

AREA: 0.1691 ACRES  
 TAX PARCEL NO.: 081-173-05  
 EXISTING ZONING: R-5  
 PROPOSED ZONING: (NS)  $\Delta$   
 EXISTING USE: GRAVEL OFF-STREET PARKING  
 PROPOSED USE: (OFFICE)  $\Delta$   
 PARKING: SHALL MEET OR EXCEED ORDINANCE STANDARDS

**I. GENERAL PROVISIONS**

- A. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE ADAPTIVE RE-USE AND ACCOMMODATE THE FUTURE REDEVELOPMENT OF AN APPROXIMATELY 0.1691-ACRE PROPERTY LOCATED NEAR THE INTERSECTION OF THOMAS AVENUE AND CENTRAL AVENUE ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 081-173-05 (THE "SITE").
- B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE CONDITIONAL REZONING PLAN. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") ESTABLISHED FOR THE NS ZONING DISTRICT.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENTS 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 MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE ORDINANCE PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS OR MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) 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.

**II. PERMITTED USES & MAXIMUM DEVELOPMENT**

THE SITE SHALL COMPRISE OF A MAXIMUM OF 3,800 SQUARE FEET OF OFFICE USES AND ANY OTHER INCIDENTAL OR ACCESSORY USES THAT ARE PERMITTED EITHER BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT.

**III. 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.
- B. THE SITE SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN.

**IV. ARCHITECTURAL STANDARDS**

- A. BUILDING(S) ON THE SITE SHALL BE A MAXIMUM OF TWO (2) STORIES IN HEIGHT AND SHALL BE COMPATIBLE WITH THE SURROUNDING PLAZA MIDWOOD NEIGHBORHOOD CHARACTER, IN COORDINATION WITH THE HISTORIC DISTRICT COMMISSION (HDC).
- B. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EFIS AND METAL PANEL.
- C. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- D. DUMPSTER/REFUSE/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE SETBACKS AND BUFFER YARDS SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

**V. SETBACKS, STREETSCAPE & LANDSCAPING**

- A. FENCE - AND LANDSCAPING TO BLOCK VIEW OF DRIVEWAY
- B. SUBJECT TO ANY OPTIONAL PROVISIONS, DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE NS ZONING DISTRICT.
- C. THE EXISTING SIDEWALK AND PLANTING STRIP LOCATED ALONG THE SITE'S THOMAS AVENUE FRONTAGE SHALL REMAIN IN PLACE.

**VI. ENVIRONMENTAL FEATURES**

- A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, INCLUDING A PAYMENT IN LIEU OPTION AS PERMITTED UNDER THE ORDINANCE.

**VII. FIRE PROTECTION**

- A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR BUILDING(S) WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE CONSTRUCTION.
- B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

**VIII. SIGNAGE**

SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**IX. LIGHTING**

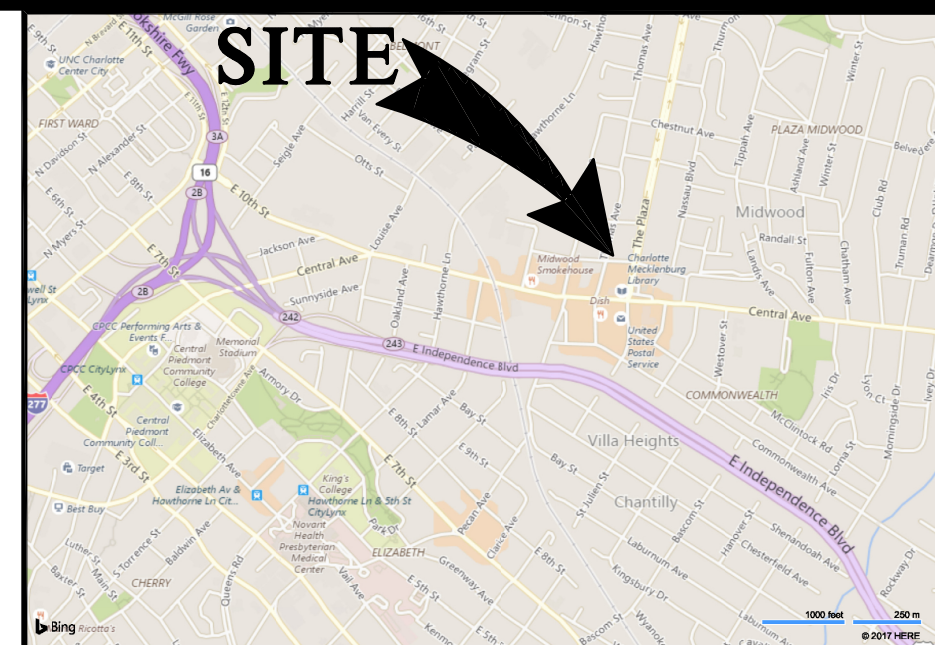
- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION BE DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. ANY NEW LIGHTING FIXTURES ATTACHED TO STRUCTURES ON THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED

**X. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

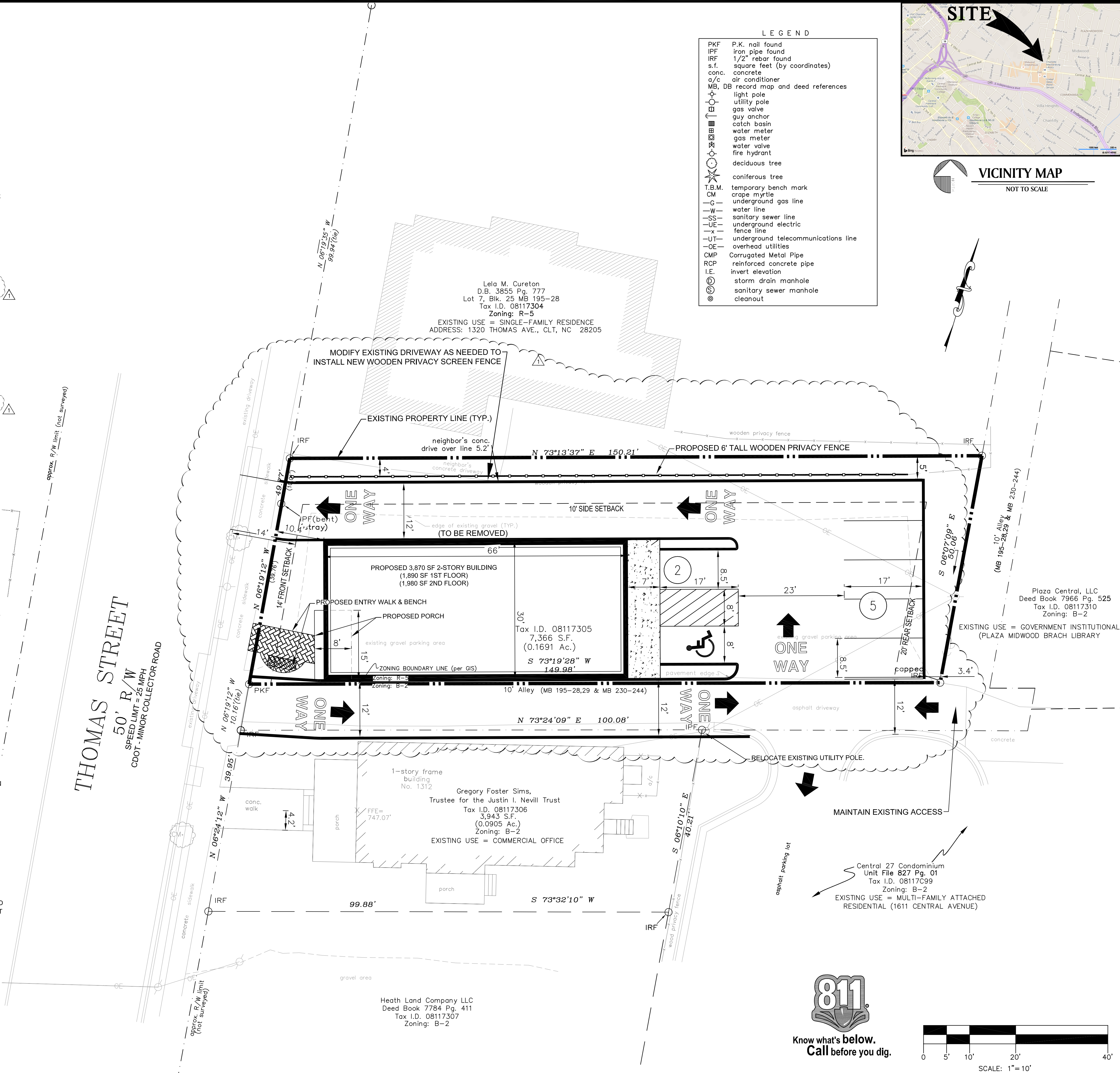
- A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE 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(S) 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.

**LEGEND**

PKF	P.K. nail found
IPF	iron pipe found
IRF	1/2" rebar found
s.f.	square feet (by coordinates)
conc.	concrete
a/c	air conditioner
MB	DB record map and deed references
○	light pole
○	utility pole
○	gas valve
○	guy anchor
○	catch basin
○	water meter
○	gas meter
○	water valve
○	fire hydrant
○	deciduous tree
○	coniferous tree
T.B.M.	temporary bench mark
CM	cape myrtle
-G-	underground gas line
-W-	water line
-SS-	sanitary sewer line
-UE-	underground electric
-x-	fence line
-UT-	underground telecommunications line
-OE-	overhead utilities
CMP	Corrugated Metal Pipe
RCP	reinforced concrete pipe
I.E.	invert elevation
○	storm drain manhole
○	sanitary sewer manhole
○	cleanout



**VICINITY MAP**  
NOT TO SCALE



**THOMAS STREET**  
 50' R/W  
 SPEED LIMIT = 25 MPH  
 CDOT - MINOR COLLECTOR ROAD

**MDV Engineering**  
 P-0883  
 C/O Ayr Design Group  
 215 Johnston Street  
 Rock Hill, SC 29730  
 Phone: 704-400-1044 Email: michael@mdveng.com

**REZONING PETITION #2018-114**

**PROJECT: 1316 THOMAS AVENUE REDEVELOPMENT PLAN**

1316 THOMAS AVE.  
 CHARLOTTE, NC 28208  
 MECKLENBURG COUNTY

**REVISIONS**

NO.	DATE	OWNER COMMENTS
12.17.19		

JOB NO.: 2018-107A  
 DRAWN BY : MDN  
 DATE : 8.17.18  
 SCALE: 1"=10'  
**SCHEMATIC SITE PLAN**  
**RZ.1**

