

VICINITY MAP  
SCALE: NONE

DEVELOPMENT DATA TABLE	
PETITION NO.	2018-032
SITE ACREAGE	APPROXIMATELY 4.615 ACRES
TAX PARCEL NOS	153-071-01 & 153-071-03
EXISTING ZONING	O-2 (CD)
EXISTING USE	RELIGIOUS INSTITUTION
PROPOSED ZONING	MUDD-O
PROPOSED USE	RELIGIOUS INSTITUTION
EXISTING GROSS FLOOR AREA	154,974 SF
MAXIMUM GROSS FLOOR AREA	290,000 SF
PARKING	SEE THE DEVELOPMENT STANDARDS

### DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF SHEETS RZ1.00 AND RZ2.00) 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 REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 153-071-01 AND 153-071-03.

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 DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

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 SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

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 DEVELOPMENT AREA D. A NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA C WILL REQUIRE THE DEMOLITION OF THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA C.

E. 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 REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- OPTIONAL PROVISIONS**

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

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.

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

C. THE EXISTING SIDEWALKS, PLANTING STRIPS, STREET TREES AND STREETSCAPE LOCATED ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL REMAIN IN PLACE.

D. THE EXISTING BUILDING(S) AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT IN SECTIONS 9.8508(2)(A) AND 9.8508(2)(H) OF THE ORDINANCE.

E. NEW BUILDINGS AND/OR NEW BUILDING ADDITIONS CONSTRUCTED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE BUILDING REQUIREMENTS OF SECTION 9.8508(2)(H) OF THE ORDINANCE.

F. THE EXISTING PARKING LOT LOCATED ON THE SITE MAY REMAIN IN PLACE AND SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.

G. 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 SIGN SHALL HAVE A MAXIMUM HEIGHT OF FIVE FEET AND A MAXIMUM SIGN AREA OF 30 SQUARE FEET. ANY REPLACEMENT GROUND MOUNTED MONUMENT SIGN MAY BE LOCATED IN THE SETBACK.

H. 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 TO MEET THE OFF-STREET PARKING REQUIREMENT FOR THE SITE.

I. ONLY 1 OFF-STREET SERVICE/DELIVERY PARKING SPACE SHALL BE REQUIRED ON THE SITE.

J. EXISTING NON-CONFORMING SIDEWALKS LOCATED ON AND WITHIN THE SITE MAY REMAIN.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**

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 CHILD CARE CENTER, CHURCH OFFICES AND OUTDOOR AND INDOOR RECREATIONAL USES.

B. THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING OR BUILDINGS TO BE LOCATED ON THE SITE SHALL BE 290,000 SQUARE FEET.

C. THE SETBACK FROM QUEENS ROAD SHALL BE 30 FEET AS MEASURED FROM THE EXISTING RIGHT OF WAY AS DEPICTED ON THE REZONING PLAN.

D. THE SETBACK FROM PROVIDENCE ROAD SHALL BE 15 FEET AS MEASURED FROM THE EXISTING RIGHT OF WAY AS DEPICTED ON THE REZONING PLAN.
- TRANSPORTATION**

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

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 AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- ARCHITECTURAL AND DESIGN STANDARDS**

A. THE MAXIMUM HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA A-1, DEVELOPMENT AREA A-2 OR DEVELOPMENT AREA A-3 SHALL BE AS FOLLOWS:  
 (1) THE HEIGHT OF THE EAVE SHALL MATCH THE HEIGHT OF THE EAVE OF THE SANCTUARY BUILDING LOCATED IMMEDIATELY ADJACENT TO DEVELOPMENT AREA A-1, DEVELOPMENT AREA A-2 AND DEVELOPMENT AREA A-3 WHICH IS A HEIGHT OF 36 FEET.  
 (2) A MAXIMUM HEIGHT OF 80 FEET TO THE PEAK OF A SLOPED ROOF (WHICH IS THE HEIGHT OF THE SANCTUARY RIDGE)

B. THE MAXIMUM HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA B SHALL BE AS FOLLOWS:  
 (1) A MAXIMUM HEIGHT OF 20 FEET TO THE EAVE.  
 (2) A MAXIMUM HEIGHT OF 24 FEET TO THE PEAK OF A SLOPED ROOF.

C. WITH RESPECT TO A NEW BUILDING OR BUILDING ADDITION LOCATED IN DEVELOPMENT AREA C, IT SHALL HAVE A MAXIMUM HEIGHT OF 80 FEET, THE SANCTUARY TOWER IS 81 FEET.

D. 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.

E. FACADES FRONTING PROVIDENCE ROAD SHALL INCLUDE A COMBINATION OF WINDOWS FOR A MINIMUM OF 40% ON THE FIRST FLOOR AND 20% ON THE SECOND FLOOR. BUILDINGS WILL THEN STEP BACK 15 FEET AND THE UPPER THREE FLOORS WILL HAVE 11% OPENINGS.  
 THE FACADES OF THE FIRST FOUR FLOORS SHALL BE STONE MASONRY WITH CAST STONE DETAILS TO MATCH THE EXISTING SANCTUARY. THE FIFTH FLOOR SHALL BE CAST STONE TO MATCH THE TOWER OR STONE TO MATCH THE REST OF THE FACADE.

D. THE MAXIMUM HEIGHT OF ANY NEW BUILDING OR NEW BUILDING ADDITION CONSTRUCTED ON DEVELOPMENT AREA D SHALL BE AS FOLLOWS:  
 (1) A MAXIMUM HEIGHT OF 35 FEET TO THE EAVE (WHICH IS THE HEIGHT OF THE ADJACENT BUILDING EAVE)  
 (2) A MAXIMUM HEIGHT OF 53 FEET TO THE PEAK OF A SLOPED ROOF (WHICH IS THE HEIGHT OF THE ADJACENT BUILDING RIDGE)

E. 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 BUILDINGS WILL MATCH THOSE MATERIALS AND DETAILS WHICH ARE GOTHIC AND TUDOR DETAILS.  
 BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.  
 BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, METALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.  
 BUILDING ELEVATIONS 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, FILASTERES, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
- STREETSCAPE AND LANDSCAPING**

A. THE EXISTING SIDEWALKS, PLANTING STRIPS, STREET TREES AND STREETSCAPE LOCATED ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL REMAIN IN PLACE.
- ENVIRONMENTAL FEATURES**

A. ALL HEALTHY HARDWOODS LOCATED WITHIN THE 30 FOOT SETBACK ALONG THE QUEENS ROAD FRONTAGE SHALL BE MAINTAINED AND PROTECTED.
- SIGNS**

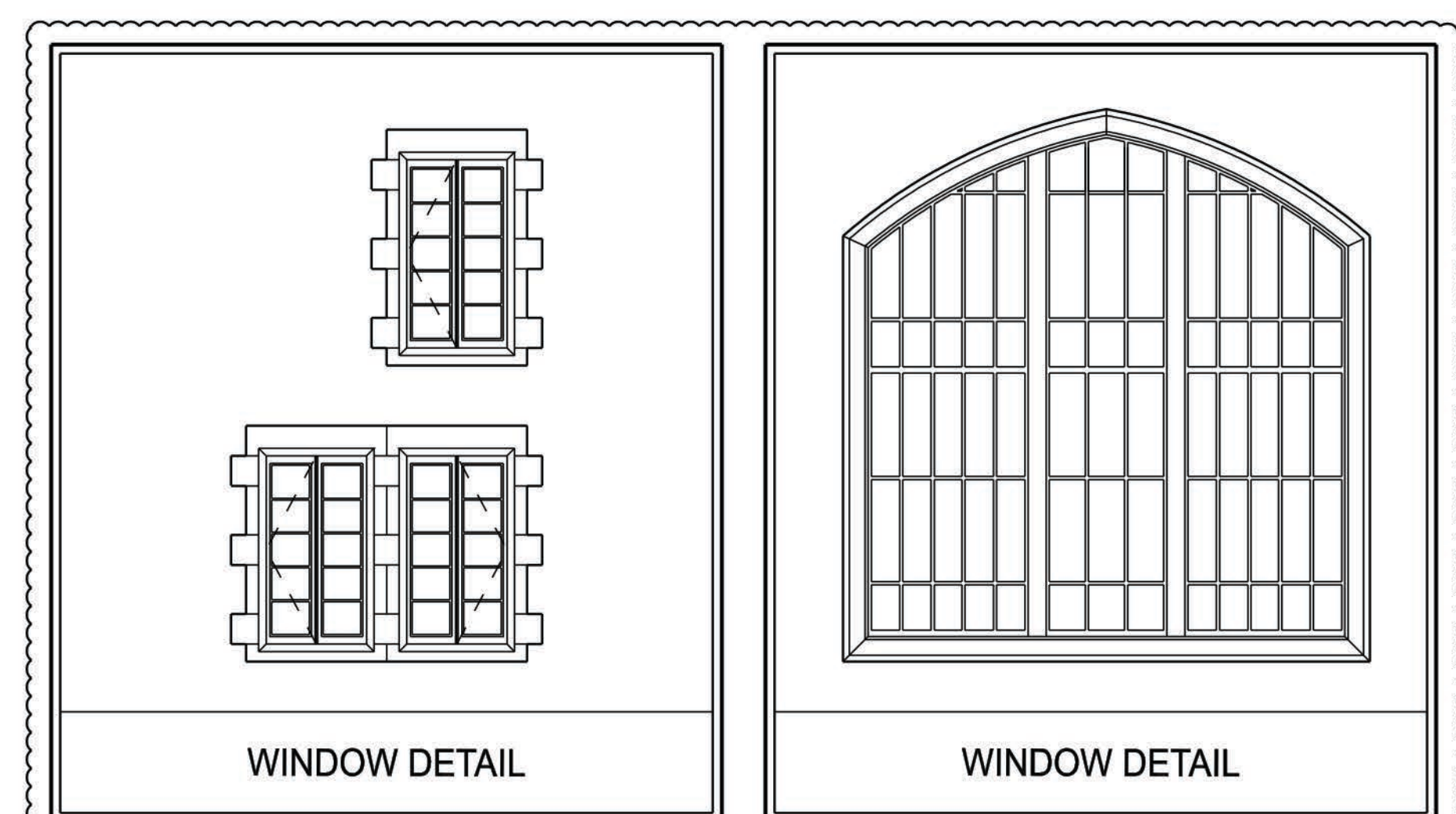
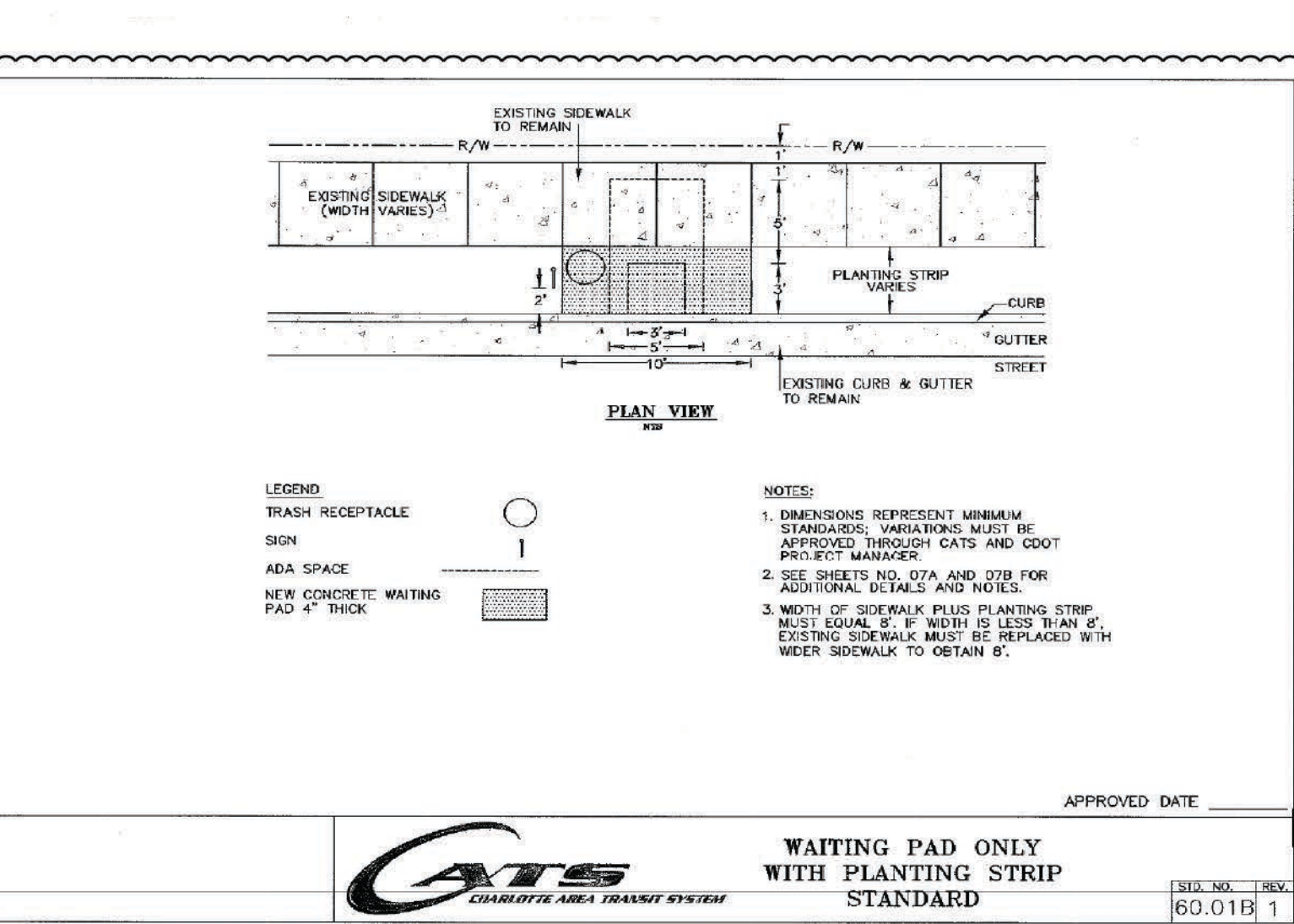
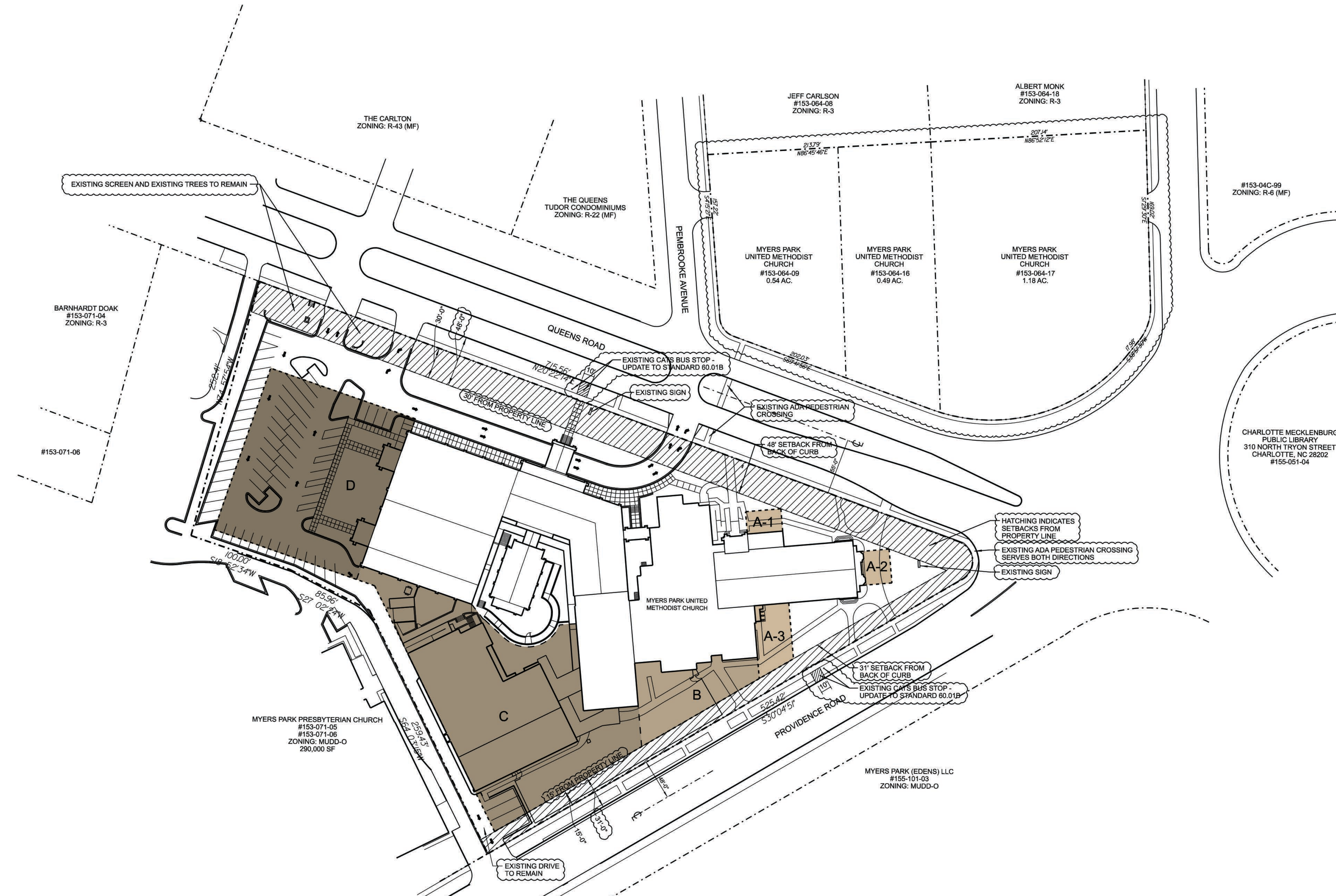
A. THE TWO EXISTING MONUMENT SIGNS WILL REMAIN IN THEIR CURRENT LOCATIONS, HOWEVER, THEY MAY BE REPLACED IN THE FUTURE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- LIGHTING**

A. ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS, LANDSCAPING LIGHTING AND UPLIGHTING FOR ANY BUILDING OR STRUCTURE ON THE SITE) SHALL BE FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.  
 B. ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE SHALL MATCH THE EXISTING FREESTANDING LIGHTS AND POLES UTILIZED IN THE PETITIONER'S PARKING LOT LOCATED ACROSS QUEENS ROAD FROM THE SITE. THESE ARE DECORATIVE LIGHT FIXTURES WITH FROSTED GLASS FACES MOUNTED ON 12 FOOT TALL DECORATIVE POLES.  
 C. ANY NEWLY INSTALLED LIGHTING FIXTURES ATTACHED TO ANY BUILDING OR STRUCTURE LOCATED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. 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 THE SITE FROM TIME TO TIME WHOM WHOM MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



ARCHITECTURE  
MASTERPLANNING  
INTERIOR DESIGN  
IMAGE DESIGN

2907 PROVIDENCE RD  
SUITE 304  
CHARLOTTE, NC 28211  
TEL. 704.342.9876  
FAX. 704.334.4246

### MYERS PARK UNITED METHODIST CHURCH

### REZONING PLAN

REV.	DATE	DESCRIPTION

DATE: MAY 14, 2018

PROJECT NO.: 99000.08

TITLE: REZONING PLAN

DRAWING NO.: AS-1.0