ZONING/DEVELOPMENT DATA PROPOSED USE: General Office & Residential Uses EXISTING ZONING: R-5 PROPOSED ZONING: UR-C (CD)

TOTAL AREA OF SITE: 20,000 Sq Ft Lot 24 #119-Ø79-28 10,000 Sa Ft #119-Ø79-27 10,000 Sq Ft Lot 25

GENERAL NOTES: 1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CHAR-MECK, NC.DOT, & MECKLENBURG COUNTY REGULATIONS. 2. ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE

CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

PERIMETER BUFFER REQM'TS:

ZONING ADJACENT TO PROPERTY: 1. (East SIDE) B-1 BUSINESS THEREFORE: NO BUFFER REQUIREMENTS. 2. (South & West SIDE) R-5 10' LANDSCAPE SCREENING REQUIREMENT - C Class 3. (North SIDE) R-8 10' LANDSCAPE SCREENING REQUIREMENT - C Class

EXISTING STREET FRONTAGE Existing 5' Sidewalk Existing 1' Plant Strip

1. GENERAL PROVISIONS

1.1 This rezoning petition relates to that certain (2) 10,000 Sq Ft parcel of land lying within Mecklenburg County, hereinafter referred to as the "Site". This rezoning is requesting the rezoning of UR-C (CD) with permitted uses, Excluding Retail.

12 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Zoning Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Zoning Ordinance

during the design development and construction phases. 1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Char-Meck Zoning Ordinance (the "Ordinance") for the UR-C (HD-O) District shall be followed with respect to the Site.

2.STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN

2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the

22 The Rezoning Plan identifies building envelopes. Buildings shown on the Zoning Site Plan shall be located within the building envelopes. However, the exact location, size of buildings within the specific envelope is subject to change. Existing buildings are depicted with roof \$\frac{1}{4}\$ interior walls.

Certificate of Occupancy is Issued or Phased per the Site's Development Plan

Vehicular access points shall be limited to those shown on the Site Plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Dept of Transportation All Improvements will be Constructed and Approved Prior to the First Building's

6. Architectural Standards Property is in Charlotte Historic District & Therefore Existing

4.5ETBACK, SIDE YARDS AND REAR YARDS

5. Transportation

Residential Structure, Including Renovation, Additions and Demolition to Follow HDC Guidelines and Certificate of Appropriateness

7. Streetscape and Landscaping A Request will be made to Maintain Existing Conditions that Include 7' Plant Strip with 5' Concrete Sidewalk For Consistency of Historic Character In lieu of required as per UR-C, 8' Plant Strip with 6' Concrete Sidewalk 8. Environmental Features

All landscaping will comply with applicable City Tree Ordinance. The proposed site Petitioner Shall Comply

with the Charlotte City Council Approved and Adopted Post Construction Controls Ordinance. The Site Shall Comply with The City of Charlotte Zoning Ordinance and the Conditions of the Variance Request.

9.LIGHTING

8. PARKING

12.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devises, 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

12. BINDING EFFECT

lighting shall not exceed 21 feet in height including base. No wall "pak" type lighting shall be used,

but attached decorative lighting fixtures such as sconces may be used. II. ALTERATIONS TO PLAN

applied for by the then owner or owners of the tract or tracts within the Site involved

11.1 Future amendments to the Rezoning Plan and these Development Notes may be

in accordance with the provisions of the Ordinance.

9.1 All freestanding lighting and all exterior lighting will be capped so as to minimize

the impact from lights that may be visible from nearby properties. Freestanding

JJ. KINGSTON AVE WICKFORD_ PLACE WEST BOULEVARD W. WORTHINGTON AVE

CRAIG W ISAAC

ARCHITECTURE

Studio Lane

900 Linda Lane

Charlotte NC 28211

Architecture

Interior Design

Product Design

704 358 1365

Rezoning

Petition

#2*0*15-*0*37

320

316

West

Blvd

Charlotte

Vicinity Map

LOT 8

3.PERMITTED USES AND MAXIMUM DEVELOPMENT 3.1 Permitted uses within the fite will be limited to the following uses and accessory uses from Section 9.403 (uses Provided by Right) and Section 9.404 (Uses Permitted Under Prescribed Conditions) of the Zoning Ordinance. No Retail Development Permitted 15% of Residential Units to be Work Force Rental or Sale Rate

3.2 Existing 320 West 1st Floor 1374 Sq Ft w/ 1602 Addition for Office Renovated/ Addition 320 West 2nd Floor (2) 1200 Sq Ft Residences New 316 West 1st Floor 2948 Sq Ft for Office New 316 West 2nd Floor (2) 1200 Sq Ft Residences Maximum of (2) Residential Units per Builidng

For a period of 10 years from approval date of Re-Zoning

I.PIPE found overhead utilities Iron i

Laurustrinus Viburnum @ 60" o.c. 5 Gal → (1) Sugar Maple @ 40'/Parking Space - 3" Min Caliper in 274 Sq Ft Plant

(2) Residential Covered Parking Spaces per Building

Residential Addition (2) = 1200 Sq Ft Residential Total = 2400 Sq Ft

316 West

320 West

Office Existing = 1374 Sq Ft
Office Addition = 1602 Sq Ft

Office Total = 2976 Sa Ft

Office New Total = 2948 Sq Ft

Residential New (2) = 1200 Sq Ft Residential New Total = 2400 Sq Ft

I.PIPE found] overhead utilities (not open) (not open) 55902040" E - 100.00 (total 5 59d20'10" E - 100.00' (total) New 6' H. Privacy Fence Rear Property Line 1.PIN found I.PIN found Possible Tree Save area Per Charlotte Tree Ordinance Overgrown Shrubs \$ Non-contirbuting Trees 20' Rear yard #119-079-28 #119-2019-27 R=5 05 \sim garage New Structure to Comply With Charlotte HDC Guidelines Pulled Forward to Screen Bojangles Property 1602 sq ft 2948 sq ft New 6' H. Privacy Fence From Garage to Carport Proposed Existing 3 UR-C (CD) R-5 Vacant Historic District Overlay (Future Improvement) The Zoning Board of Adjustments
Granted a Variance May 26, 2015
From the 10' "Class C" Buffer \$
10' Required Side Yard \$2015-026 S, S Proposed Existing Edge Of Pavement UR-C (CD) R-5 w/ MainNew 4' Accessible Path Residence & Historic Overlay District Outbuilding (Office Upfit/ Addition 1374 sq ft vacant (15) Laurustrinus Viburnum & Residential Addition) No. 316 ø 60" o.c. 5 Gal − LOT 26 LOT 23 LOT 23 No. 320 No. 320 Existing Structure to Remain As Per Charlotte HDC Guidelines K.A. CLAYTON K.A. CLAYTON DB 26352-601 DB 26352-601 New HC Lift & Entry No. 316 New HC Lift & Entry 1-story brick ひ HC Parking/ Loading in Current Front Yard - Not in Re-Zoned Front Yard 20 Neighbourhood Front yard Existing Curb Cut & Drive to be Designed & Replaced During Permitting Phase — 5'-0" (Future) (Future) 50.00 14' Back of Curb 50.00 50.00' 50.00' 14' Back of Curb I.PIN set I.PIN found concrete sidewalk I.PIN found \ concrete sidewalk N 59020'10" - 100,00' (total) N 5902040" W - 100.00' (total) overhead utilities overhead utilities plant strip Existing Street 1 15' R/(typ)

WEST BOULEVARD

80' Public R/W

 $\frac{2}{A-1} = \frac{\text{Existing Site Plan}}{1 / 16 = 1' - 0"}$

A-1

December 22, 2014

April 21, 2015

May 19, 2015

February 14, 2016

September 19, 2016 October 26, 2016

April 25, 2016

(4) Serviceberry @ 30" o.c. 2" Min Caliper (8-10' H.) —