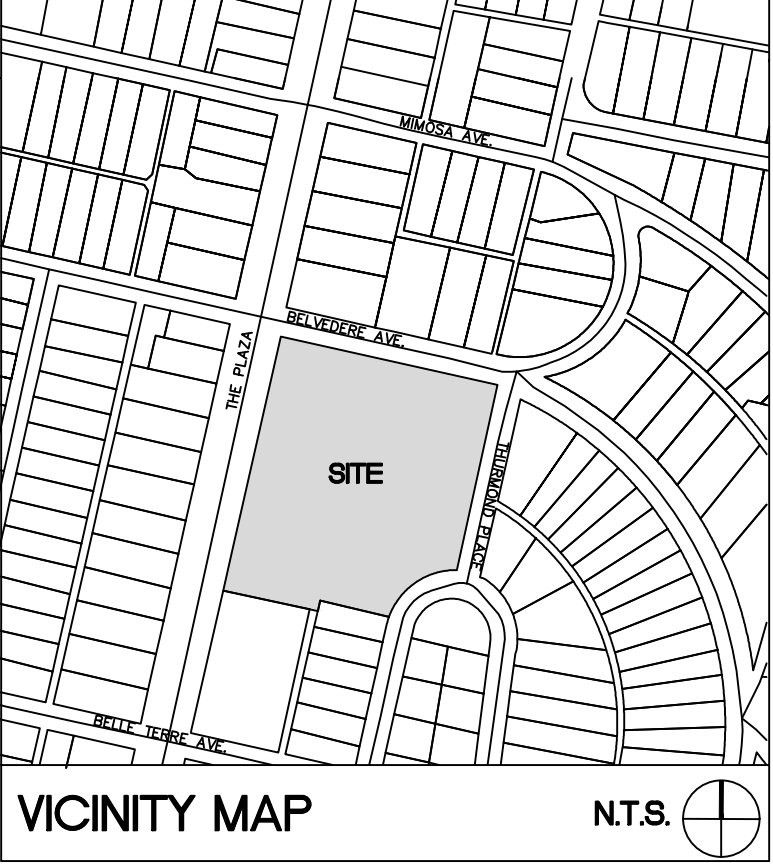


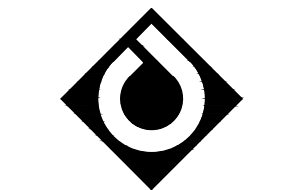
REZONING SUMMARY	
PETITIONER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
PROPERTY OWNER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
REZONING SITE AREA:	TOTAL: 4.521 AC
TAX PARCEL #:	095-06-101A 095-06-101B 095-06-102 095-06-126
EXISTING ZONING:	B-2 (CD) (HISTORIC DISTRICT OVERLAY) R-5 (HISTORIC DISTRICT OVERLAY)
PROPOSED ZONING:	MUDD-O (HISTORIC DISTRICT OVERLAY)
EXISTING USE:	HOTEL/ SINGLE FAMILY DETACHED
PROPOSED USE:	ALL USES ALLOWED IN THE MUDD ZONING DISTRICT EXCEPT AS DESCRIBED ON SHEET RZ-200
NUMBER OF UNITS:	UP TO 22 NEW SINGLE FAMILY ATTACHED 1 EXISTING HISTORIC STRUCTURE
MINIMUM SETBACK:	EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER SETBACK ALONG THURMOND PL. SHALL MATCH SETBACK OF EXISTING STRUCTURE.
MINIMUM REQUIRED PARKING:	AS REQUIRED BY THE ORDINANCE IN THE MUDD ZONING DISTRICT

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS.
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT.



SURVEY DISCLAIMER
BOUNDARY SURVEY, ISSUE DATE AUGUST 14, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796

LEGEND	
SYMBOL	
PROPOSED BUILDING ENVELOPE	
EXISTING BUILDING ENVELOPE	
EXISTING TREE	
SIGNIFICANT EXISTING TREE TO BE PROTECTED WITHIN PROJECT AREA	
SIGNIFICANT PROPOSED TREE WITHIN PROJECT AREA	
PROPOSED LANDSCAPE SCREENING	



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BILLY MADDALON
2010 The Plaza
Charlotte
North Carolina 28205

VANLANDINGHAM ESTATE

2010 The Plaza
Charlotte
North Carolina 28205

CONDITIONAL REZONING PLAN

Project No.
4344.01

Issued
02/26/18

Revised



SCALE: 1"=30'
0 15 30 60

RZ-100

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DEVELOPMENT STANDARDS

Febuary 22, 2018

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Unique Southern Estates, LLC for an approximately 4.54-acre site located at the southeastern corner of the intersection of The Plaza and Belvedere Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The purpose of this rezoning request is to accommodate the development of up to 22 for sale single family attached dwelling units along portions of the perimeter of the Site and to maintain the existing Estate structures and grounds for use as noted on the plans.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District (“MUDD”) zoning district shall govern the development of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement 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 site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. Internal sidewalks generally depicted on the Rezoning Plan may be altered provided that such alterations do not materially change the design intent generally depicted on the Rezoning Plan.
- E. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner.
- F. The Site is located in the Plaza Midwood Historic District and the Site and the existing principal structure (the “Main House”) have been designated as a historic landmark by the Charlotte City Council. Additionally, the Site has been designated as a National Historic Landmark.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners 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.

OPTIONAL PROVISIONS

The following optional provisions shall apply to the development of the Site:

- A. Parking and maneuvering space may be located between the buildings and structures located on the Site and the required setbacks from all adjacent public streets as more particularly depicted on the Rezoning Plan.
- B. Parking and maneuvering space may be located between the single family attached dwelling units and the required setback from Thurnmond Place as more particularly depicted on the Rezoning Plan.
- C. The existing sidewalks, planting strips and streetscape located along the Site's public street frontages shall remain in place.
- D. As depicted on the Rezoning Plan, screening hedges are located in portions of the setback.
- E. Notwithstanding the provisions of Section 12.529 of the Ordinance, only the internal pedestrian sidewalks and sidewalk connections that are more particularly depicted on the Rezoning Plan shall be required on the Site.
- F. Valet parking service area(s) may be located between the buildings and structures located on the Site and the adjacent public streets.

PERMITTED USES

- A. The Site may be devoted only to the uses permitted under the Ordinance in the MUDD zoning district, including any incidental or accessory uses associated therewith, except for the following:
- (1) Dormitories
 - (2) Athletic and sports facilities
 - (3) Civic, social service, and fraternal facilities
 - (4) Country and swim clubs
 - (5) Elementary and secondary schools
 - (6) Group homes, up to 10 residents
 - (7) Orphanages, children's homes, and similar non-profits
 - (8) Police and fire stations
 - (9) Post offices
 - (10) Stadiums, coliseums
 - (11) Adult establishment
 - (12) Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes
 - (13) Dry cleaning and laundry establishments, up to 4,500 square feet
 - (14) Equipment rental and leasing, within an enclosed building
 - (15) Showrooms, up to 70,000 square feet
 - (16) Accessory shelters
 - (17) Bus passenger stations
 - (18) Bus stop shelters
 - (19) Donation drop-off facility
 - (20) Electric and gas substations
 - (21) Homeless shelter
 - (22) Parking decks, structured
 - (23) Crematory, accessory to a funeral home

USE RESTRICTIONS

- A. Notwithstanding anything contained herein to the contrary, the use limitations and restrictions set out below shall apply to the Site.
- (1) The Site shall comply with the City of Charlotte Noise Ordinance.
 - (2) All amplified outdoor music on the Site must end by 10:30 PM on weekdays and 11:00 PM on weekends.
 - (3) Temporary structures such as stages and event tents will be located at least 40 feet from the right of way along The Plaza and Belvedere Avenue and 20 feet from the right of way of Thurnmond Place and the southwest property line. All temporary structures shall be erected no sooner than 24 hours prior to events and dismantled no later than 24 hours following events, and in no case shall they be erected or dismantled before 8:00 AM or after 9:00 PM except in case of emergency.
 - (4) With the exception of one event per calendar year, the maximum number of guests or attendees at a single event held in the Main House, the Orangerie and/or on the grounds of the Estate shall be 325. Staff shall not be counted towards the maximum number of guests or attendees.

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 MUDD zoning district under the Ordinance.

ARCHITECTURAL AND DESIGN STANDARDS

- A. A maximum of 6 units per building block shall be permitted.
- B. The maximum height of the single family attached dwelling units to be constructed on the Site shall not exceed the height of the historic house.
- C. The existing Carriage House, existing Office, and existing Orangerie may be demolished if desired.
- D. Architectural renderings of the elevations of the single family attached dwelling units to be constructed on the Site and the exterior building materials shall be approved by the Charlotte-Mecklenburg Historic Landmarks Commission and the Charlotte Historic District Commission.
- E. The exterior building materials used on the single family attached dwelling units to be constructed on Site shall include stained or painted wood lap siding, painted cementitious-soffit at upper roof eaves, painted cementitious-board fascia at upper roof eaves, stone or simulated stone foundation walls and water tables with 4 inch brick rowlock coping, stained or painted wood overhead garage doors or simulated stained wood, simulated divided light double-hung and fixed windows and 30 year architectural composition roof shingles. Vinyl shall not be a permitted exterior building material.

SETBACK AND YARDS/STREETSCAPE/SCREENING

- A. Subject to any optional provisions, development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.
- B. The existing sidewalks, planting strips and streetscape located along the Site's public street frontages shall remain in place.

ENVIRONMENTAL FEATURES

- A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

SIGNS

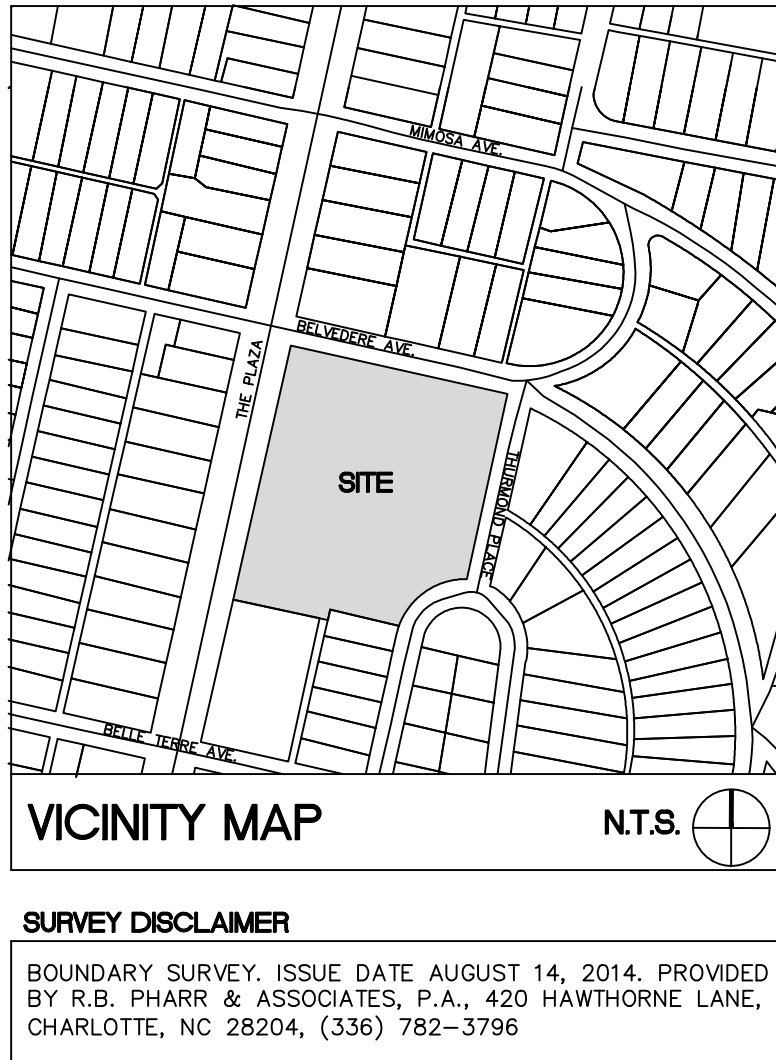
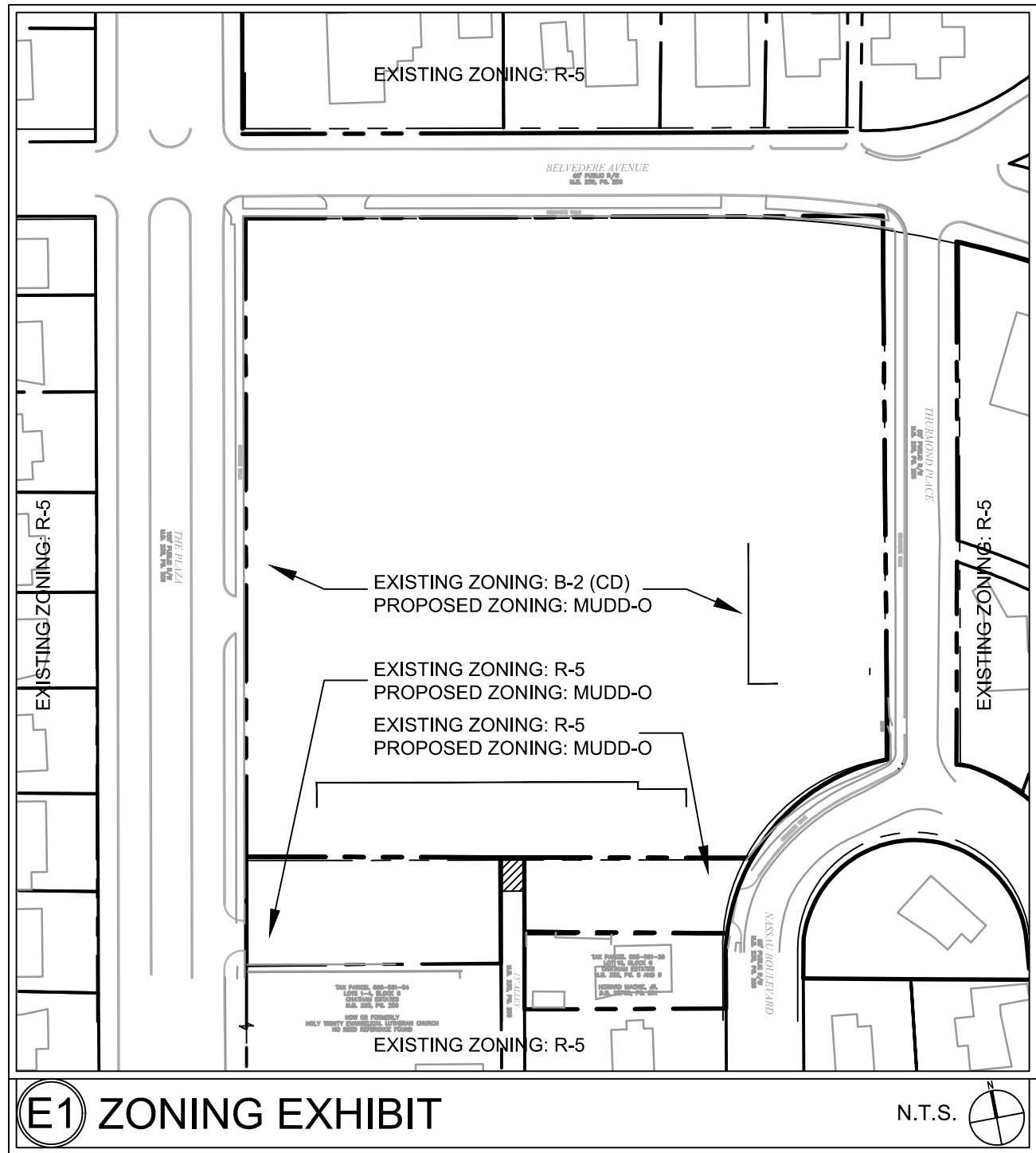
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

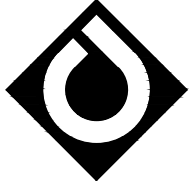
LIGHTING

- A. All new freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixtures on the Site shall be 20 feet, excluding street lights.
- C. Any new lighting fixtures attached to the structures on the Site shall be decorative, capped and downwardly directed, except for street lights.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this 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 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 Petitioner or the owner or owners 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.





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