

Site Development Data:

Acreage: ± 1.103 acres
Tax Parcel #s: 083-084-08
Existing Zoning: TOD-M(O)
Proposed Zoning: TOD-M(O) SPA
Existing Uses: Warehouse Building.
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted in Section 3 on Sheet RZ3-00).

Maximum Gross Square Feet of Development: Up to 22,509 (equal to the existing square footage plus up to 2,500 additional square feet) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in Section 3 below.

Maximum Building Height: As allowed by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision below.

Bicycle Parking: As required by the Ordinance for the TOD-M(O) SPA zoning district.

Required Screening: Per Ordinance, required for service entrances, utility structures, loading docks and dumpsters.

NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

REZONING PETITION NO. 2018-136

SEAL

LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EXISTING RAIL LINE
- PROPOSED SCREENING AS REQUIRED

VICINITY MAP
*NOT TO SCALE

PROJECT
436 E. 36TH ST.

ASANA PARTNERS
CHARLOTTE, NC

LANDDESIGN PROJ.# 1018295

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING	10.22.18
△	REZONING REV. 1	12.22.18

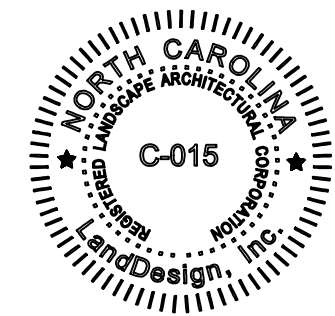
DESIGNED BY: LD
DRAWN BY: MB
CHECKED BY: AM

SCALE 1"=30'

SHEET TITLE
RZ1-00

ASANA
PARTNERSREZONING
PETITION NO.
2018-136

SEAL



PROJECT

436 E. 36TH ST.

ASANA PARTNERS
CHARLOTTE, NCLANDDESIGN PROJ.#
1018295

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DRAWN BY: MB
CHECKED BY: AM

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ2-00

Site Development Data:

Acreage: ± 1.103 acres
Tax Parcel #: 083-084-08
Existing Zoning: TOD-M(O)
Proposed Zoning: TOD-M(O) SPA
Existing Uses: Warehouse Building.
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the TOD-M zoning district (as more specifically described and restricted in Section 3 on Sheet RZ3-00).

Maximum Gross Square Feet of Development: Up to 22,509 (equal to the existing square footage plus up to 2,500 additional square feet) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in Section 3 below.

Maximum Building Height: As allowed by the Ordinance.

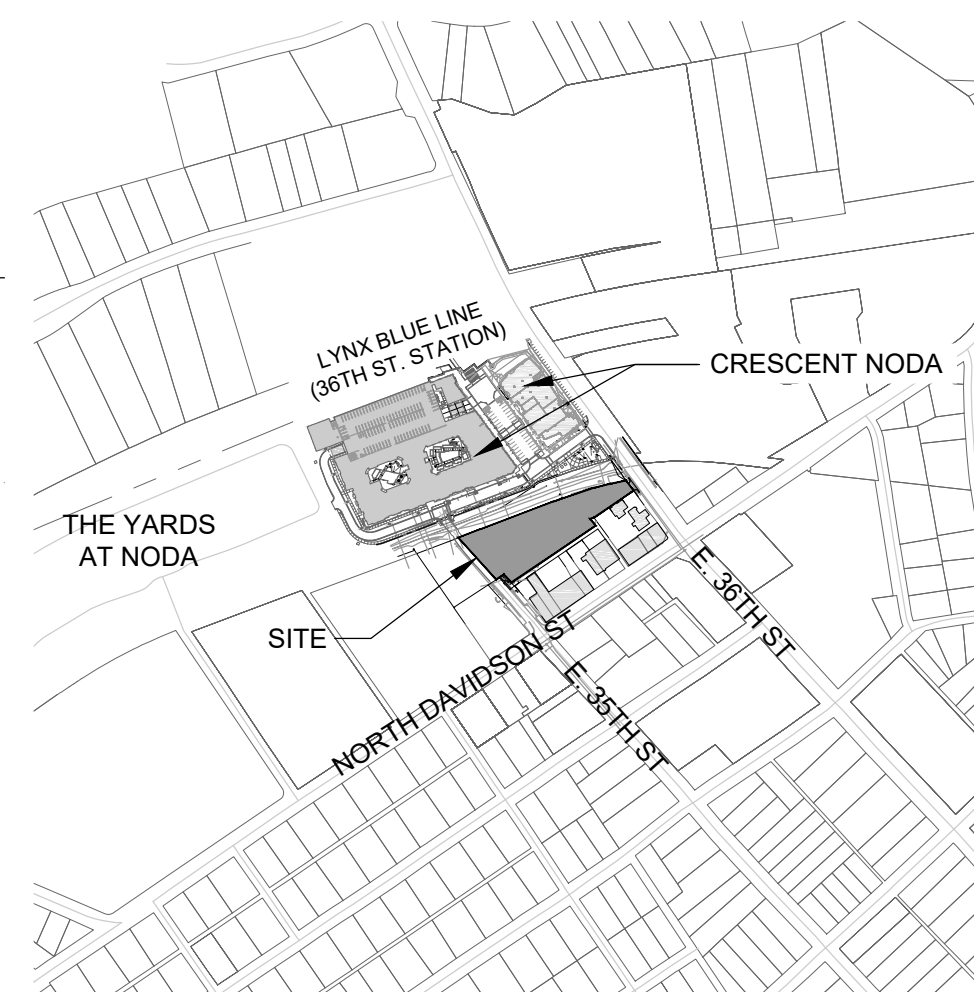
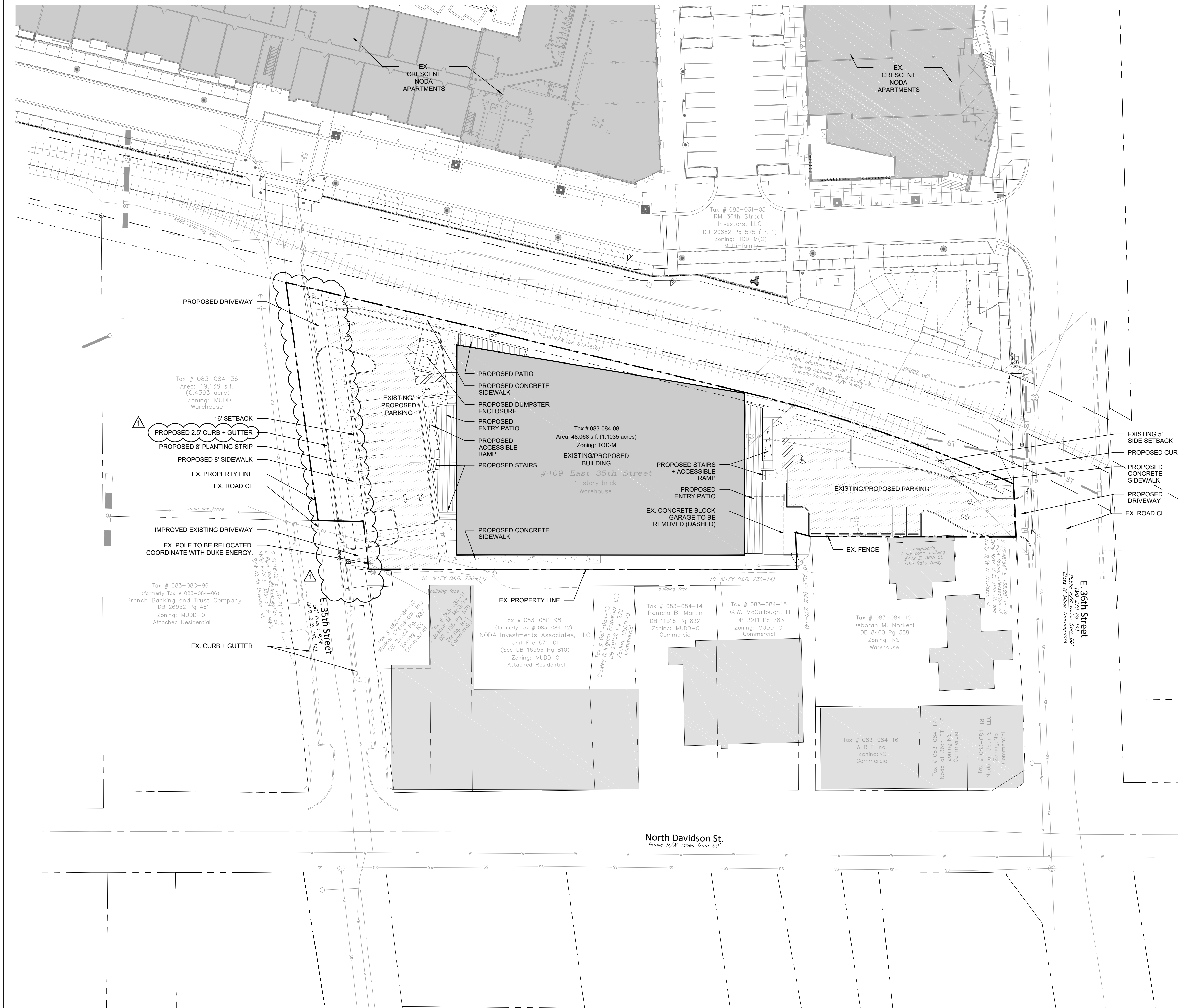
Parking: Parking as required by the Ordinance and the Optional Provision below.

Bicycle Parking: As required by the Ordinance for the TOD-M(O) SPA zoning district.

Required Screening: Per Ordinance, required for service entrances, utility structures, loading docks and dumpsters.

NOTE:

THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP
*NOT TO SCALE

12/22/18
Rezoning Petition No. 2018-136

Site Area: +/- 1.103 acres
Tax Parcel: 083-084-08
Existing Zoning: TOD-M(O)
Proposed Zoning: TOD-M(O) SPA
Existing Use: Warehouse building.

Maximum Gross Square Feet of Development: Up to 22,509 (equal to the existing building square footage plus up to 2,500 additional square feet) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the TOD-M zoning district subject to the limitations described in Section 3 below.

Parking: Parking as required by the Ordinance and the Optional Provision below.

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Asana Partners, LP ("Petitioner") to accommodate the reuse of the existing building located between East 36th Street and East 35th Street with non-residential uses allowed by the TOD-M zoning district and the Optional Provisions below on an approximately 1.103-acre site located at 436 E 36th Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the TOD-MO zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The depictions of the building and parking envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

c. To allow existing and new parking spaces located on the Site to be screened from the adjoining public streets (and from adjoining properties) with a green screen. Parking areas need not be screened from the existing rail line of the future multi-use path when constructed.

- h. To not require functional entrance to the future multi-use trail until the trail is constructed. Entrances will be added in the future when the multi-use trail is constructed. The building fenestration along the future multi-use trail will be designed to allow entrances to be added in the future.

c. Portions of the Site will be utilized as an improved urban open space areas including outdoor seating area for the proposed tenants. This improved urban open space area may be utilized as seating and outdoor dining areas for the allowed uses on the Site. A minimum of 500 square feet of improved Urban Open area will be set aside on the Site.

b. The Petitioner will improve the Site's western property boundary with ten (10) feet of pavement ± 2'-5" foot curb and gutter, an eight (8) foot planting strip and an eight (8) foot sidewalk to accommodate for the future extension of E. 35th across the Site's frontage as generally depicted on the Rezoning Plan. The Petitioner will also dedicate and convey to the City 27.5 feet of right-of-way along the Site's western frontage when requested by the City to allow for the completion of E. 35th Street Extension.

- d. The Petitioner will work with the City to construct a sidewalk connection in the existing AC + W rail road R/W to allow a connection between the E. 36th side of the building and the E. 35th Street Extension side of building, should the City acquire the rights from AC + W to construct a sidewalk within the existing R/W.

- g. The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.

a. The building facades fronting on E. 36th Street and the future extension of E. 35th Street ("E. 35th Street Extension") shall include windows for a minimum of 60% of the facade facing E. 36th Street and E. 35th Street Extension elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes.

- f. The Petitioner will purchase or have commissioned a minimum of \$10,000 dollars worth of public Art that will be installed on the Site. The Petitioner will have the proposed public Art installed prior to issuance of the final certificate of occupancy for the Site. The Petitioner may alternately choose to contribute the \$10,000 to the Arts and Science Fund that will be established to implement public Art on the Site. If this option is chosen, a minimum of \$10,000 will be contributed to this fund by the Petitioner prior to the issuance of a certificate of occupancy for the proposed building. Unless approved by the Petitioner, the art work secured or commissioned by these funds must be located on the Site, or if approved by the Petitioner off-site in the NoDa neighborhood. The Petitioner will have the right to review and approve the art work purchased or commissioned by these funds.

- g. Utilities shall be screened from the future Cross-Charlotte Trail. This includes transformers, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the future Cross-Charlotte Trail. However, fencing may be provided between the building and any open space areas located adjacent to A C and W Line while it is in use.

- h. The Petitioner will design a portion of the parking area between the building and E. 36th Street with decorative pavement treatments to create an area for shared parking and pedestrian courtyard space.

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

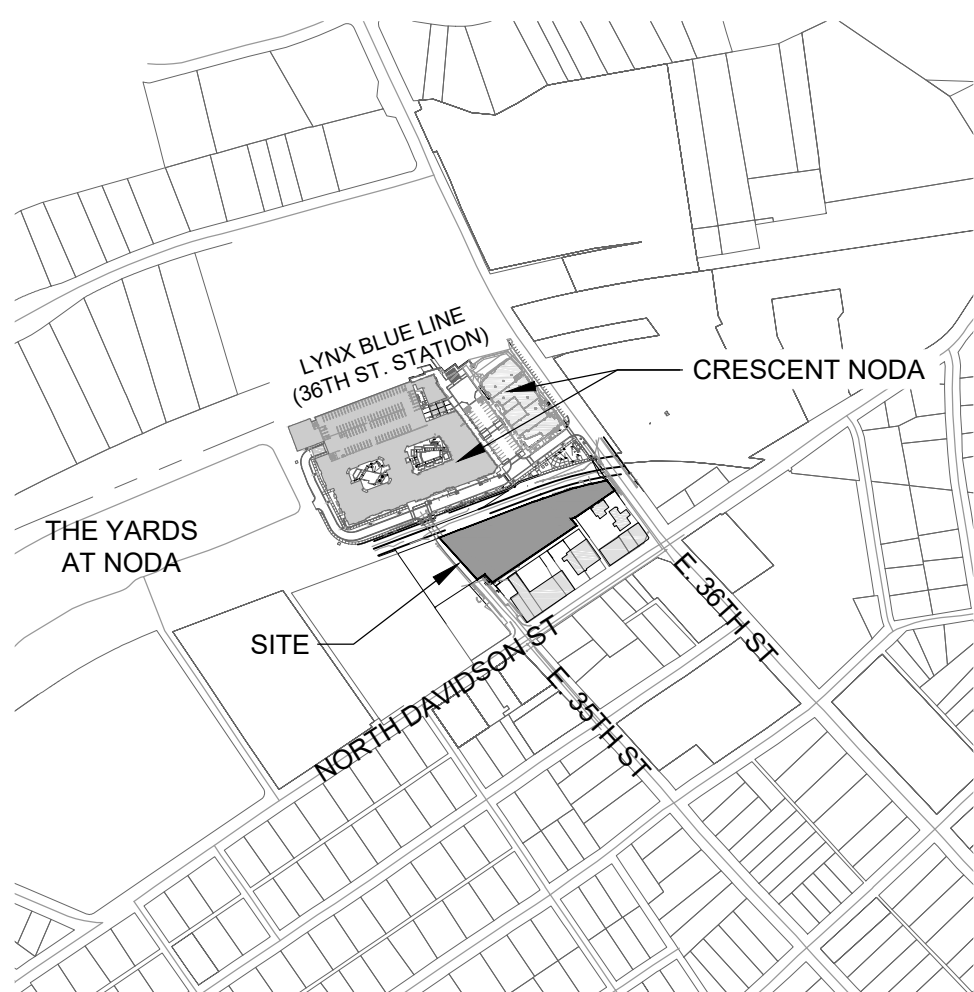
- b. The Site will meet the applicable Tree Ordinance requirements.

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 16 feet in height.

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

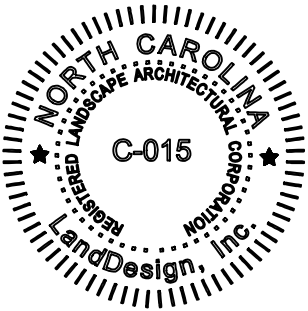


VICINITY MAP
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ASANA
PARTNERS

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PROJECT

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ASANA PARTNERS

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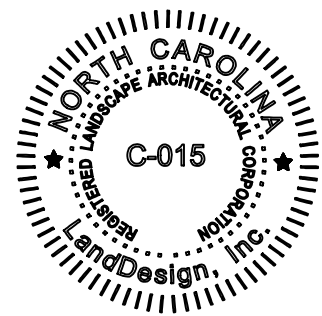
DEVELOPMENT STANDARDS NOTES

SHEET NUMBER

RZ3-00

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SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ4-00

