

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	2019-05-03



ACQUISITIONS • DEVELOPMENT • INVESTMENTS

PERKINS+WILL



DEVELOPMENT SUMMARY

1. TAX PARCEL NUMBERS
- 14902107
2. SITE JURISDICTION
- CITY OF CHARLOTTE
3. TOTAL SITE ACREAGE
- .15.06 AC
4. EXISTING ZONING & USES
- MUD-O
- OFFICE/RETAIL
5. PROPOSED ZONING
- MUD-O (SPA)
6. PROPOSED USES
- SEE DEVELOPMENT STANDARDS
7. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT
- SEE DEVELOPMENT STANDARDS
8. MAXIMUM BUILDING HEIGHT
- SEE DEVELOPMENT STANDARDS
9. VEHICLE AND BICYCLE PARKING
- PER ZONING ORDINANCE
10. URBAN OPEN SPACE
- PER ZONING ORDINANCE

**REZONING
PETITION
2019-XXX**

PROJECT

BOWERS AND YANCEY SITE

CRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1019024

REVISION / ISSUANCE

[illegible]



DESIGNED BY: RJP/AM
DRAWN BY: AM
CHECKED BY: RJP

SCALE

NORTH

VERT: ---

HORZ: 1"=30'



SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-01

Development Standards
3/8/2019
Rezoning Petition No. 2019-
Site Development Data:
--Acreage: ± 5.06 acres
--Tax Parcel #: 149-021-07
--Existing Zoning: MUDD-O
--Proposed Zoning: MUDD-O (SPA)
--Existing Uses: Office/Retail
--Proposed Uses: Office/Retail/Hotel
--Maximum Gross Square Feet of Development: Up to 334,000 square feet of gross floor area of permitted uses
--Maximum Building Height: Buildings will be limited to a maximum building height of 135 feet.
--Parking: Per the standards of the Zoning Regulations.
--Urban Open Space: Will be provided as required by the Ordinance.
General Provisions.
a. 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.
b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," 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.
Purpose
The purpose of this Rezoning application is to provide for the repurposing of industrial buildings to allow for a mixture of uses. The Petitioner also seeks approval of an Optional request as outlined below
The Petitioner seeks approval under the Optional provisions of the Ordinance to allow for paved and unpaved parking to remain as located between the building and the street on the westerly side of the site and along Old Pineville Rd., and for a vehicular/taxi/Uber drop-off area on Yancey Road. In addition, and out of an abundance of caution due to the location and variation in the building walls relative to the Yancey Road curb line, the Petitioner may need to propose minor alterations to the streetscape plan for this property or the location of buildings in a setback area once the detailed construction plans have been developed. In addition, inasmuch as the City has already installed streetscape improvements along Old Pineville Rd. as part of the CATS Blue Line project, the Petitioner proposes no additional streetscape improvements along Old Pineville Rd. Finally, the petitioner seeks the ability to construct a building up to 135' in height on the property. To achieve these purposes, the application seeks the rezoning of the site to the MUDD-O district.
Permitted Uses
Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the MUDD district, whether noted on the site plan or not, unless otherwise restricted by the provisions of this plan.
Transportation
a. The site will have access via driveway connections to Yancey Street and Old Pineville Rd. as generally identified on the concept plan for the site.
b. Parking areas, including on street and structured parking, are generally indicated on the concept plan for the site. The Petitioner reserves the right to install on- street parking along Yancey Street and Old Pineville Rd. subject to CDOT approval.
c. The Petitioner will create a pedestrian pathway through the site from Yancey Street to the rear of the property to facilitate pedestrian and bicycle mobility in the area. It is anticipated that this facility will be extended through the adjacent tract when that tract redevelops. The pathway will be installed on one of two alternate locations indicated on the conditional site plan. The exact location and design will be confirmed through the design development and review process based on the more accurate site information that will be available at that time.
Architectural Standards
The pedestrian areas indicated on the concept plan will be furnished with pedestrian amenities such as seating and landscaping and may be used for programmed activities, outdoor seating gathering spaces, and the extension of activities conducted within the buildings. The detailed design of the pedestrian plaza will be determined during the normal MUDD review process.
Streetscape and Landscaping
Reserved
Environmental Features
Reserved
Parks, Greenways, and Open Space
Reserved
Fire protection
Reserved
Signage
Reserved
Lighting
a. Freestanding lighting on the site will utilize full cut-off luminaries.
Phasing
Reserved
Initial Submission-03-13-19, 1.14



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DEVELOPMENT STANDARD
NOTES

RZ-02