

SITE DATA: Tax Parcels 12312401
Acreage: approximately 0.40 acres
Existing Zoning: O-2
Proposed Zoning: MUDD-O

Background Statement

The Boulevard Company is the petitioner on that certain Rezoning Application 2007-142 (the "Petition") relating to an approximately 0.40 acre site located between Kenilworth Avenue and Scott Avenue at their intersection with Romany Road in Charlotte, North Carolina (the "Site"). The Site is presently zoned O-2. The Petition seeks to have the Site rezoned to MUDD-O.

The Petitioner's development plan seeks certain variations from MUDD and the Dilworth Land Use and Streetscape Plan adopted by the Charlotte City Council on June 26, 2006 (the "Dilworth Plan").

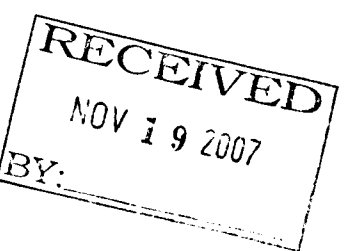
Development Standards

1. 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 buildings and 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.
2. Access to the site will be provided by driveway connections to Scott Ave. and Kenilworth Ave. as generally depicted on this site plan.
3. The proposed use of the property will be for the development of the site to accommodate an office use along with associated parking and service areas. It has been designed to comply with the Dilworth Small Area Plan.
4. All dumpsters, if provided, will either be located within the building footprint or be screened with solid enclosures and gates.
5. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
6. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, and tree planting. A landscaping plan will be reviewed and approved as part of the MUDD review process.
7. The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance.
8. The site is constrained by the occurrence of overhead electrical transmission lines and as a result the Petitioner seeks relief from the following standards through the MUDD-Optional provisions: allowance for parking to be located between the building and the street along the Kenilworth Ave. frontage and to allow underground parking to be allowed within the setback along Kenilworth Ave. as generally depicted on the site plan.
9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
10. 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.



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AT SCOTT AVENUE & ROMANY ROAD
CHARLOTTE, NORTH CAROLINA

FOR
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET SUITE 110
CHARLOTTE, NC 28202
704-348-8942

ISSUED FOR: For Public Hearing
ISSUE DATE: 11/7/07
REVISIONS: -

**TECHNICAL
DATA SHEET
2007-142**

FILE NAME: Kenilworth/KMRezoning22.dwg
DRAWN BY: TEM/JDT
CHECKED BY: -

