

1. General Provisions

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition 2019 – XXX to rezone property tax parcel 18313210 (the “Site”) from O-6(CD) to the MUDD-O Zoning District, to accommodate an Office / Retail Building and Parking Structure as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended to reflect maximum development rights, including building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or These Development Standards establish more stringent standards, the regulations established on the Ordinance for MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Optional Provisions

The development will be phased with the office building being constructed where adjacent parking currently exists. Once the office building is completed, the existing 2-story office will be demolished in order to construct the parking structure. While the office building is being built and before the completion of the parking structure, the petitioner is requesting to have the office users park off-site. While this transition takes place, the Office Building will not meet the parking regulations of MUDD, and the petitioner seeks this allowance as an “Option”.

3. Permitted Uses

The petitioner requests to be allowed all uses that are permitted in the MUDD Zone.

4. Transportation

The Vehicular access point shall be limited to one driveway on Coltsgate Road, as generally depicted on the Rezoning Plan.

5. Architectural Standards

The petitioner is proposing a style of architecture, generally in keeping with surrounding Southpark buildings. Allowable building materials include masonry, stucco, synthetic stucco, glass, cementitious siding, synthetic wood siding and architectural metal panels. The lower level of the Parking Structure and the Office building will engage the street with clear glass and operational entrance doorways.

6. Environmental Features - Landscaping

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning.

Petitioner agrees to provide 8' landscaping strip and 8' sidewalk continuous along Coltsate Road.

7. Lighting

The maximum height of any freestanding fixture shall not exceed 21' including its bases. All lighting will contain shut-off shields so that no exterior lighting will not shine onto adjacent properties.

8. Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner in accordance with the provisions of Chapter 6 of the Ordinance.

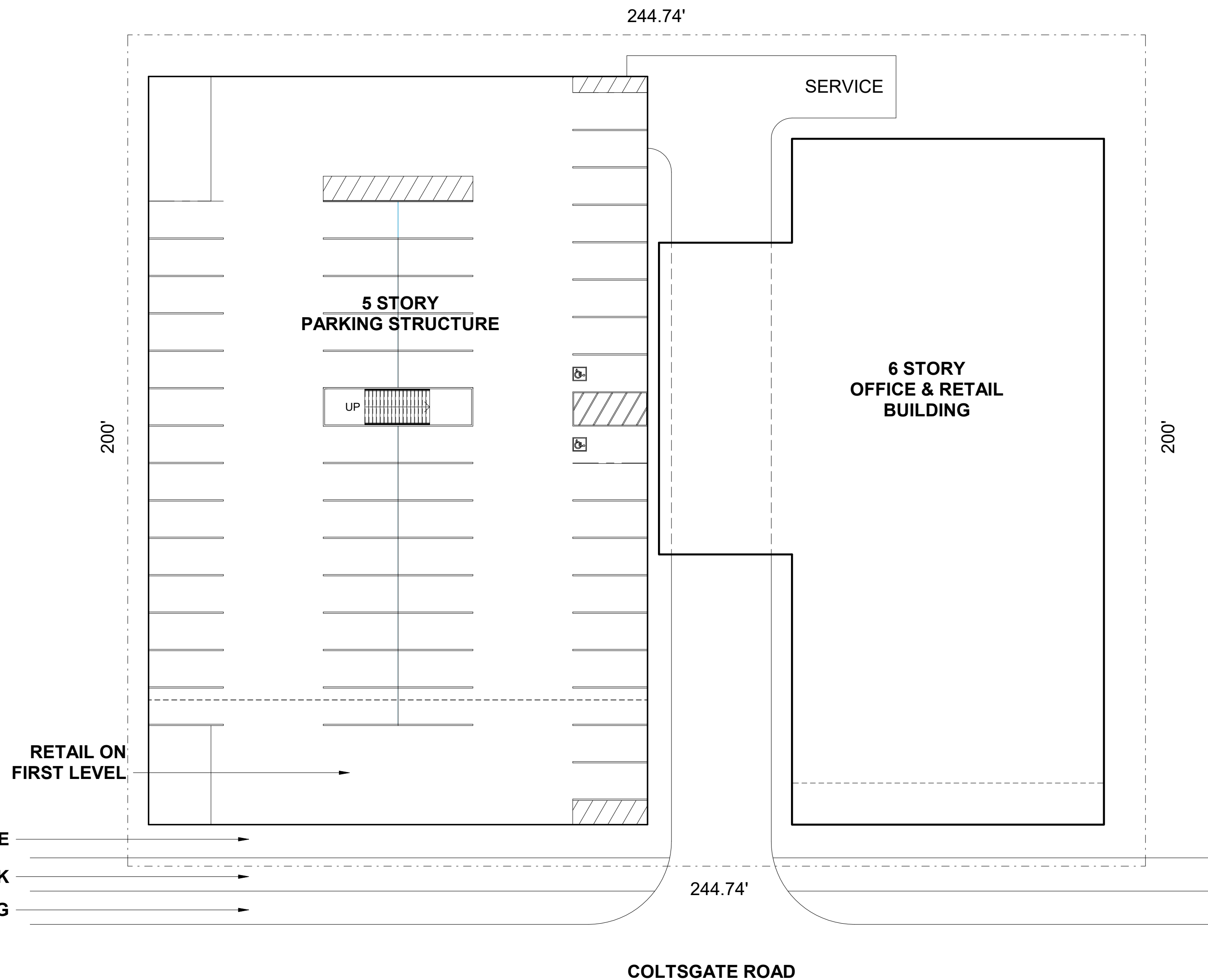
9. Binding Effect of the Rezoning Documents and Definitions

If the Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in the future development thereof.



DEVELOPMENT SUMMARY	
Tax Parcel Number:	18313210
Acres:	1.124 Acres
Existing Zoning:	O-6 (CD)
Proposed Zoning:	MUDD-O
Proposed Use:	Office, Retail and Parking
Proposed Areas:	96,000 sf total
	Office: 87,000 sf
	Retail: 8,500 sf
Height:	6 stories: +/- 90'
Open Space:	Required: 500 sf
	Provided: 650 sf



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SEAL:

CONSULTANT:

2901 Coltsgate

Petition No. 2019-XXX
For Public Hearing

2901 Coltsgate Road Charlotte, NC 28211

ODA Project No. 193447

Issue Date

REVISIONS		
No.	Description	Date
1	RZ 1	11/11/2019

ILLUSTRATIVE PLAN
& NOTES

RZ-1