

**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbanpartners.com  
nc firm no: P-0418  
sc coa no: C-03044

JKS Management  
1600 Montford, LLC

2933 Rockbrook Drive  
Charlotte, NC 28211

**1600 Montford**

**Rezoning Plan**  
1600 Montford Drive Charlotte, NC

NO. DATE: BY: REVISIONS:  
1 11.09.18 UDP PER CITY COMMENTS  
2 12.20.18 UDP PER CITY COMMENTS

Project No: 18-124  
Date: 08.22.18  
Designed by: UDP  
Drawn By: UDP  
Sheet No:

**RZ-1.0**

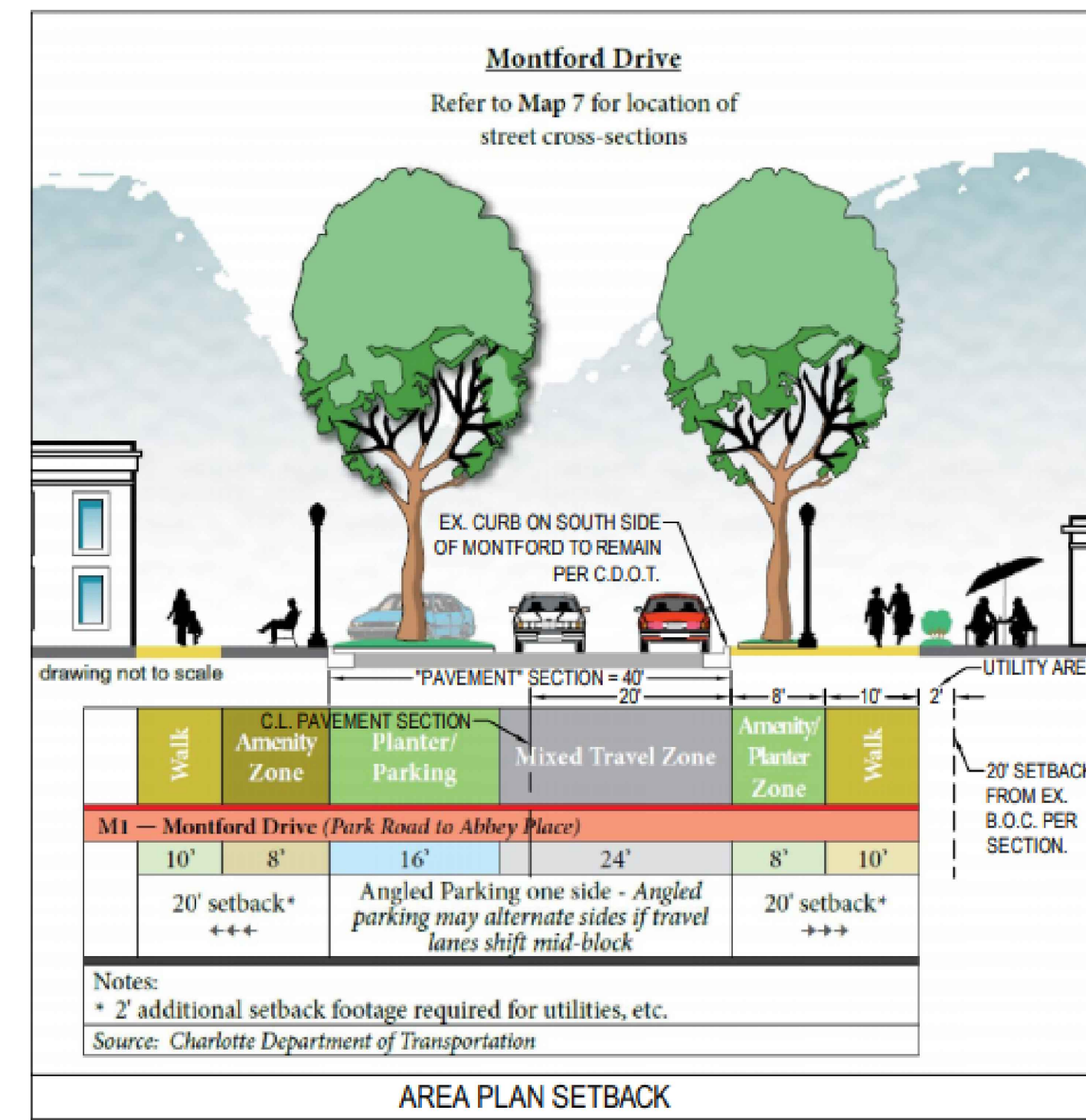
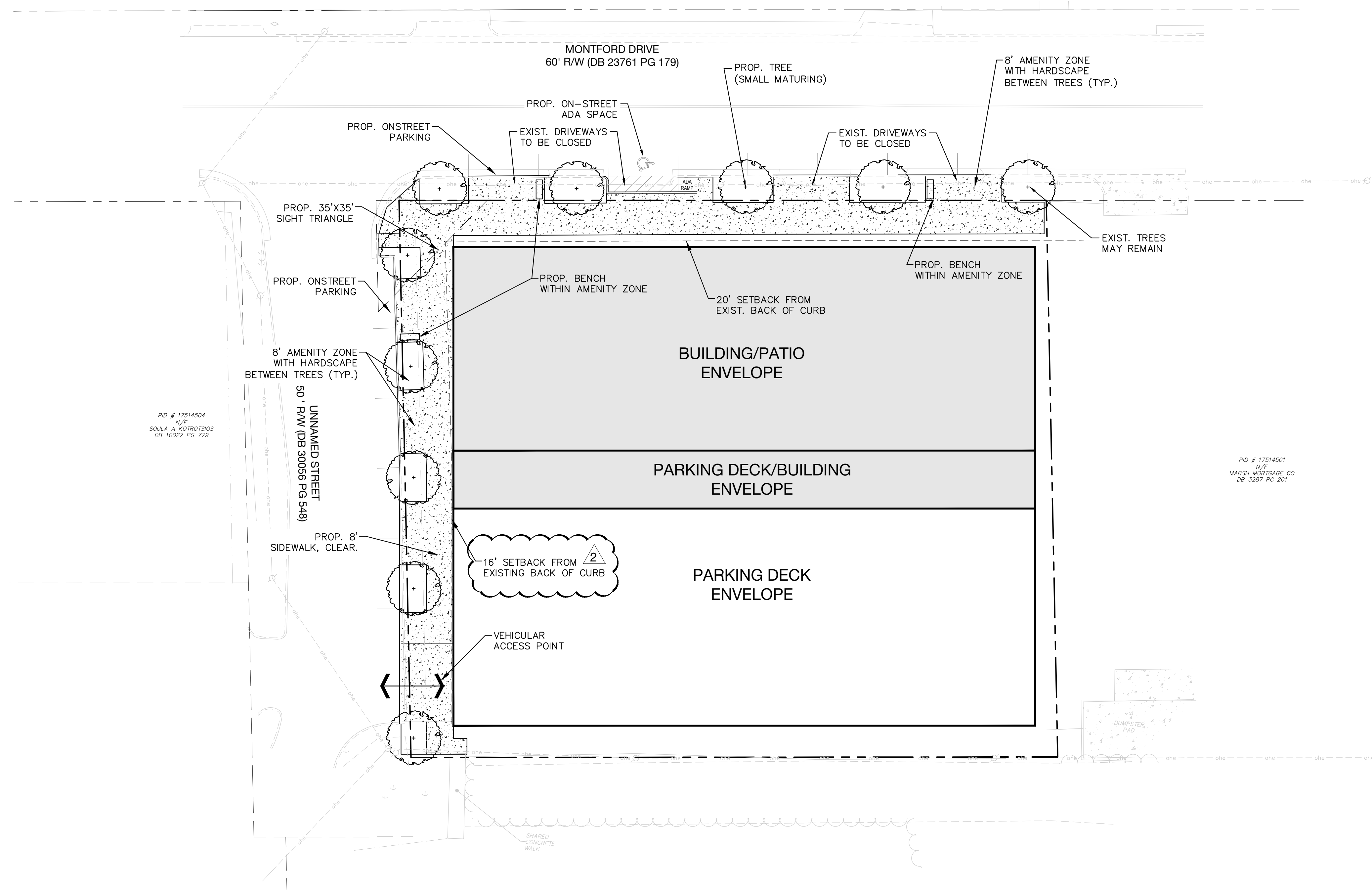
**DEVELOPMENT STANDARDS**

2018-118

1. General Provisions
  - a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
  - b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
  - c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.
2. Optional Provisions:
 

The following optional provisions shall apply to the Site:

  - a. The southern and eastern boundary lines of the Site shall not be required to meet the parking lot screening requirements set forth in Sections 9.8506(2)(b) and 12.303 of the Ordinance.
  - b. Wall signs having up to 200 square feet of sign surface area per wall or 10% of the Wall area to which they are attached, whichever is less (exclusive of any wall mounted signage) shall be allowed.
  - c. Additional 45 square feet of wall mounted signage on the ground floor for each use, in addition to any other signage allowed, shall be allowed.
3. Permitted Uses
  - a. Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses.
  - b. ~~No residential uses shall be permitted on the ground floor.~~
  - c. No accessory drive-through windows shall be permitted.
4. Transportation
  - a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications.
  - b. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance as set forth in the Rezoning Plan and subject to the optional provisions.
  - c. On-street vehicular parking shall be provided as set forth on the Rezoning Plan.
  - d. Parking for all uses shall be provided at a minimum rate of one space per 500 square feet of gross floor area.
5. Streetscape and Landscaping
  - a. A sixteen (16) foot setback as measured from the back of the curb along the unnamed street on the western border of the Site will be provided. The setback shall include an eight (8) foot planting strip, with hardscape sections covering portions of the planting strip and connecting the curb to the sidewalk as depicted on the Rezoning Plan, and a minimum of an eight (8) foot wide sidewalk which may extend to the building façade.
  - b. A setback of twenty (20) feet measured from the back of curb (the existing curb is the future back of curb) shall be provided and as generally set forth in the Rezoning Plan. The setback shall include an eight (8) foot planting strip, with hardscape sections covering portions of the planting strip and connecting the curb to the sidewalk as depicted on the Rezoning Plan, a two (2) foot utility easement and a minimum of a ten (10) foot wide sidewalk will be which will extend to the building façade.
  - c. Petitioner may install a suspended sidewalk as the hardscape between trees depicted on the Rezoning Plan.
  - d. Addition of street trees and interior trees as shown on the Rezoning Plan.
  - e. Petitioner may choose to add benches as depicted on the Site Plan, provided that they do not interfere with the walkability of the sidewalks, upon CDOT approval.
  - f. Petitioner shall provide a sidewalk easement set at two feet behind back of sidewalk where feasible, prior to the issuance of the first certificate of occupancy.
6. Architectural Standards
  - a. The Parking Deck Building Envelope shall meet Ordinance design standards for MUDD as modified by the Optional Provisions.
  - b. The Area marked as Building/Patio Envelope may be any combination of multi-story or single story patio and building. Building placement and Site Design shall focus on and enhance the pedestrian environment on public or private network streets, through the following:
    - i. Buildings shall be placed so as to present a front or side facade to all streets.
    - ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum 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 adjacent street sidewalk.
    - iii. The facades of first / ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
    - iv. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
    - v. Operable door spacing shall not exceed 75 feet.
    - vi. 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.
    - vii. Building elevations shall be designed with vertical bays or articulated architectural features which shall include 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.
    - viii. Buildings should be a minimum height of 22'.
    - ix. Overall height of building shall not exceed eighty-five (85) feet.
    - x. Parking Structure shall not exceed the height of the building.
7. Environmental Features
  - a. Site will comply with the Tree Ordinance.
  - b. Site will comply with the Post Construction Stormwater Ordinance.
8. Parks, Greenways and Open Space
  - a. Reservation/Dedication of park and/or greenway: N/A
  - b. Park and/or greenway improvements: N/A
9. 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 herein and 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.



PID # 17514527 & 17514528  
N/A  
MMAD HT I, ABBEY, LLC  
DB 30015 PG 859-963  
UNIT FILE 761 PG 1

PID # 17514501  
N/A  
MARSH MORTGAGE, CO  
DB 3287 PG 201

**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	175-145-03
TOTAL SITE AREA:	0.82 AC.
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O
EXISTING USE:	EATING, DRINKING & ENTERTAINMENT EST. (EED)
PROPOSED USE:	USES PERMITTED IN MUDD & FURTHER DESCRIBED IN THE DEVELOPMENT STANDARDS
VEHICULAR PARKING:	SEE DEVELOPMENT NOTES
BUILDING HEIGHT:	SEE DEVELOPMENT NOTES
URBAN OPEN SPACE:	1 SF/150 SF OF LOT (238 SF) EXTERIOR PATIO, ROOF DECK

