

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STATESVILLE AVENUE

DALTON AVENUE

NORTH GRAHAM STREET

LIDDELL STREET

11.5' MINIMUM PLANTING STRIP
6' MINIMUM SIDEWALK
17.5' MINIMUM SETBACK

PROPOSED BUILDING
DEVELOPMENT AREA A

11.5' MINIMUM PLANTING STRIP
6' MINIMUM SIDEWALK
17.5' MINIMUM SETBACK

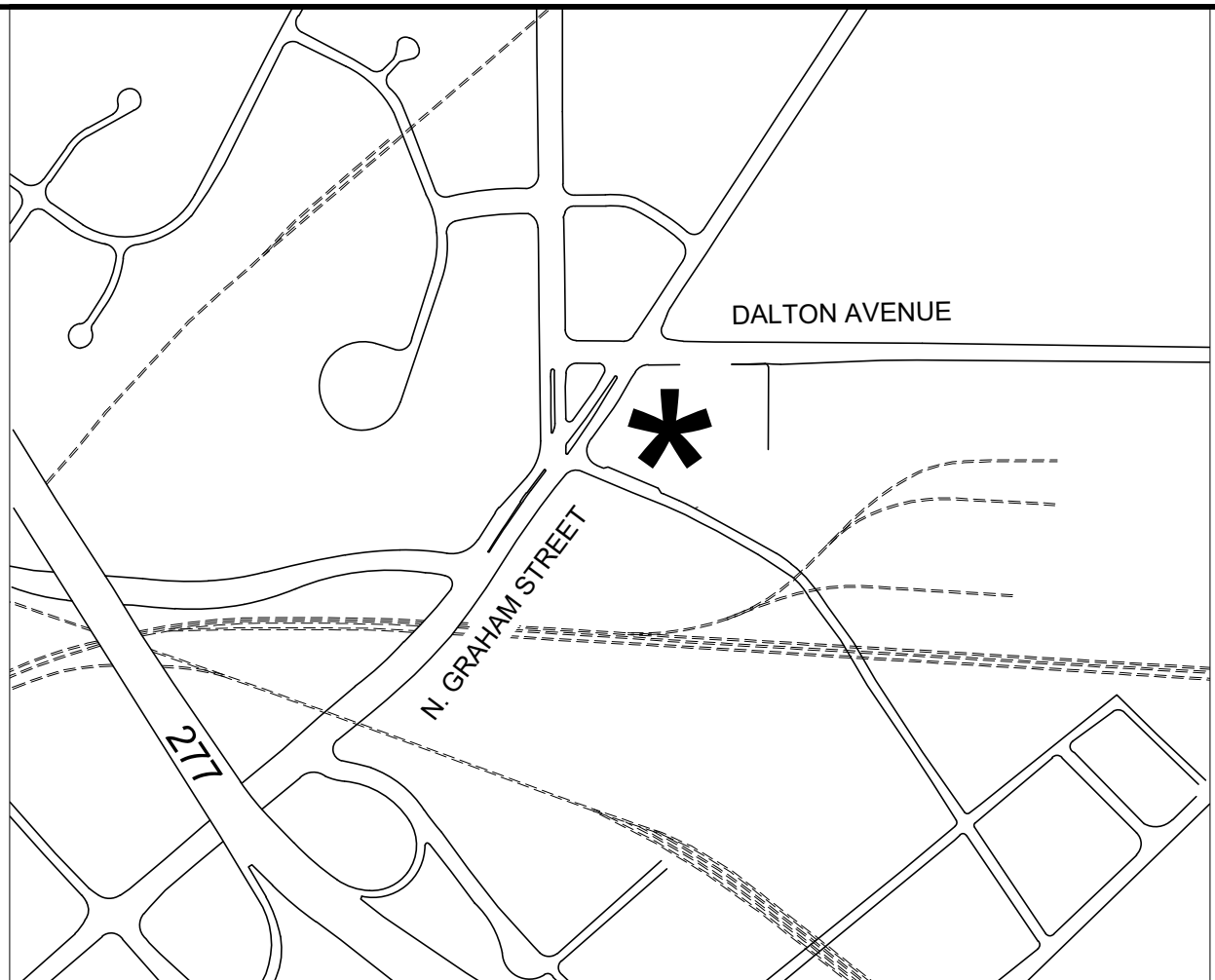
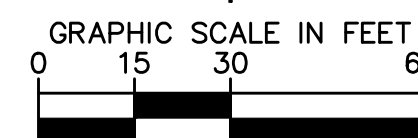
16' MINIMUM SETBACK
8' MINIMUM PLANTING STRIP
8' MINIMUM SIDEWALK

APPROXIMATE EXISTING BUILDING
AREA TO BE DEMOLISHED
TIE TO EXISTING SIDEWALK

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING



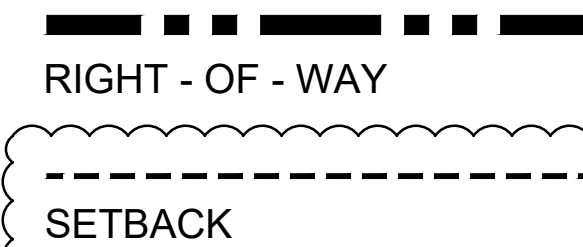
SITE LOCATION MAP
1" = 500'

SITE DEVELOPMENT DATA

ACREAGE: 3.148 ACRES
EXISTING ZONING: I-2
PROPOSED ZONING: MUDD-O
TOTAL BUILDING SF: 50,000 (SEE DEVELOPMENT STANDARDS)
MINIMUM PARKING REQUIRED: PER ORDINANCE STANDARDS

NOTE:
NO EXISTING TREES ARE WITHIN
THE PUBLIC RIGHT-OF-WAY

LEGEND



1	REVISIONS (STAFF COMMENTS)	5/14/2018

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 WWW.KIMLEY-HORN.COM

KHA PROJECT	014013000
DATE	5/14/2018
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

**NORTH GRAHAM STREET REZONING
SITE PLAN**

N. GRAHAM ST.
 PREPARED FOR
 LCRE CAPITAL

CHARLOTTE, NC

SHEET NUMBER
RZ-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SBBH, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 3.148 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF DALTON AVENUE AND NORTH GRAHAM STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 078-111-03.
- B. THE DEVELOPMENT 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 ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, 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. THE SITE IS CURRENTLY IMPROVED WITH ONE CONTIGUOUS BUILDING. PETITIONER INTENDS TO DEMOLISH PORTIONS OF THE EXISTING BUILDING TO CREATE TWO FREESTANDING BUILDINGS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE ACTUAL LIMITS OF DEMOLITION HAVE NOT BEEN DETERMINED AND THE ACTUAL PORTIONS OF THE BUILDING TO BE DEMOLISHED MAY VARY FROM WHAT IS GENERALLY DEPICTED ON THE REZONING PLAN, AND ADDITIONAL PORTIONS OF THE BUILDING MAY BE DEMOLISHED OR MODIFIED. NOTWITHSTANDING THE FOREGOING, A MAXIMUM OF 25,000 SQUARE FEET OF GROSS FLOOR AREA OF THE EXISTING BUILDING MAY BE DEMOLISHED, AND THE REMAINING PORTIONS OF THE EXISTING BUILDING WILL BE PRESERVED AND REMAIN ON THE SITE AFTER THE DEMOLITION. ALTERATIONS AND RENOVATIONS TO THE EXTERIOR PORTIONS OF THE EXISTING BUILDING SHALL BE PERMITTED. ADDITIONALLY, A NEW FREESTANDING BUILDING MAY BE DEVELOPED ON THE SITE, AND SUCH NEW FREESTANDING BUILDING MUST BE LOCATED WITHIN THAT PORTION OF THE SITE DESIGNATED AS PROPOSED BUILDING DEVELOPMENT AREA A ON THE REZONING PLAN. A SITE PLAN AMENDMENT SHALL BE REQUIRED TO ALLOW MORE THAN 25,000 SQUARE FEET OF THE EXISTING BUILDING TO BE DEMOLISHED, OR TO ALLOW MORE THAN ONE NEW FREESTANDING BUILDING TO BE CONSTRUCTED ON THE SITE.
- E. A MAXIMUM OF 3 PRINCIPAL BUILDINGS MAY BE LOCATED ON THE SITE.
- F. AT THE OPTION OF PETITIONER, THE SITE MAY BE SUBDIVIDED.
- G. 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.

2. OPTIONAL PROVISIONS : THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.

- A. SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL BE PERMITTED BETWEEN THE EXISTING BUILDING(S) LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM THE ADJACENT PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN. ADDITIONALLY, IF THE NEW BUILDING TO BE LOCATED IN PROPOSED BUILDING DEVELOPMENT AREA A IS NOT CONSTRUCTED, THEN SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL BE PERMITTED BETWEEN THE EXISTING BUILDING(S) LOCATED ON THE SITE AND THE REQUIRED SETBACKS FROM NORTH GRAHAM STREET. IN THE EVENT THAT THE NEW BUILDING TO BE LOCATED IN PROPOSED BUILDING DEVELOPMENT AREA A IS CONSTRUCTED, THEN SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL NOT BE PERMITTED BETWEEN THE NEW BUILDING TO BE LOCATED IN PROPOSED BUILDING DEVELOPMENT AREA A AND THE REQUIRED SETBACKS FROM NORTH GRAHAM STREET AND DALTON AVENUE.
- B. THE EXISTING FREESTANDING SIGN LOCATED ON THE SITE SHALL BE PERMITTED TO REMAIN ON THE SITE, AND THE EXISTING FREESTANDING SIGN SHALL BE IN ADDITION TO (AND NOT IN LIEU OF) ALL OTHER SIGNS PERMITTED ON THE SITE UNDER THE ORDINANCE.
- C. THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL NOT APPLY TO THE EXISTING BUILDINGS LOCATED ON THE SITE.
- D. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT PUBLIC STREETS.
- E. THAT PORTION OF THE SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON NORTH GRAHAM STREET BETWEEN THE EXISTING BUILDING ON THE SOUTHWEST CORNER OF THE SITE AND NORTH GRAHAM STREET SHALL BE OF A WIDTH THAT DOES NOT REQUIRE THE REMOVAL OR MODIFICATION OF ANY PORTION OF THIS BUILDING. THE WIDTH OF THIS PORTION OF THE SIDEWALK AND PLANTING STRIP SHALL BE DETERMINED DURING THE PERMITTING PROCESS.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS B AND C, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, OUTDOOR DINING).
 - (1) ART GALLERIES.
 - (2) BREWERIES, SUBJECT TO THE REGULATIONS OF SECTION 12.544 OF THE ORDINANCE.
 - (3) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
 - (4) INDOOR RECREATION.
 - (5) INDOOR COMMERCIAL AMUSEMENT.
 - (6) PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTOR'S OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIAN'S OFFICES AND SIMILAR USES.
 - (7) RETAIL SALES.
 - (8) SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS, BARBER SHOPS AND DRY CLEANERS.
 - (9) STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
- B. THE TOTAL COMBINED MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDINGS LOCATED ON THE SITE SHALL BE 50,000 SQUARE FEET.
- C. OF THE ALLOWED 50,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A TOTAL MAXIMUM OF 12,000 SQUARE FEET MAY BE DEVOTED TO EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) AND BREWERIES, AND A TOTAL MAXIMUM OF 15,000 SQUARE FEET MAY BE DEVOTED TO RETAIL SALES.

4. 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 THE DRIVEWAYS MAY BE MODIFIED BY 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.
- C. ALL EXISTING DRIVEWAYS INTO THE SITE FROM NORTH GRAHAM STREET SHALL BE CLOSED AND 2.5 FOOT CURB AND GUTTER SHALL BE INSTALLED IN THE LOCATIONS OF THESE EXISTING DRIVEWAYS.
- D. ONE VEHICULAR DRIVEWAY ON LIDDELL STREET AND ONE VEHICULAR DRIVEWAY ON DALTON AVENUE SHALL BE ALLOWED.

5. ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING BUILDING CONSTRUCTED ON THE SITE IN PROPOSED BUILDING DEVELOPMENT AREA A SHALL BE 30 FEET.
- B. THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY TO A NEW FREESTANDING BUILDING CONSTRUCTED ON THE SITE IN PROPOSED BUILDING DEVELOPMENT AREA A.
 - (1) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO NORTH GRAHAM STREET AND DALTON AVENUE.
 - (2) FACADES FRONTING NORTH GRAHAM STREET AND DALTON AVENUE SHALL INCLUDE A COMBINATION OF WINDOWS AND/OR OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE THE ADJACENT STREET SIDEWALK.
 - (3) THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDING ALONG NORTH GRAHAM STREET AND DALTON AVENUE SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - (4) A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON THE ADJACENT STREETS.
 - (5) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS

- (6) 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, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
- (7) A MULTI-STORY BUILDING SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

6. STREETScape

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON LIDDELL STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. SUBJECT TO PARAGRAPHS C AND D BELOW, PETITIONER SHALL INSTALL A MINIMUM 11.5 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGES ON NORTH GRAHAM STREET AND DALTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- C. NOTWITHSTANDING PARAGRAPH B ABOVE, THAT PORTION OF THE SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S FRONTAGE ON NORTH GRAHAM STREET BETWEEN THE EXISTING BUILDING ON THE SOUTHWEST CORNER OF THE SITE AND NORTH GRAHAM STREET SHALL BE OF A WIDTH THAT DOES NOT REQUIRE THE REMOVAL OR MODIFICATION OF ANY PORTION OF THIS BUILDING. THE WIDTH OF THIS PORTION OF THE SIDEWALK AND PLANTING STRIP SHALL BE DETERMINED DURING THE PERMITTING PROCESS.
- D. NOTWITHSTANDING PARAGRAPH B ABOVE, THE WIDTH OF THE PLANTING STRIPS TO BE INSTALLED ALONG THE SITE'S FRONTAGES ON NORTH GRAHAM STREET AND DALTON AVENUE MAY BE REDUCED FROM 11.5 FEET TO 8 FEET WITH THE APPROVAL OF THE PLANNING DEPARTMENT, CDOT AND URBAN FORESTRY.

7. LIGHTING

- A. ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- C. ANY NEWLY INSTALLED LIGHTING FIXTURES ATTACHED TO THE BUILDINGS ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

8. 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 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 PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO 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.

1

1

1

1

1

1

1

REVISIONS (STAFF COMMENTS)	5/14/2018
1	

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

KHA PROJECT	014013000
DATE	5/14/2018
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	
LICENSED PROFESSIONAL	
DATE:	

NORTH GRAHAM STREET DEVELOPMENT NOTES

N. GRAHAM ST.
PREPARED FOR
LCRE CAPITAL
CHARLOTTE, NC