

LOCATION MAP

LEGEND

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| EXISTING PROPERTY BOUNDARY | --- |
| PROPOSED PROPERTY LINE | --- |
| DEVELOPMENT AREA | --- |
| PROPOSED CONCRETE SIDEWALK | --- |

LAND USE AND ZONING INFORMATION

1. APPLICANT: B&B RE VENTURES, LLC
121 WEST TRADE STREET, SUITE 2800
CHARLOTTE, NC 28202
CONTACT: MICHAEL BENDER
PHONE: (678) 773-4411
2. OWNER: JOHN J HUSON, TRUSTEE
4013 COLUMBINE CIRCLE
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC 28211
3. PARCEL: 3.60 AC
16907608, 16907607
649 SCHOLTZ ROAD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC 28217
4. ZONING:
EXISTING: I-2 (GENERAL INDUSTRIAL)
PROPOSED: TOD-M (CD)
5. USES:
EXISTING: INDUSTRIAL
PROPOSED: ANY USE ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.
PROHIBITED: ANY USE PROHIBITED BY CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.
6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE
7. PARKING: AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. MAX HEIGHT: THE BUILDING MAX HEIGHT WILL BE AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

DEVELOPMENT STANDARDS

MARCH 25, 2019

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY B&B RE VENTURES, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 3.60 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF OLD PINEVILLE ROAD AND SCHOLTZ ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 169-076-08 AND 169-076-07.
- B. THE DEVELOPMENT AND USE 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").
- C. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARY OF THE SITE.
- D. ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE BUILDING/PARKING ENVELOPE DEPICTED ON THE REZONING PLAN. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES OR STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.
- E. 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.

2. PERMITTED USES

- A. THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.

3. ARCHITECTURAL STANDARDS

- A. FOR BUILDINGS 150 FEET IN LENGTH OR LONGER, FACADES SHALL BE DIVIDED INTO SHORTER SEGMENTS BY MEANS OF FACADE MODULATION OR MASS SEPARATION. SUCH MODULATION OR MASS SEPARATION MUST OCCUR AT INTERVALS OF NO MORE THAN 60 FEET AND SHALL PROVIDE A SETBACK OR PROJECTION OF THE FRONT FACADE OF AT LEAST TWO FEET IN DEPTH.
- B. THE SITE MAY BE DEVELOPED WITH EITHER A SINGLE BUILDING OR WITH MULTIPLE BUILDINGS. HOWEVER, IF THE SITE IS DEVELOPED WITH A SINGLE BUILDING, RATHER THAN MULTIPLE BUILDINGS, PETITIONER SHALL PROVIDE AT THE APPROXIMATE MIDPOINT OF SAID BUILDING A 20 FOOT WIDE OPEN AREA THAT HAS A MINIMUM DEPTH OF 20 FEET AS MEASURED FROM THE FACE OF THE BUILDING.

- C. PETITIONER COMMITS TO GROUND FLOOR ACTIVATION THROUGH, WITHOUT LIMITATION, TRANSPARENT GLASS WINDOWS, OPERABLE DOORS, PORCHES, STOOPS, AND/OR OPEN SPACE (INCLUDING THE OPEN AREA DESCRIBED IN NOTE 3.B) AS FOLLOWS: (I) ALONG THE SITE'S FRONTAGE ON OLD PINEVILLE ROAD, GROUND FLOOR ACTIVATION MEASURING AT LEAST 66% OF THE GROUND FLOOR FACADE OF THE BUILDING(S) FRONTING OLD PINEVILLE ROAD; AND (II) ALONG THE SITE'S FRONTAGE ON SCHOLTZ ROAD, GROUND FLOOR ACTIVATION MEASURING AT LEAST 50% OF THE GROUND FLOOR FACADE OF THE BUILDING(S) FRONTING SCHOLTZ ROAD.

- D. PETITIONER COMMITS TO A GROUND FLOOR HEIGHT OF: (I) A MINIMUM OF 8 FEET FLOOR-TO-FLOOR FOR ANY SINGLE-FAMILY ATTACHED DWELLING UNITS; (II) A MINIMUM OF 12 FEET FLOOR-TO-FLOOR FOR ANY BUILDINGS DEDICATED TO MULTI-FAMILY RESIDENTIAL USE, INCLUDING LEASING/AMENITY SPACE; AND (III) A MINIMUM OF 14 FEET FLOOR-TO-FLOOR FOR ANY BUILDING DEDICATED TO ANY OTHER USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.

- E. THE UPPER FLOORS OF ANY PROPOSED PARKING STRUCTURE TO BE CONSTRUCTED ON THE SITE WILL BE SCREENED.

4. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE SHALL BE APPROXIMATELY AT THE LOCATIONS DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

- B. PETITIONER SHALL SUBSTANTIALLY COMPLETE THE CONSTRUCTION OF PUBLIC ROAD A AS GENERALLY DEPICTED ON THE REZONING PLAN PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
- C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO OLD PINEVILLE ROAD, SCHOLTZ ROAD AND PUBLIC ROAD A AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING, WHERE FEASIBLE, TWO FEET FROM THE BACK OF CURB AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

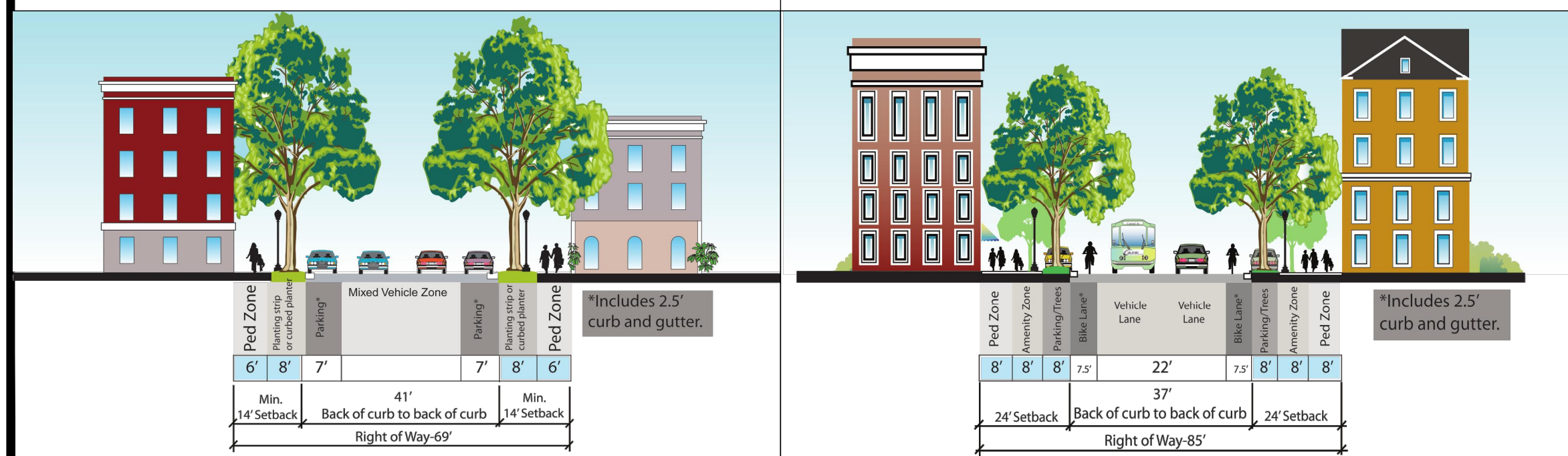
- D. SIDEWALKS OR PORTIONS THEREOF MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

5. 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.

SCHOLTZ ROAD

OLD PINEVILLE ROAD



REVISIONS

| REV | DATE | COMMENT | BY |
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KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

| | |
|--------------|-----------|
| PROJECT No.: | NC0192010 |
| DRAWN BY: | ODR |
| CHECKED BY: | RDH |
| DATE: | 3/26/19 |
| SCALE: | 1" = 30' |
| CAD I.D.: | RZ1 |

PROJECT: **PROP. REZONING DOCUMENTS**
FOR
B&B REAL ESTATE VENTURES, LLC

LOCATION OF SITE
649 SCHOLTZ ROAD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC 28217

BOHLER ENGINEERING NC, PLLC
NCELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:

TECHNICAL
DATA SHEET

SHEET NUMBER:

RZ-1

