

VICINITY MAP
NOT TO SCALE

ADJACENT LANDOWNER SUMMARY

- 1 CHARLES & SIDALE ROBINSON
130 HODGSON RD
CHARLOTTE, NC 28211
18503302
Zoning: R-3
- 2 ANDREW & PATRICIA ADAIR
4812 HADRIAN WY
CHARLOTTE, NC 28211
18503311
Zoning: R-3
- 3 WILLIAM & HANNAH LIESTER
4820 HADRIAN WY
CHARLOTTE, NC 28211
18503310
Zoning: R-3
- 4 ERIN & ANDREW RUTHERFORD
4828 HADRIAN WY
CHARLOTTE, NC 28211
18503309
Zoning: R-3
- 5 HUGH & JANE CAMPBELL
4836 HADRIAN WY
CHARLOTTE, NC 28211
18503308
Zoning: R-3
- 6 KIRK & ELIZABETH RITCHIE
4900 HADRIAN WY
CHARLOTTE, NC 28211
18503307
Zoning: R-3
- 7 GRE CHARLOTTE, INC
4801 RANDOLPH RD
CHARLOTTE, NC 28211
18503301
Zoning: R-3

CHAR2013292v1
CHAR2013292v1
CHAR2013292v1

MPV Properties
Development Standards
04/19/18
Rezoning Petition No. 2018-000

Site Development Data:

- Acreage: ± 2.192 acres
- Tax Parcel #: portion of 185-033-01
- Existing Zoning: R-3
- Proposed Zoning: O-1(CD)
- Existing Uses: vacant
- Proposed Uses: Medical and general office uses, and medical, dental, and optical clinics as permitted by right and under prescribed conditions together with accessory uses, as allowed in the O-1 zoning district (as more specifically described and restricted below in Section 2).
- Maximum Gross Square Feet of Development: Up to 27,500 square feet of gross floor area of medical and general office uses, and medical, dental, and optical clinics.
- Maximum Building Height: As allowed by the Ordinance, but not to exceed two (2) stories.
- Parking: Parking will be provided as required by the Ordinance.

1. General Provisions:

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties ("Petitioner") to accommodate the development of an office building with a variety of medical and general office uses as allowed in the O-1 zoning district on approximately 2.192 acre site located on the southeast intersection of Randolph Road and Hodgson Road (the "Site").
 - Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the O-1 zoning classification shall govern.
 - Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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 or modifications from the graphic representations 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:

- minor and don't materially change the overall design intent 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 alteration does not meet the criteria described above, the Petitioner shall then follow 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.

- Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- The Site may be developed with up to 27,500 square feet of gross floor area of medical and general offices uses, and medical, dental, and optical clinics, together with accessory uses as allowed in the O-1 zoning district.
- For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

- The setback along Randolph Road will be 15 feet as measured from the future right-of-way line. The setback along Hodgson will be 20 feet as measured the existing right-of-way line.

3. Access and Transportation:

- Access to the Site will be from Randolph Road in the manner generally depicted on the Rezoning Plan. Vehicular access to Hodgson will not be allowed.
- The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.
- Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- The alignment of the internal vehicular circulation 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 published standards.

4. Streetscape, Buffers, Yards and Landscaping:

- Along the Site's frontage on Randolph Road and Hodgson Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan.
- The Petitioner will provide a 20 foot wide Class C Buffer with a six (6) foot decorative fence with brick columns 12 feet on center, along the rear property line as indicated on the rezoning plan.
- The Petitioner will provide a low (3.5 foot high) masonry wall along Hodgson Road and Randolph Road as generally depicted on the Rezoning Plan.
- The Petitioner will provide a sidewalk network that links the proposed building entrances to the sidewalk along Randolph Road. The minimum width for this internal sidewalk will be five (5) feet.
- Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

5. Architectural Standards:

- Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public or Private network required streets, through the following:
 - The proposed buildings shall be placed so as to present a front facade to Randolph Road as generally depicted on the Rezoning Plan.
 - The Facade fronting on Randolph Road shall include windows for a minimum of 60% of the Randolph Road elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
 - The facade of first/ground floor of the building along Randolph Road shall incorporate a minimum of 30% masonry material such as brick or stone.
 - Direct pedestrian connection shall be provided between the building and Randolph Road, to the sidewalk on Randolph Road.
 - Building elevations 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 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 off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings should be a minimum height of 22 feet.
 - Multi-story buildings should have a minimum of 20% transparency on upper stories.

6. Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Site will comply with the Tree Ordinance.

7. Lighting:

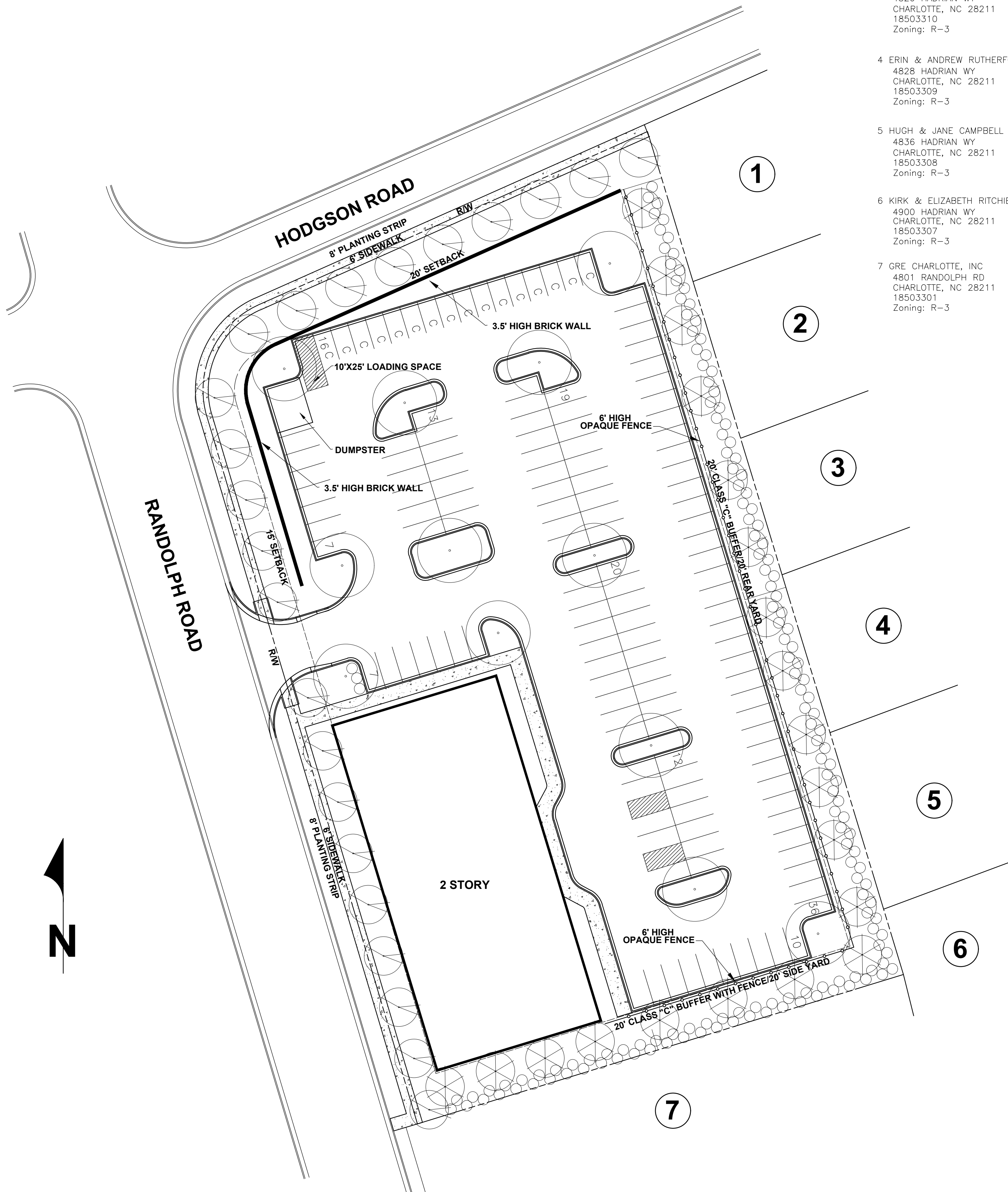
- All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting on the Site will be limited to 16 feet in height.

8. Amendments to the Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



SCALE: 1" = 30'

DATE	REV.

GEOSCENCE GROUP
10000 Providence Road
Charlotte, NC 28217
Phone: 704.352.2000
Fax: 704.352.2000
www.geoscencegroup.com

RANDOLPH ROAD PROPERTY
CHARLOTTE, NORTH CAROLINA

REZONING PLAN
PETITION # 2018-

RZ
1

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
 I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2182, PAGE 537 OR OTHER REFERENCE SOURCE... THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK... THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58-1800) THIS 28th DAY OF MARCH, 2018.

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
 JENNIFER BRAVEN
 REVIEW OFFICER OF MECKLENBURG COUNTY, N.C.
 CERTIFY THAT THIS MAP IS PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORCE.
- IRON PILES AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, COVENANTS, AND RESTRICTIVE COVENANTS AND PRELIMINARY PLANS WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS COMPLIANT WITH ALL CITY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND IMPROVEMENT OR CONSTRUCTION.
- SEE RESTRICTIVE COVENANTS FOR AMBERLEIGH SUBDIVISION DB 2128 PG 515-548.
- THERE WILL BE NO STUMP HOLES ON SITE AND WINDFALLS WILL BE LOCATED ON THIS SITE.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPAIR STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- TREE SAVE AREA PER CITY TREE ORDINANCE.
- LARGE MATURING TREES PLANTED NO MORE THAN EVERY 50' PER THE CITY TREE ORDINANCE.
- NO BUILDINGS WITH IN 10' OF TREE SAVE.
- IMPROVEMENTS EXIST ON SITE THAT ARE NOT SHOWN.

Mark C. Carter
 PROFESSIONAL LAND SURVEYOR



APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CH 50 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

JENNIFER BRAVEN
 REVIEW OFFICER

04/02/2018
 DATE

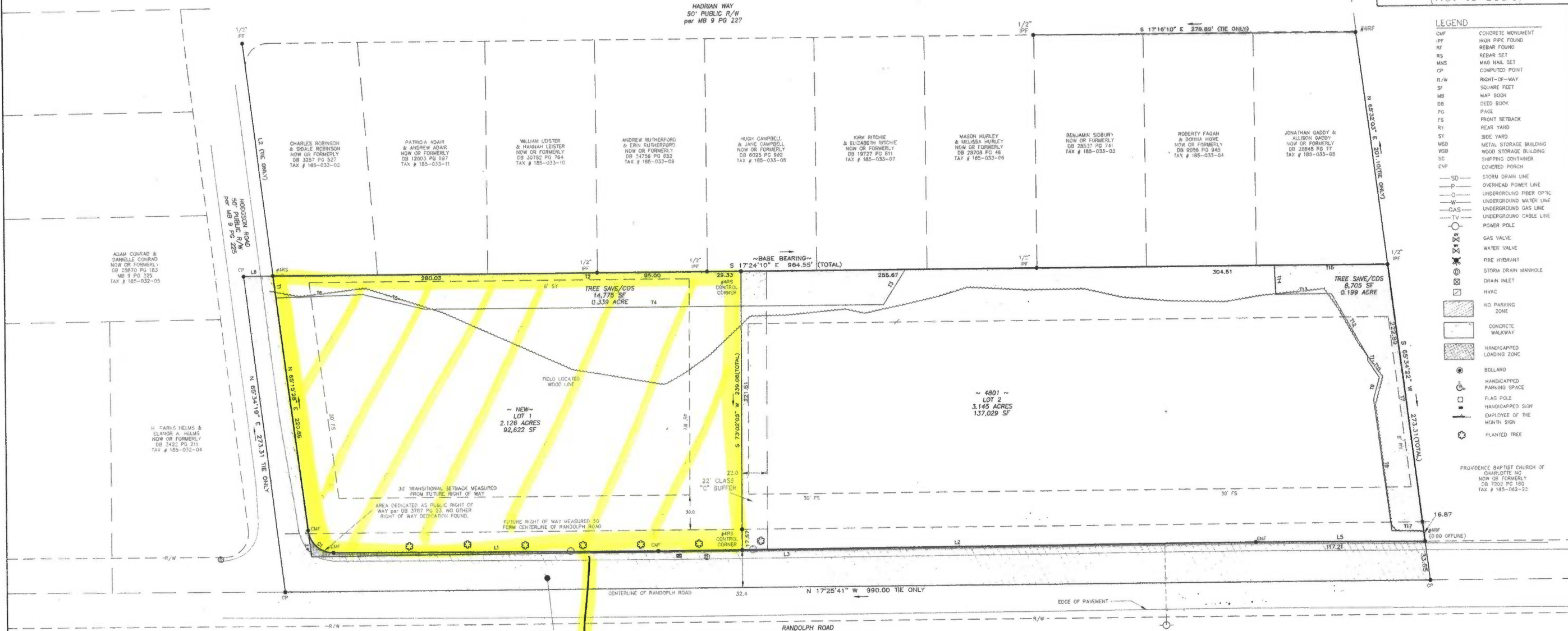
- I, Mark C. Carter, Registered Land Surveyor No. L-5102, certify to one or more of the following as indicated that: (X) or ()
- That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - That this plat is of a survey of an existing parcel or parcels of land.
 - That this plat is of a survey of another category such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

DEVELOPMENT DATA

TAX PARCEL NO: 185-033-01
 ZONING CLASSIFICATION: R-3
 ZONING JURISDICTION: CITY OF CHARLOTTE
 PLAT AREA: 6.165 AC
 AREA BY EASEMENTS/R/W: 0.675 AC
 NET TOTAL SITE AREA: 0.27 AC
 TREE SAVE REQUIRED: 105' x 0.27 AC = 0.53 AC
 TREESAVE PROVIDED: 0.54 AC



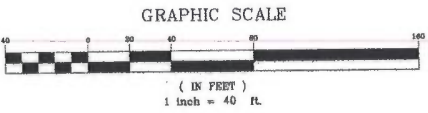
VICINITY MAP
 (Not to Scale)



- LEGEND**
- CONCRETE MONUMENT
 - IRON PIPE FOUND
 - REBAR FOUND
 - REBAR SET
 - MAG NAIL SET
 - COMPUTED POINT
 - RIGHT-OF-WAY
 - SQUARE FEET
 - MAP BOOK
 - DEED BOOK
 - PAGE
 - FRONT SETBACK
 - REAR YARD
 - SIDE YARD
 - METAL STORAGE BUILDING
 - WOOD STORAGE BUILDING
 - SUPPING CONTAINER
 - COVERED PORCH
 - STORM DRAIN LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND CABLE LINE
 - POWER POLE
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - DRAIN INLET
 - HVAC
 - NO PARKING ZONE
 - CONCRETE WALKWAY
 - HANDICAPPED LOADING ZONE
 - BOLLARD
 - HANDICAPPED PARKING SPACE
 - FLAG POLE
 - HANDICAPPED SIGN
 - EMPLOYEE OF THE MONTH SIGN
 - PLANTED TREE
 - PROVIDENCE BAPTIST CHURCH OF CHARLOTTE NC NOW OR FORMERLY DB 7002 PG 185 TAX # 185-062-23

MAP BOOK 02 PAGE 320
 #2018038117

Area to be Zoned O-1(CD)



CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 02 PAGE 320 DATE APR 12 2018 FREDRICK SMITH REGISTER OF DEEDS By *Anna Santoro* DEPUTY

SURVEY	BEARING	DISTANCE	BEARING	DISTANCE
1	N 85° 14' 19" E	273.31	THE ONLY	
2	S 17° 25' 41" W	990.00	THE ONLY	
3	N 65° 34' 22" W	273.31	(TOTAL)	

FILED FOR REGISTRATION
 APR 02 2018
 AT 10:18 AM
 MECKLENBURG COUNTY, N.C.



LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 85° 14' 19" E	273.31		
2	S 17° 25' 41" W	990.00		
3	N 65° 34' 22" W	273.31		

SITE NOTES:
 BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3
 FRONT: 30 FEET
 SIDE YARD: 6 FEET
 REAR YARD: 15 FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM LOT AREA: 10,000 SF

FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710486200K, DATED FEBRUARY 19, 2014.

FINAL PLAT
 AT PROPERTY KNOWN AS
 # 4801 RANDOLPH ROAD
 TAX # 185-033-01
 DB 21692 PG 537
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 PROJECTOR: GRE PROPERTIES CHARLOTTE LLC
 DATE: MARCH 28, 2018

PHOENIX LAND SURVEYING, INC
 3316 OLD MONROE ROAD
 STALLINGS, NORTH CAROLINA 28104
 PH: (704)-335-1850
 EMAIL: INFO@PHOENIX-SURVEYING.COM
 FIRM # C-3912
 Land Surveying FIELD WORK # - MAPPING AT, J, DZ
 Land Planning PROJ # 181-049-01 4801 RANDOLPH ROAD