWING MATERIALS: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, PRECAST CONCRETE, SYNTHETIC STONE, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS

ii. PRIMARY BUILDING ENTRANCES SHALL BE PROVIDED AT A MINIMUM OF EVERY 100'. ALL PRIMARY ENTRANCES SHALL INCLUDE AT LEAST 3 OF THE FOLLOWING:

i. DECORATIVE PEDESTRIAN LIGHTING;

i. ARCHITECTURAL DETAILS CARRIED TO UPPER STORIES;ii. COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES

iv. ARCHWAYS;

V. TRANSOM WINDOWS;

vi. TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; vii. COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES: OR

viii. DOUBLE DOORS.

iii. THE GROUND FLOOR SHALL BE TALLER THAN AND ARCHITECTURALLY DIFFERENT THAN UPPER FLOORS; THIS STANDARD WILL ONLY APPLY TO BUILDING WALLS LOCATED ALONG PUBLIC STREETS.

7. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

8. <u>LIGHTING</u>

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.

9. AMENDMENTS TO THE REZONING PLAN:

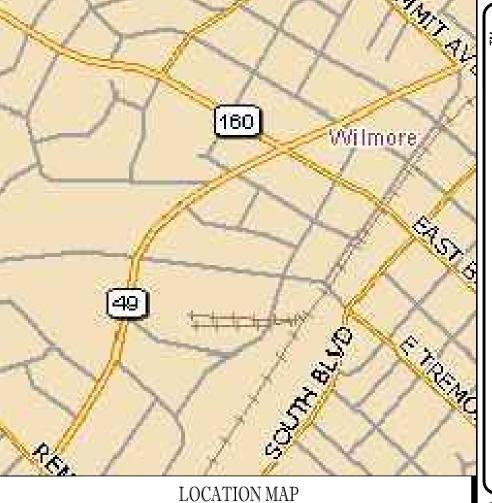
4. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE ORDINANCE. THE PROVISIONS OF THE ORDINANCE SHALL APPLY TO BUILDINGS.

CONSTRUCTED ON THE SITE THAT ARE 120' OR LESS IN HEIGHT.

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 HEREIN AND UNDER 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. THE PROVISIONS OF THE ORDINANCE SHALL APPLY TO BUILDINGS CONSTRUCTED ON THE SITE THAT ARE 120' OR LESS IN HEIGHT.



ENGINEE

SITE CIVIL AND CONSULTI

LAND SURVEYING

PROGRAM MANAGE
SUSTAINABLE DESIGN PERMITTING SERV

• UPSTATE NEW YORK

• NEW ENGLAND

• NEW TORK, NY

• NEW YORK, NY

• NEW YORK METRO

• NORTHERN NEW JERSEY

• NEW YORK METRO

• NORTHERN NEW JERSEY

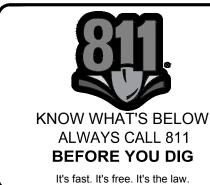
• NORTHERN NEW JERSEY

• REHOBOTH BEACH, DE

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REVISIONS

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REZONING DOCUMENTS

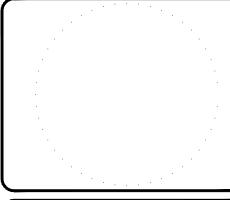
DOCUMENTS
FOR
DAM DEALTY

RAM REALTY
ADVISORS

LOCATION OF SITE INTERSECTION OF HAWKINS STREET AND DOGGETT STREET CHARLOTTE, NC 28203



27 S. TRYON STREET, SUITE 3
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HEET TITLE:

REZONING
DEVELOPMENT
STANDARDS

RZ=2