

DEVELOPMENT SUMMARY		
TAX PARCEL ID #:	095-071-03, 095-071-04, 095-071-05, 095-071-06	
TOTAL SITE AREA:	± 1.04 AC	UR
EXISTING ZONING:	O-2 & B-1	
PROPOSED ZONING:	MUDD-O(CD)	DE
FLOOR AREA RATIO:	Max. 1.00	PAI
SETBACKS: FRONT:	16' FROM BOC (8' PLANTING	1318-e6 cen charlotte, nc urbandesign nc firm no: P sc coa no: C
SIDE: REAR:	STRIP, 8' SIDEWALK) 0 OR 5' 0 (10' BUILDING SEPARATION ADJ. TO RES.	
MAX. BUILDING HEIGHT	120' FOR NEW BLDGS	
REQUIRED VEHICULAR PARKING:	PER ORDINANCE	

# Development Standards

1. General Provisions.

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Jupiter Group, LLC ("Petitioner") to accommodate a new construction of a single mixed use building and accommodating parking on an approximately 1.04 acre site located on the north side Central Avenue, between Landis Avenue and Tippah Park Court (the "Site").
- b. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and
- construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  c. Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

## 2. Purpose

The purpose of this Rezoning application is to provide for a multi-floor commercial building which allows for a mix of residential, retail and office uses.

### 3. Permitted Uses

- a. Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the MUDD district unless otherwise restricted by the provisions of this plan. Options for these uses are:
  i. 7,000 square feet of Retail/Office and up to 30 Residential Units
- ii. Up to 21,000 square feet of Retail/Office

#### 4. Transportation and Access

- a. The Site will have access via driveway connections to Central Avenue, Tippah Park Court, and Landis Avenue as generally identified on the concept plan for The Site.
- b. The Petitioner will provide an 8' sidewalk and an 8' planting strip along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.c. The Petitioner intends to abandon existing alley right of way located within the Site.
- d. Parking areas, are as generally indicated on the concept plan for the Site.e. The Petitioner shall coordinate with the City of Charlotte to accommodate the pedestrian

connection to the mid-block crossing accessing Veteran's Neighborhood Park

# Architectural Standards

- a. The building materials used on the building constructed on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood
- Solid waste and recycling facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.

## 6. Streetscape and Landscaping

- a. A setback of 16', as measured from the existing back of curb, shall be provided along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.
- b. Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.

### 7. Environmental Features

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.b. The Site will comply with the City of Charlotte Tree Ordinance.
- c. Due to the Site being located within a corridor, tree save mitigation/payment-in-lieu options will be available to the Petitioner as described by the City of Charlotte Tree Ordinance.

#### 8. Lighting

- a. All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
- b. Vehicular area lighting on the Site will be limited to 16 feet in height.c. Decorative pedestrian scaled lights may be provided within the Site.

#### 9. Signage

Reserved

## 10. Amendments to the Rezoning Plan

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



