

DEVELOPMENT SUMMARY

Tax Parcel ID #: 125-023-03
125-023-04
125-023-05

Total Site Acreage: 0.358 Acre

Existing Zoning: UMUD (Brevard Street Land Use and Urban Design Plan)

Required Setback: 22' Setback

Required Side Yard: 0' Side Yard

Required Rear Yard: 0' Rear Yard

Required Building Step Back: 20' above 60' in height

Proposed Zoning: UMUD-O

Proposed Setback: 20' Setback
18' Setback for all floors above ground floor and up to 60' in height

Proposed Building Step Back: 10' above 60' in height

DEVELOPMENT STANDARDS
APRIL 23, 2018

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BRP PROPERTIES, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY .358 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST 4TH STREET AND SOUTH BREVARD STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 125-023-05, 125-023-04 AND 125-023-03.

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 UPTOWN MIXED USE DISTRICT ("UMUD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE PURPOSE OF THIS REZONING REQUEST IS TO ALLOW THE SITE TO BE DEVELOPED UTILIZING THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2 OF THESE DEVELOPMENT STANDARDS PROVIDED THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET OUT ON THE REZONING PLAN. IN THE EVENT THAT THE OWNER(S) OF THE SITE DO NOT DESIRE TO UTILIZE THE OPTIONAL PROVISIONS SET OUT BELOW IN SECTION 2 OF THESE DEVELOPMENT STANDARDS IN CONNECTION WITH THE DEVELOPMENT OF THE SITE, THEN THE DEVELOPMENT AND USE OF THE SITE SHALL NOT BE REQUIRED TO MEET THE STANDARDS AND SPECIFICATIONS SET OUT ON THE REZONING PLAN, AND THE DEVELOPMENT AND USE OF THE SITE SHALL BE GOVERNED ONLY BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.

D. 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.

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 15 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 SITE PROVIDED THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET OUT ON THE REZONING PLAN.

A. THE PROVISIONS OF SECTION 9.906(2)(D)(2)(D) OF THE ORDINANCE ARE VARIED TO ALLOW A MINIMUM 26 FOOT SETBACK FROM SOUTH BREVARD STREET FOR THE GROUND FLOOR OF THE BUILDING, AND A MINIMUM 16 FOOT SETBACK FROM SOUTH BREVARD STREET FOR ALL FLOORS OF SUCH BUILDING LOCATED ABOVE THE GROUND FLOOR AND UP TO 60 FEET IN HEIGHT AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE STRUCTURAL SUPPORT COLUMNS FOR THE FLOORS OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR MAY BE LOCATED WITHIN THE SETBACK FROM SOUTH BREVARD STREET.

C. THE REQUIREMENTS OF SECTION 9.906(2)(D)(2)(C) OF THE ORDINANCE ARE VARIED TO ALLOW THE HEIGHT OF THE BUILDING TO EXCEED 60 FEET AND THOSE PORTIONS OF THE BUILDING LOCATED ABOVE 60 FEET IN HEIGHT TO BE STEPPED BACK A MINIMUM OF 10 FEET FROM THE MINIMUM 16 FOOT BUILDING SETBACK DESCRIBED ABOVE IN PARAGRAPH A AS DEPICTED ON THE REZONING PLAN.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE UMUD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UMUD ZONING DISTRICT.

4. TRANSPORTATION

A. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE REZONING PLAN, VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").

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

5. STREETScape

A. IN THE EVENT THAT THE SITE IS DEVELOPED IN ACCORDANCE WITH THE REZONING PLAN, STREETScape IMPROVEMENTS SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON SOUTH BREVARD STREET AND EAST 4TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. 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.



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SEAL: **PROGRESS PRINT**
NOT FOR
CONSTRUCTION

CONSULTANT: _____

PETITION #
2018-0XX
FOR PUBLIC HEARING

S BREVARD STREET
CHARLOTTE, NORTH CAROLINA

ODA Project No. 173263

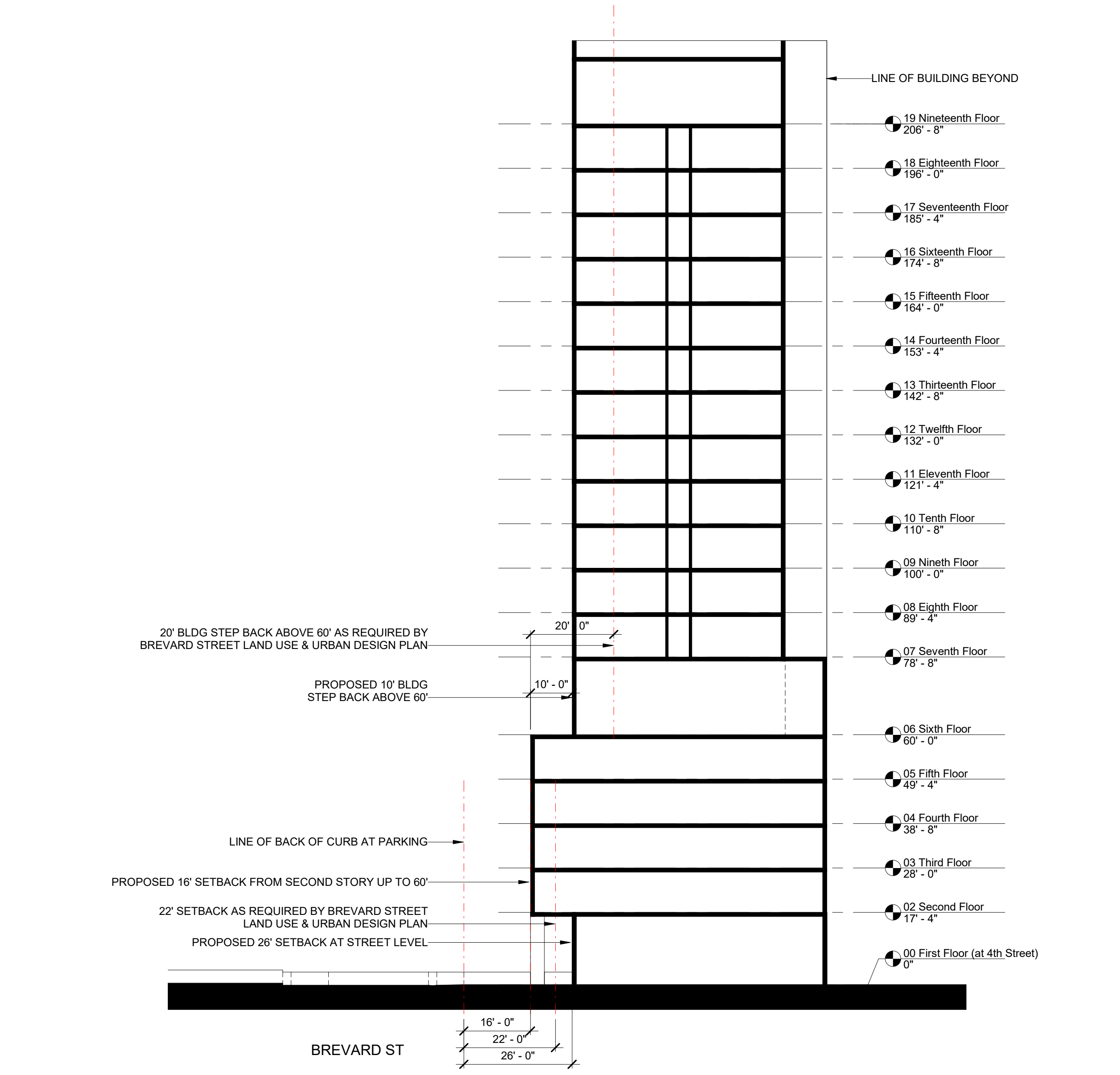
REZONING

04.23.2018

REVISIONS		
No.	Description	Date

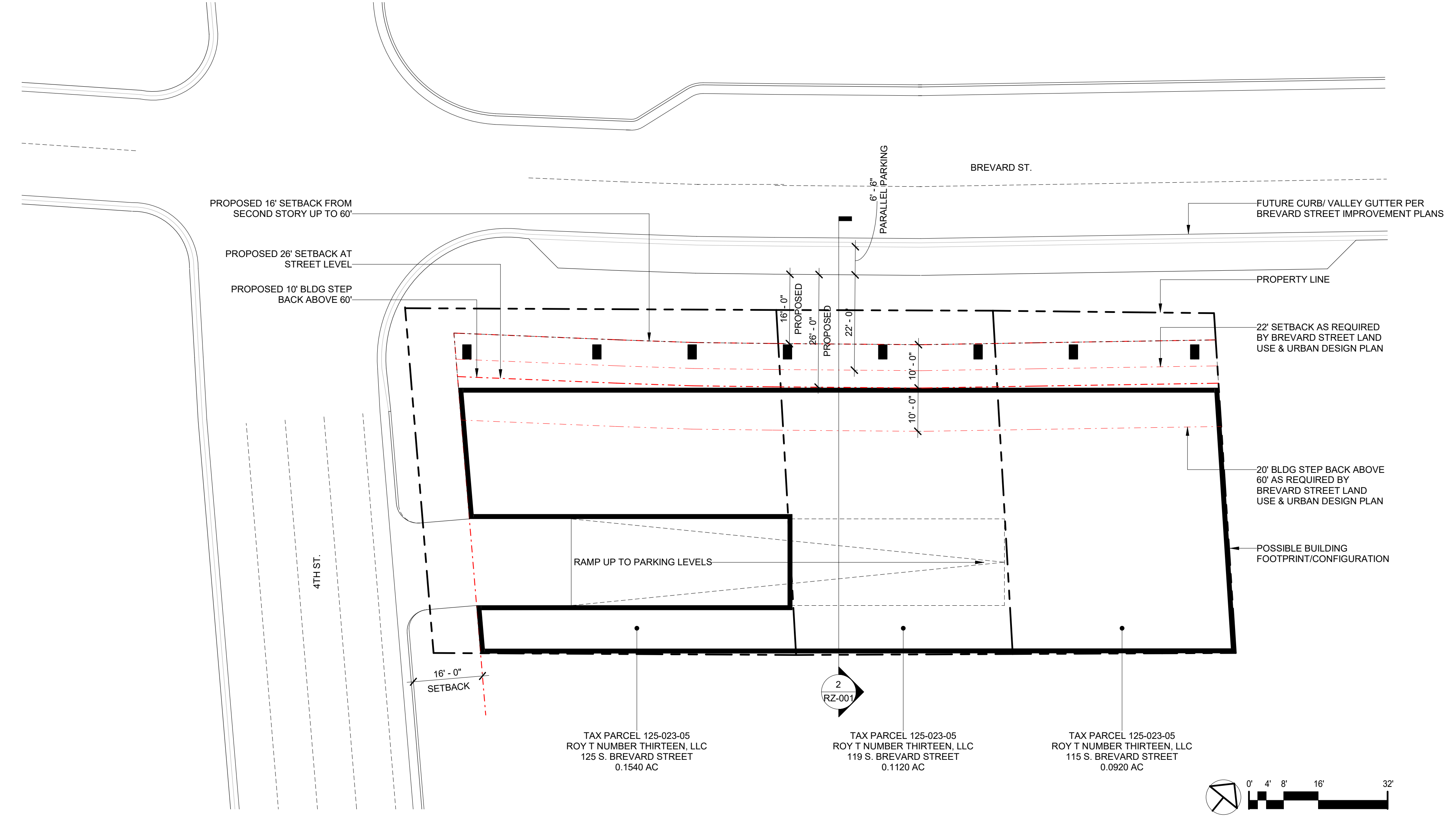
SITE PLAN

RZ-001



2 SECTION DIAGRAM

scale: 1" = 20'-0"



1 REZONING PLAN

scale: 1/16" = 1'-0"