

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MYERS PARK UNITED METHODIST CHURCH (THE "PETITIONER") FOR AN APPROXIMATELY 4.615 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF PROVIDENCE ROAD AND QUEENS ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT

C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE

D. A RELIGIOUS INSTITUTION KNOWN AS MYERS PARK UNITED METHODIST CHURCH (THE "CHURCH") IS LOCATED ON THE SITE, AND THE PURPOSE OF THIS REZONING REQUEST IS TO ACCOMMODATE THE EXPANSION OF THE CHURCH'S FACILITIES. THE AREAS ON THE SITE ON WHICH NEW BUILDINGS AND/OR BUILDING ADDITIONS MAY BE CONSTRUCTED ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A-1, DEVELOPMENT AREA A-2, DEVELOPMENT AREA A-3, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND

E. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT,

F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE

A. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDING OR BUILDINGS LOCATED ON THE SITE AND THE REQUIRED SETBACK FROM QUEENS ROAD (AND EXISTING PARKING, VEHICULAR CIRCULATION, AND VEHICULAR MANEUVERING SPACE ON THE SITE MAY BE LOCATED BETWEEN A BUILDING OR BUILDING ADDITION LOCATED ON

B. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDING OR BUILDINGS LOCATED ON THE SITE AND THE REQUIRED

C. THE EXISTING SIDEWALKS, PLANTING STRIPS, STREET TREES AND STREETSCAPE LOCATED ALONG THE SITE'S PUBLIC STREET

DEVELOPMENT STANDARDS SET OUT IN SECTIONS 9.8506(2)(A) AND 9.8506(2)(H) OF THE ORDINANCE.

F. THE EXISTING GROUND MOUNTED MONUMENT SIGNS LOCATED ON THE SITE'S FRONTAGE ON QUEENS ROAD AND AT THE INTERSECTION OF QUEENS ROAD AND PROVIDENCE ROAD MAY REMAIN IN PLACE. REPLACEMENT GROUND MOUNTED MONUMENT

AREA OF (32) SQUARE FEET. ANY REPLACEMENT GROUND MOUNTED MONUMENT SIGN MAY BE LOCATED IN THE SETBACK. G.) THE OFF-STREET PARKING REQUIREMENT FOR THE SITE SHALL BE 1 PARKING SPACE PER 4 SEATS IN THE MAIN SANCTUARY OF THE

CHURCH. THE PARKING SPACES IN THE PETITIONER'S PARKING LOT LOCATED ACROSS QUEENS ROAD FROM THE SITE MAY BE UTILIZED

(I.) EXISTING NON-CONFORMING SIDEWALKS LOCATED ON AND WITHIN THE SITE MAY REMAIN.

A. THE SITE MAY ONLY BE DEVOTED TO A RELIGIOUS INSTITUTION AND ANY ACCESSORY, INCIDENTAL AND ANCILLARY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, A LARGE

CHILDCARE CENTER, CHURCH OFFICES AND OUTDOOR AND INDOOR RECREATIONAL USES. 3. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDING OR BUILDINGS TO BE LOCATED ON THE SITE SHALL BE 290,000 SQUARE FEET

D. THE SETBACK FROM PROVIDENCE ROAD SHALL BE(31) FEET AS MEASURED FROM THE EXISTING BACK OF CURBAS DEPICTED ON THE

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE

B. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A NEW WAITING PAD FOR THE EXISTING BUS STOP LOCATED ON THE SITE'S FRONTAGE ON PROVIDENCE ROAD, AND A NEW WAITING PAD FOR THE EXISTING BUS STOP LOCATED ON THE SITE'S FRONTAGE ON QUEENS ROAD. THESE NEW WAITING PADS SHALL BE LOCATED ENTIRELY WITHIN THE RIGHT OF WAY, AND THE PRECISE LOCATIONS OF THESE NEW WAITING PADS SHALL BE DETERMINED DURING THE PERMITTING PROCESS. THE NEW WAITING PADS SHALL BE CONSTRUCTED TO CATS DEVELOPMENT STANDARD 60.01B. PETITIONER'S OBLIGATION TO CONSTRUCT THESE NEW WAITING PADS SHALL BE SUBJECT O PEITIONER'S ABILITY TO OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE NEW WAITING PADS. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY BENCH OF SHELTER THAT MAY BE LOCATED ON THE NEW

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO QUEENS ROAD AND PROVIDENCE ROAD THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR THESE PUBLIC STREETS TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE EXISTING SIDEWALKS LOCATED ALONG THE SITE'S FRONTAGES ON THESE PUBLIC STREETS WHERE FEASIBLE AND TO THE EXTENT THAT SUCH A RIGHT OF WAY DOES NOT ALREADY EXIST. IF IT IS NOT FEASIBLE TO EXTEND THE RELEVANT RIGHTS OF WAY TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE EXISTING SIDEWALKS LOCATED ALONG THE SITE'S FRONTAGES ON QUEENS ROAD AND PROVIDENCE ROAD, THEN THE SIDEWALKS (OR PORTIONS

THE TRANSPORTATION IMPROVEMENTS SET OUT IN THIS SECTION 4 OF THE DEVELOPMENT STANDARDS SHALL BE APPROVED AND

## CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING OR NEW BUILDING

) ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON THE SITE SHALL BE DESIGNED IN A MANNER TO BE COMPATIBLE TO AND COMPLEMENTARY AND CONSISTENT WITH THE EXISTING BUILDINGS LOCATED ON THE SITE IN TERMS OF ARCHITECTURAL STYLE AND CHARACTER AND TYPES AND COLORS OF EXTERIOR BUILDING MATERIALS. THE EXISTING SANCTUARY BUILDING EXTERIOR MATERIALS ARE NATURAL STONE WITH CAST STONE DETAILS AND WATER TABLE. ANY NEW BUILDING OR NEW BUILDING ADDITION WILL

(2) ANY NEW BUILDING OR NEW BUILDING ADDITION SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL ADJACENT

(3) THE ELEVATIONS OF ANY NEW BUILDING OR NEW BUILDING ADDITION SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES, SUCH AS BUT NOT LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES ?

(4) THE ELEVATIONS OF ANY NEW BUILDING OR NEW BUILDING ADDITION SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIAL OR COLORS, AWNINGS,

THE MAXIMUM HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA A-1, DEVELOPMENT

THE MAXIMUM HEIGHT OF A NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED IN DEVELOPMENT AREA C SHALL BE 80 FEET.

(a) PURSUANT TO THE DEFINITION OF "HEIGHT" FOUND IN SECTION 2.201 OF THE ORDINANCE, ROOFTOP STRUCTURES OR HEAD HOUSES THAT COVER STAIRS OR ELEVATORS THAT PROVIDE ACCESS TO THE ROOF OR THAT COVER ANY MECHANICAL EQUIPMENT SHALL NOT BE INCLUDED OR CONSIDERED WHEN DETERMINING THE HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA C. OTHER EXCLUSIONS SET OUT IN THE DEFINITION OF "HEIGHT" SHALL ALSO BE APPLICABLE.

. THE MAXIMUM HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA D SHALL BE AS

(a) A MAXIMUM HEIGHT OF 35 FEET TO THE EAVE WHICH IS THE HEIGHT OF THE ADJACENT BUILDING EAVE.

THE PROVIDENCE ROAD FACING FACADE OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED IN DEVELOPMENT AREA SHALL INCLUDE A COMBINATION OF WINDOWS FOR A MINIMUM OF 40% ON THE FIRST FLOOR AND A MINIMUM OF 20% ON THE SECOND

FLOOR. THE PROVIDENCE ROAD FACING FACADE OF ANY FLOORS LOCATED ABOVE THE SECOND FLOOR SHALL HAVE A MINIMUM OF THE PROVIDENCE ROAD FACING FACADE OF ANY FLOOR LOCATED ABOVE THE SECOND FLOOR SHALL STEP BACK A MINIMUM OF 15 FE

THE FACADES OF THE FIRST FOUR FLOORS SHALL BE STONE MASONRY WITH CAST STONE DETAILS TO MATCH THE EXISTING

A. THE EXISTING SIDEWALKS, PLANTING STRIPS, STREET TREES AND STREETSCAPE LOCATED ALONG THE SITE'S PUBLIC STREET

A. ALL HEALTHY HARDWOODS LOCATED WITHIN THE SETBACK FROM THE PROPERTY LINE OF THE SITE ALONG THE QUEENS ROAD

THE EXISTING GROUND MOUNTED MONUMENT SIGNS LOCATED ON THE SITE'S FRONTAGE ON QUEENS ROAD AND AT THE INTERSECTION OF QUEENS ROAD AND PROVIDENCE ROAD MAY REMAIN IN PLACE. REPLACEMENT GROUND MOUNTED MONUMENT SIGNS MAY BE INSTALLED IN THE FUTURE AT THE OPTION OF THE PETITIONER IN THE GENERAL LOCATIONS OF THE EXISTING SIGNS, AND ANY SUCH REPLACEMENT GROUND MOUNTED MONUMENT SIGN SHALL HAVE A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 32

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, A MAXIMUM OF TWO DETACHED GROUND MOUNTED MONUMENT



ARCHITECTURE **MASTERPLANNING INTERIOR DESIGN** IMAGE DESIGN

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MYERS PARK UNITED METHODIST CHURCH

**REZONING PLAN** 

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REZONING

PLAN DRAWING NO.