Rezoning Petition Packet

Petitions:

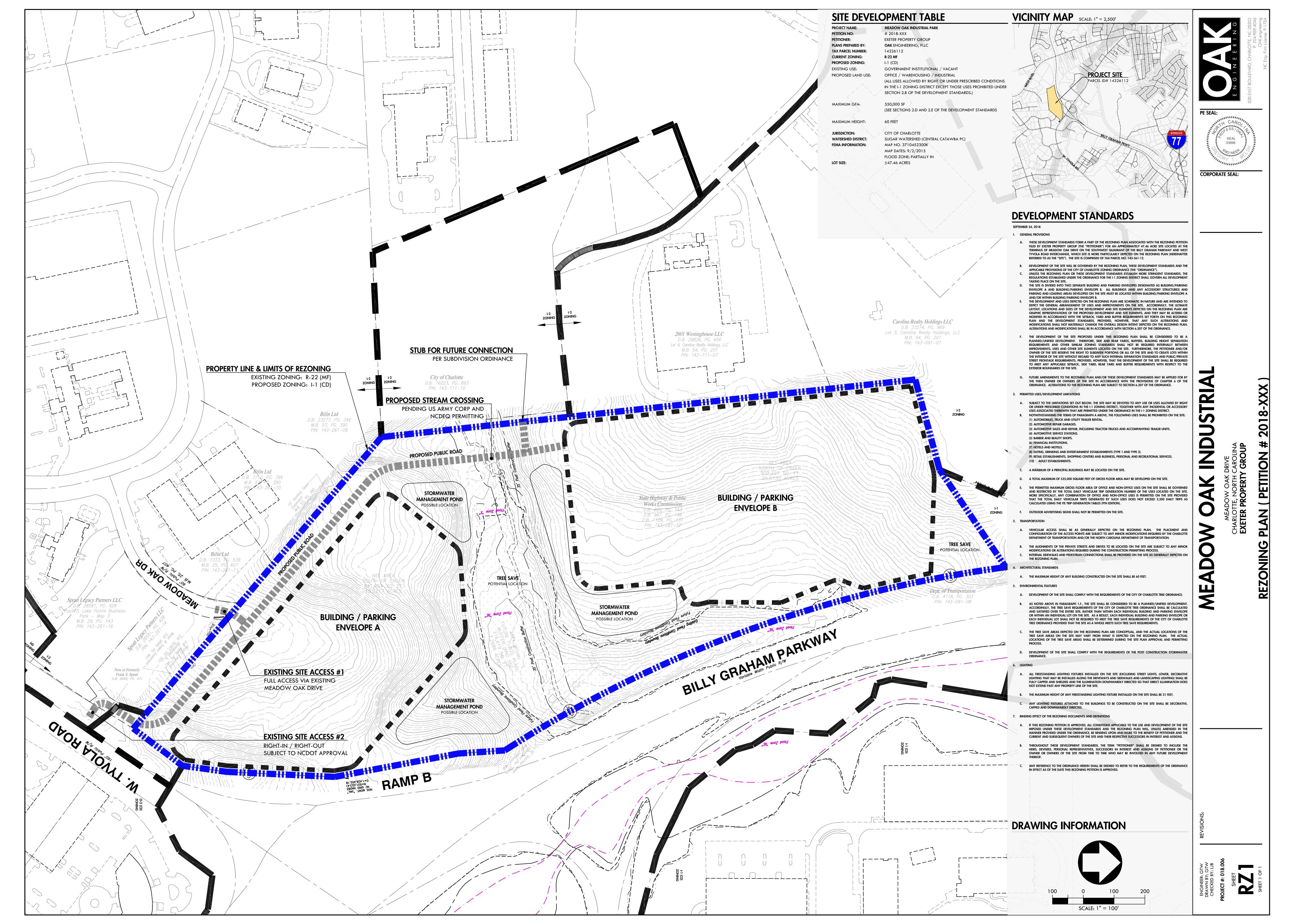
2018-126 through 2018-136

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,	2018-126
Petition #: _	
Date Filed:	9/25/2018
Received By:	R
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Complete All Fields (Use additional pages if needed)

Property Owner: State of North Carolina c/o State Property Office					
Owner's Address: 116 West Jones Street, Room 4055	City, State, Zip: Raleigh, NC 27603				
	dieg, blace, Elp. Haleign, No. 27005				
Date Property Acquired: November 1, 1925					
Property Address: 4101 Meadow Oak Drive					
Tax Parcel Number(s): 143-261-12					
Current Land Use: Former Prison Camp	Size (Acres):+/- 47.46 acres				
Existing Zoning: R-22 MF	Proposed Zoning: <u>I-1 (CD)</u>				
Overlay: N/A	(Specify PED, Watershed, Historic District, etc.)				
Required Rezoning Pre-Application Meeting* with: Alberto Go Date of meeting: September 11, 2018	onzalez, Josh Weaver, Carlos Alzate et al.				
(*Rezoning applications will not be processed until a required held.)	pre-application meeting with a rezoning team member is				
For Conditional Rezonings Only:					
Requesting a vesting period exceeding the 2 year minimum	Yes/No. Number of years (maximum of 5): N/A				
Purpose/description of Conditional Zoning Plan: To accommodate the development of an office/warehouse and					
Purpose/description of Conditional Zoning Plan: To accomm	odate the development of an office/warehouse and				
Purpose/description of Conditional Zoning Plan: <u>To accomm</u> distribution park on the site that could contain up to 525,00	· 				
	· 				
distribution park on the site that could contain up to 525,00	O square feet of gross floor area.				
	· 				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent	O square feet of gross floor area. Exeter Meadow Oak, LLC (c/o Matt Cochrane) Name of Petitioner(s)				
distribution park on the site that could contain up to 525,00	O square feet of gross floor area. Exeter Meadow Oak, LLC (c/o Matt Cochrane)				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246	Exeter Meadow Oak, LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s) Charlotte, NC 28202				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address	Exeter Meadow Oak, LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s)				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341	Exeter Meadow Oak. LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s) Charlotte, NC 28202 City, State, Zip 704-258-9147				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341 Telephone Number Fax Number	Exeter Meadow Oak. LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s) Charlotte, NC 28202 City, State, Zip 704-258-9147 Telephone Number Fax Number				
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John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341 Telephone Number Fax Number jcarmichael@robinsonbradshaw.com	Exeter Meadow Oak, LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s) Charlotte, NC 28202 City, State, Zip 704-258-9147 Telephone Number Fax Number mcochrane@exeterpg.com E-Mail Address				
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341 Telephone Number Fax Number jcarmichael@robinsonbradshaw.com E-Mail Address See Attached Joinder Agreement	Exeter Meadow Oak. LLC (c/o Matt Cochrane) Name of Petitioner(s) 831 Baxter Street, Suite 230 Address of Petitioner(s) Charlotte, NC 28202 City, State, Zip 704-258-9147 Telephone Number Fax Number mcochrane@exeterpg.com				
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	018-121
Petition #: _	
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Date Filed: _	10/15/2018
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Received By:	

Fax Number

Complete All Fields (Use additional pages if needed) Property Owner: Susanne Marie Robicsek Owner's Address: 1701 Scott Ave City, State, Zip: Charlotte NC 28203 Date Property Acquired: 5/27/05, 4/1/92, 9/23/04 Property Address: 1514 Providence Dr., 1506 Providence Dr., and 2042 Vernon Dr, Charlotte, NC Tax Parcel Number(s): 181-062-19, 181-062-17, 181-062-18 Size (Acres):1.08 Current Land Use: Residential Existing Zoning: R-3 Proposed Zoning: R-8 Tree Survey Provided: Yes:__ N/A:__x___ Required Rezoning Pre-Application Meeting* with: Jason Prescott / Solomon Fortune Date of meeting: June 6, 2018 (*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.) For Conditional Rezonings Only: Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _______ Purpose/description of Conditional Zoning Plan: _ JOE DI ZAZZZO Blue Azalea – Providence LLC Name of Rezoning Agent Name of Petitioner(s) 15318 CANHOREST. 6420 Rea Rd, Suite A1-362, Agent's Address Address of Petitioner(s)

CHARLOTTE, NC 28277 Charlotte, NC 28277 City, State, Zip City, State, Zip 704-578-8698 704-578-8698 Telephone Number Fax Number Telephone Number idizazzo e blueazalea. net idizazzo@blueazalea.net E: Mail Address Signature of Petitioner Signature of Property Owner JOSEPH DLZAZZO SUSANNE MARIE ROBICSEK (Name Typed / Printed) (Name Typed / Printed)



	2018-128
Petition #:	
Date Filed:	10/15/2018
Received By: _	Be
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Complete All Fields (Use additional pages if needed)	
Property Owner: <u>Catherine E. Paige; James F. and Virginia P</u>	. Poutier
Owner's Address: 4422 Mt Holly-Huntersville Road; 2625 Lill	y Mill Rd
City, State, Zip: Charlotte, NC 28216; 28210	
Date Property Acquired: <u>1/29/1988; 12/23/1987</u>	
Property Address: <u>4400 and 4422 Mt Holly-Huntersville Rd</u>	
Tax Parcel Number(s): 033-041-12 and 033-041-08	
Current Land Use: Single-family Residential	Size (Acres): _ +/- 5.5 acres
Existing Zoning: R-3	Proposed Zoning: UR-2(CD)
Overlay: None	(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: <u>Claire Ly</u> Date of meeting: <u>8/7/2018</u>	yte-Graham
(*Rezoning applications will not be processed until a required held.)	pre-application meeting with a rezoning team member is
Purpose/description of Conditional Zoning Plan: <u>to accomm</u>	odate a townhome community
Collin Brown and Bailey Patrick, Jr.	James Poutier
Name of Rezoning Agent	Name of Petitioner(s)
214 N. Tryon Street, 47th Floor Agent's Address	4400 Mt Holly-Huntersville Road Address of Petitioner(s)
Charlotte, NC 28202 City, State, Zip	Charlotte, NC 2821 City, State, Zip
704-331-7531 704-353-3231 Telephone Number Fax Number Collin.Brown@klgates.com	312-485-2722 Telephone Number Fax Number overlookRB@gmail.com
E-Mail Address	E-Mail Address
See Attached Joinder Agreement Signature of Property Owner	Signature of Petitioner
See Attached Joinder Agreement (Name Typed / Printed)	(Name Typed / Printed)

Petition #:
Complete All Fields (Use addit onal pages if needed)

Owner: Reathering E. Paige; James F.

Property	Owner: Reathering F	. Paige; James F.
and	Virginia P. Poutier	
Owner's Address: 4422 Mt Holly-Huntersville Road; 2625	Lilly Mill Rd	
City, State, Zip: Charlotte, NC 28216; 28210	·	
Date Property Acquired: 1/29/1988; 12/23/1987		
Property Address: 4400 and 4422 Mt Holly-Huntersville Rd	·	
Tax Parcel Number(s): 033-041-12 and 033-041-08		
Current Land Use: Single-family Residential	Size (Acres): _+/- 5.5 acres	
Existing Zoning: R-3	Proposed Zoning: UR-2(CD)	and the second s
Overlay: None etc.)	(Specify PED, Watershed, His	toric District,
Required Rezoning Pre-Application Meeting* with: Claired Date of meeting: _8/7/2018	<u>Lyte-Graham</u>	
(*Rezoning applications will not be processed until a require held.)	red pre-application meeting with a rezoning	j team member is
	*	
	\mathcal{F}_{i}	
Collin Brown and Bailey Patrick, Jr.	James Poutier	
Name of Rezoning Agent	Name of Petitioner(s)	
214 N. Tryon Street, 47th Floor	4400 Mt Holly-Huntersville Road	
Agent's Address	Address of Petitioner(s)	
Charlotte, NC 28202	Charlotte, NC 2821	
City, State, Zip	City, State, Zip	
704-331-7531 704-353-3231	312-485-2722	
Telephone Number Fax Number	Telephone Number	Fax Number
Collin.Brown@klgates.com	overlookRB@gmail.com	
E-Mail Address	E-Mail Address	
	A STI	
See Attached Joinder Agreement	Signature of Petitioner	
Signature of Property Owner	7	
See Attached Joinder Agreement	James Poutier	
(Name Typed / Printed)	(Name Typed / Printed)	

REZONING PETITION NO. 2018-xxx

JAMES POUTIER, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owners of this parcel of land located at 4400 Mt Holly-Huntersville Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-041-12 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby join in this Rezoning Application and consent to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 8 day of October, 2018

James/F. Poutier

Virginia P. Poutier

REZONING PETITION NO. 2018-xxx

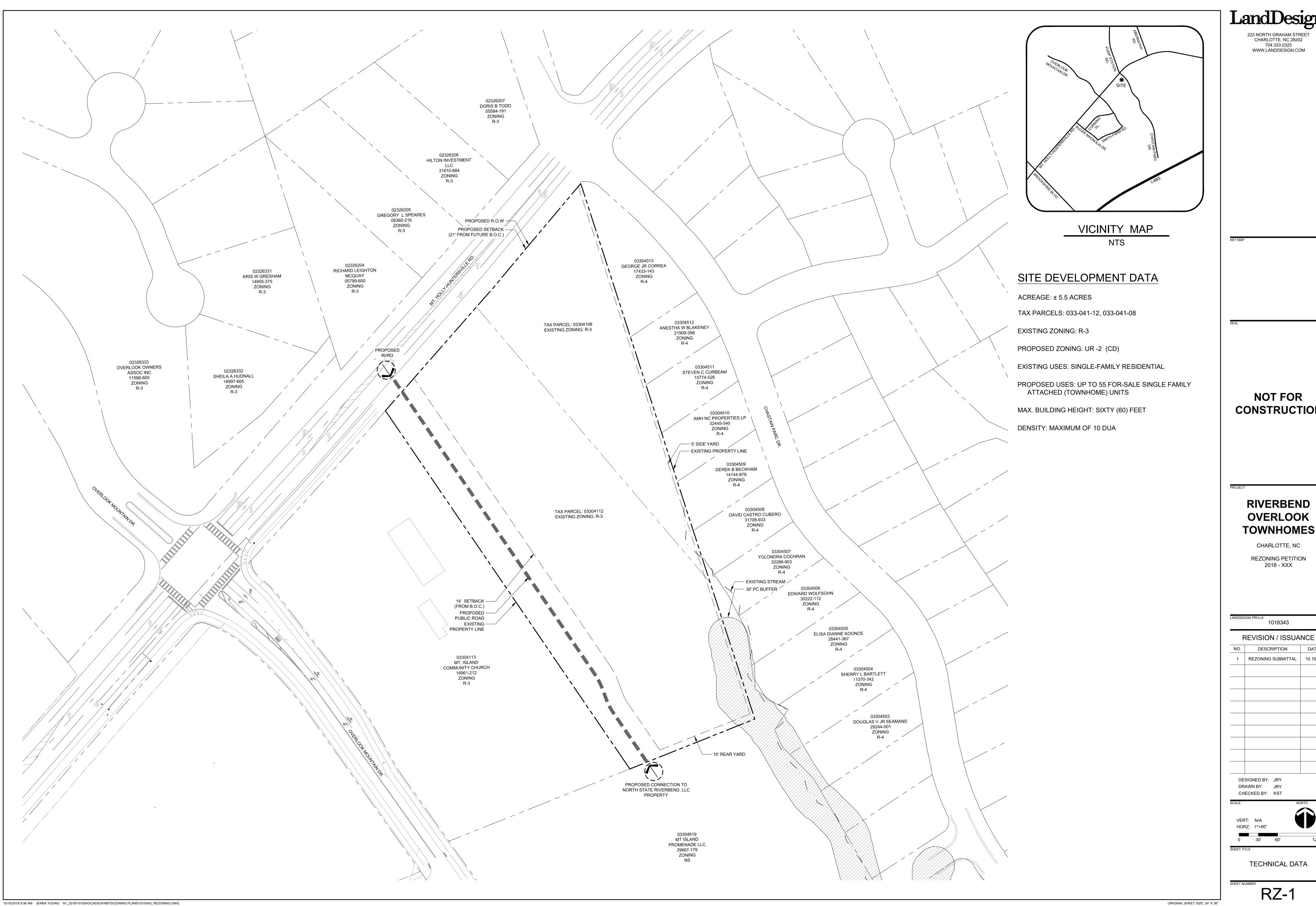
JAMES POUTIER, PETITIONER

JOINDER AGREEMENT

The undersigned, as the owner of this parcel of land located at 4422 Mt Holly-Huntersville Road in the City of Charlotte, Mecklenburg County, North Carolina that is designated as Tax Parcel No. 033-041-08 on the Mecklenburg County Tax Maps and which is the subject of the attached Rezoning Application (the "Property"), hereby joins in this Rezoning Application and consents to the requested Zoning Map Amendment as more particularly set out on the associated conditional rezoning plan.

This 2 day of October, 2018

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223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

NOT FOR CONSTRUCTION

RIVERBEND OVERLOOK TOWNHOMES

> REZONING PETITION 2018 - XXX

1018343

DESCRIPTION 1 REZONING SUBMITTAL 10.15.18

TECHNICAL DATA



CONSTRUCTION

OVERLOOK TOWNHOMES

REVISION / ISSUANCE 1 REZONING SUBMITTAL 10.15.18

PETITION NO. 2018-xxx **DEVELOPMENT STANDARDS**

Petitioner: James Poutier

10.12.18

Site Development Data:

±5.5 acres Acreage:

Tax Parcels: 033-041-12 and 033-041-08

Existing Zoning: R-3

Proposed Zoning: UR-2(CD)

Single-family Residential **Existing Uses:**

Proposed Uses: Up to 55 For-Sale Single Family Attached (Townhome) Units

Max. Building Height: Sixty (60) feet

Maximum of 10 DUA (dwelling units per acre) **Density:**

General Provisions

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by James Poutier (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 5.5 acre site located on the southeast side of Mt. Holly-Huntersville Road, between Riverbend Village Drive and Chastain Parc Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 033-041-12 and 033-041-08.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-2 District.

Permitted Uses and Maximum Development

The Site may be developed with up to 55 for-sale single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.

Transportation

- a) Vehicular access will be as generally depicted on the Rezoning Plan. Access to the Site from Mt. Holly-Huntersville Road shall be right-in, right-out only. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.
- c) Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- d) All transportation improvements shall be approved and constructed before the Site's first building certificate of occupancy is issued.

Architectural Standards

- a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementatious siding (such as Hardi-plank), vinyl, EIFS or wood.
- b) Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- c) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- d) Townhouse buildings will be limited to six (6) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).
- e) All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to fifteen (15) feet on the ground floor building
- f) The Petitioner intends to comply with the four hundred (400) square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.

Streetscape and Landscaping

- a) The Petitioner shall provide a minimum twenty (20) foot undisturbed buffer along the Site's eastern property line.
- b) The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development
- c) The Petitioner shall comply with the Tree Ordinance and Post Construction Stormwater Ordinance.

Lighting

a) Pedestrian scale lighting will be provided within the Site along public and private streets.

Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

223 NORTH GRAHAM STREET 704.333.0325 WWW.LANDDESIGN.COM

NOT FOR CONSTRUCTION

RIVERBEND OVERLOOK TOWNHOMES

> CHARLOTTE, NC **REZONING PETITION** 2018 - XXX

1018343 REVISION / ISSUANCE DESCRIPTION REZONING SUBMITTAL 10.15.18 DESIGNED BY: DRAWN BY: CHECKED BY:

DEVELOPMENT STANDARDS

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<u>le</u>	18-129
Petition #:	
Date Filed:	10/17/2018
Received By:	BL.
Andrew San and Sales St. (1987) Street on an Artist San and Artist Sales St. (1987) St. (1987)	41

Complete All Fields (Use additional pages if needed)	7				
Property Owner: REULE INDUSTRIAL DEVELOPERS, LLC					
Owner's Address: 2200 CORTELYOU ROAD	CHARLOTTE, NC 28211				
Date Property Acquired: <u>06/20/2018;12/22/2017</u>					
Property Address: 8502 AND 8416 OLD DOWD ROAD CHARLOTTE N	C 28214				
Tax Parcel Number(s): 113-111-24 & 113-111-19					
Current Land Use: INDUSTRIAL	Size (Acres): $6.48 + .52 = +/-7.00$ AC				
Existing Zoning: I-1 INDUSTRIAL	Proposed Zoning: I-2 (CD)				
Overlay: WATERSHED OVERLAY, LOWER LAKE WYLIE					
Tree Survey Provided: Yes: N/A:x					
equired Rezoning Pre-Application Meeting* with: CLAIRE LYTE-GRAHAM & ALBERTO GONZALES					

For Conditional Rezonings Only:

Date of meeting: 8/25/18

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): NO

Purpose/description of Conditional Zoning Plan: PETITIONER BEING RELOCATED FROM CURRENT LOCATION FOR THE AIRPORT GATEWAY PROJECT; REZONE PROPERTY TO ALLOW FOR INSTALLATION AND OPERATION OF CONCRETE PLANT

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

JOHNSTON ALLISON & H	ORD BY		
R. SUSANNE TODD		THOMAS CONCRETE OF CAROL	INA, INC.
Name of Rezoning Agen		Name of Petitioner(s)	
1065 EAST MOREHEAD	STREET	2500 CUMBERLAND PARKWA	AY SUITE 200
		Address of Petitioner(s)	
CHARLOTTE NC 28204		ATLANTA GA 30339	
City, State, Zip		City, State, Zip	
704.998.2306	704-323-4506	Mobile: 205-335-9942	
Telephone Number	Fax Number	Telephone Number	Fax Number
STODD@JAHLAW.COM		ALAN.WESSEL@THOMASCONG	CRETE.COM
E-Mail Address		E-Mail Address	

REULE INDUSTRIAL DEVELOPERS, LLC By: Reule Corporation, Manager - Member

By:	THOMAS CONCRETE OF CAROLINA, INC.	
David P. Reule President	Ву	
Signature of Property Owner	Signature of Petitioner	
(Name Typed / Printed)	(Name Typed / Printed)	

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning



Pre-Submittal **Meeting Request** Department "CMPD" Rezoning Team member within six months of filing of the petition. To schedule a presubmittal meeting go to www.rezoning.org and click on the image to the left, fill out the form and submit. You will then be contacted regarding a pre-submittal meeting.

SUBMITTAL REQUIREMENTS:

Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month. Case submitted after the limit, if complete, will be counted toward the next month's case load.

All petitions:

- Two signed official applications;
- If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
- A tree survey of all trees within the street rights-of-way as per Section 2191 of the Tree Ordinance. (This is not required for detached single family residential).
- 4. Filing Fee.

Conditional Petitions Only:

- Items 1-3 above
- All property owners must sign the conditional rezoning application.
- If the request is for a site plan amendment (SPA), a list of changes to the site plan must be provided.
- A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
 - odrawn to scale
 - •a maximum size of 24" x 36"
 - one (1) copy, folded to 81/2" x 11"
 - \circ a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
 - a "Word" version of the site plan notes on the CD
- A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" and sent to the petitioner from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council-zoning meeting.

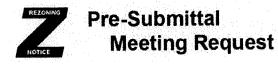
For Staff Use:						
(Circle One) Co	omplete	Incomplete		Staff signature and date		
If deemed incon information is no	nplete, agent o ot submitted as	r petitioner will s requested, the	be contacted wit petition will not	h a deadline to pro be processed.	ovide the required	information. If the

REULE INDUSTRIAL DEVELOPERS, LLC	THOMAS CONCRETE OF CAROLINA, INC.	
By	By Alm Wissel	
Signature of Property Owner	Signature of Petitioner	
	Alan Wessel	
(Name Typed / Printed)	(Name Typed / Printed)	

II. Rezoning Application Checklist

PRE-SUBMITTAL REQUIREMENTS:

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning



Department "CMPD" Rezoning Team member within six months of filing of the petition. To schedule a presubmittal meeting go to www.rezoning.org and click on the image to the left, fill out the form and submit. You will then be contacted regarding a pre-submittal meeting.

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All petitions:

1. Two signed official applications;

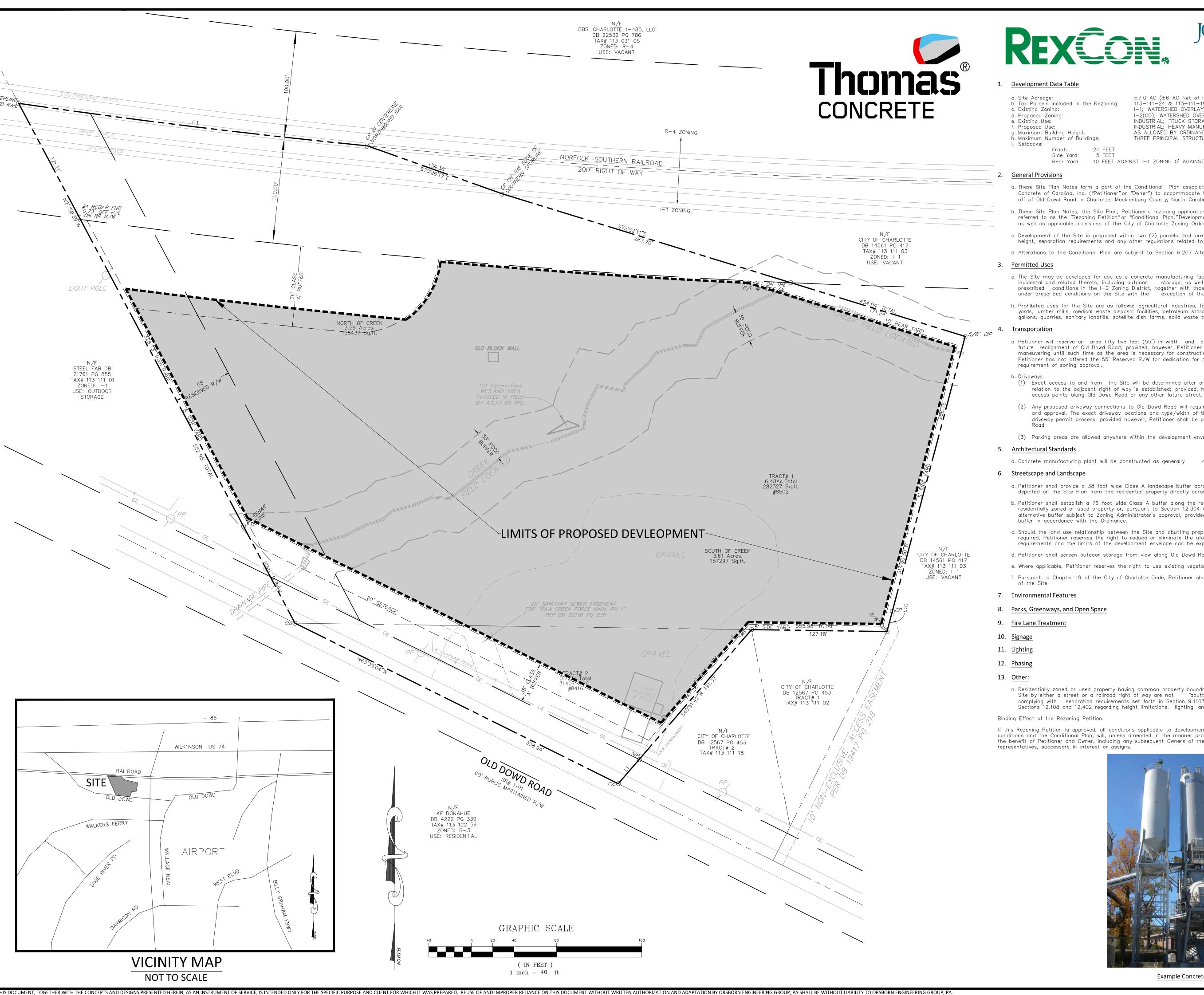
- 2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
- 3. A tree survey of all trees within the street rights-of-way as per Section 2191 of the Tree Ordinance. (This is not required for detached single family residential).
- 4. Filing Fee.

Conditional Petitions Only:

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. If the request is for a site plan amendment (SPA), a list of changes to the site plan must be provided.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
 - •drawn to scale
 - •a maximum size of 24" x 36"
 - •one (1) copy, folded to 81/2" x 11"
 - •a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
 - •a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" and sent to the petitioner from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council-zoning meeting.

For Staff Use:			
(Circle One) Complete	Incomplete	Staff signature and date	
If deemed incomplete, agen	t or petitioner will be con	tacted with a deadline to provide the required information. If the	e

If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.





b. Tax Parcels included in the Rezoning: c. Existing Zoning: d. Proposed Zoning: e. Existing Use:

g. Maxⁱmum Building Height: h. Maximum Number of Buildings:

Front:

I-1; WATERSHED OVERLAY, LOWER LAKE WYLIE I-2(CD); WATERSHED OVERLAY, LOWER LAKE WYLIE INDÙSTRIAL; TRUCK STORAGE & REPAIR INDUSTRIAL; HEAVY MANUFACTURING AS ALLOWED BY ORDINANCE THREE PRINCIPAL STRUCTURES

 ± 7.0 AC (± 6 AC Net of Road and Rail ROW)

Side Yard:

Rear Yard: 10 FEET AGAINST I-1 ZONING O' AGAINST RAILROAD ROW

113-111-24 & 113-111-19

- a. These Site Plan Notes form a part of the Conditional Plan associated with the rezoning application filed by Thomas Concrete of Carolina, Inc. ("Petitioner" or "Owner") to accommodate the development of approximately seven (7) acres located off of Old Dowd Road in Charlotte, Mecklenburg County, North Carolina (the "Site").
- b. These Site Plan Notes, the Site Plan, Petitioner's rezoning application and any additions or revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan." Development of the Site will be governed by the Conditional Plan as well as applicable provisions of the City of Charlotte Zoning Ordinance ("Ordinance").
- c. Development of the Site is proposed within two (2) parcels that are to be consolidated. Therefore, any yard, buffer, building height, separation requirements and any other regulations related to parcel boundaries shall not be required internally.
- d. Alterations to the Conditional Plan are subject to Section 6.207 Alterations to Approval of the Ordinance.
- a. The Site may be developed for use as a concrete manufacturing facility and such accessory uses and structures incidental and related thereto, including outdoor storage, as well as any other uses permitted by right or under prescribed conditions in the I-2 Zoning District, together with those accessory uses and structures permitted by right or under prescribed conditions on the Site with the exception of those uses expressly prohibited herein.
- b. Prohibited uses for the Site are as follows: agricultural industries, foundries, construction and demolition (C&D) landfills, jun yards, lumber mills, medical waste disposal facilities, petroleum storage facilities with storage capacity of over 200,000 gallons, quarries, sanitary landfills, satellite dish farms, solid waste transfer stations, and waste incinerators
- a. Petitioner will reserve an area fifty five feet (55') in width and described as "55' Reserved R/W" on the Site Plan for the future realignment of Old Dowd Road; provided, however, Petitioner reserves the right to use said area for parking and maneuvering until such time as the area is necessary for construction of the realignment. Notwithstanding the above, Petitioner has not offered the 55' Reserved R/W for dedication for public use, nor is dedication of the 55' Reserved R/W a
- (1) Exact access to and from the Site will be determined after orientation of the proposed buildings and structures in relation to the adjacent right of way is established; provided, however, the Site shall have a minimum of two (2)
- (2) Any proposed driveway connections to Old Dowd Road will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have two (2) access points along Old Dowd
- (3) Parking areas are allowed anywhere within the development envelope as generally depicted on the Site Plan.

a. Concrete manufacturing plant will be constructed as generally depicted in the attached photographs.

6. Streetscape and Landscape

- a. Petitioner shall provide a 38 foot wide Class A landscape buffer across the Site's frontage of Old Dowd Road as generally depicted on the Site Plan from the residential property directly across Old Dowd Road.
- b. Petitioner shall establish a 76 foot wide Class A buffer along the rear of the Site as required to separate abutting residentially zoned or used property or, pursuant to Section 12.304 of the Ordinance, reserves the right to provide an alternative buffer subject to Zoning Administrator's approval, provided however, Petitioner reserves the right to reduce the buffer in accordance with the Ordinance.
- c. Should the land use relationship between the Site and abutting properties change such that a lesser buffer would be required, Petitioner reserves the right to reduce or eliminate the aforementioned buffers in accordance with Ordinance requirements and the limits of the development envelope can be expanded to include the former buffer areas.
- d. Petitioner shall screen outdoor storage from view along Old Dowd Road.
- e. Where applicable, Petitioner reserves the right to use existing vegetation to meet any buffer and screening requirements.
- f. Pursuant to Chapter 19 of the City of Charlotte Code, Petitioner shall not be required to install sidewalks along the frontage

7. Environmental Features

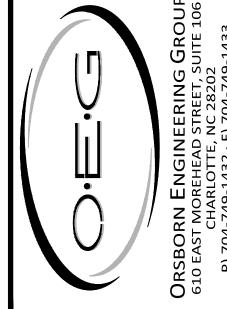
8. Parks, Greenways, and Open Space

a. Residentially zoned or used property having common property boundaries with the Site but which are separated from the Site by either a street or a railroad right of way are not "abutting residentially used or zoned property" for purposes of complying with separation requirements set forth in Section 9.1103 (28)(c) and (d) for heavy manufacturing uses and Sections 12.108 and 12.402 regarding height limitations, lighting, and separation requirements of structures on the Site.

Binding Effect of the Rezoning Petition:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and Owner, including any subsequent Owners of the Site and their respective heirs, devisees, personal





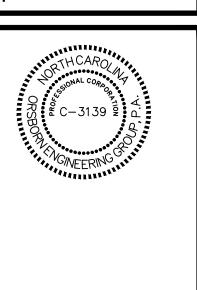
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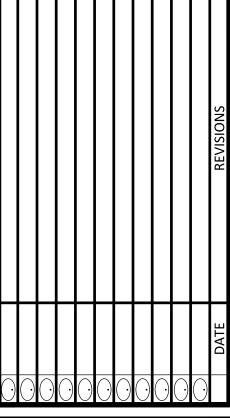
PL

SITE

CHEM,

PKWY MAS CONCRETE SAROLINA, INC.





RZ-1			
APPROVED BY:	JCO		
DRAWN BY:	JAW		
SCALE:	1" = 40'		
DATE:	10/02/18		
JOB#	18046		

Example Concrete Plant

2018-130

I. REZONING APPLICATION CITY OF CHARLOTTE

Current Land Use: Industrial

Existing Zoning: _____I-2

						-	LANGE TOWN	KONTHIE	encorrecting.
Sharman			C	ŢŢ.	Section 2	W	V		
an i demonstratifetifina dy kijikladife			7	- Constitution of	7	2	10		
The SACTOM TRANSPORT	BY	P 20 30 6 6 30 6 70	800 6 6 6 concrete	\$ 4 8 8 8 Delica (1977)	8 2 F	e s e s e	e FFEF	a e s	r in the

Petition #:	
Date Filed:	(1/17/2018
Received By:	81-

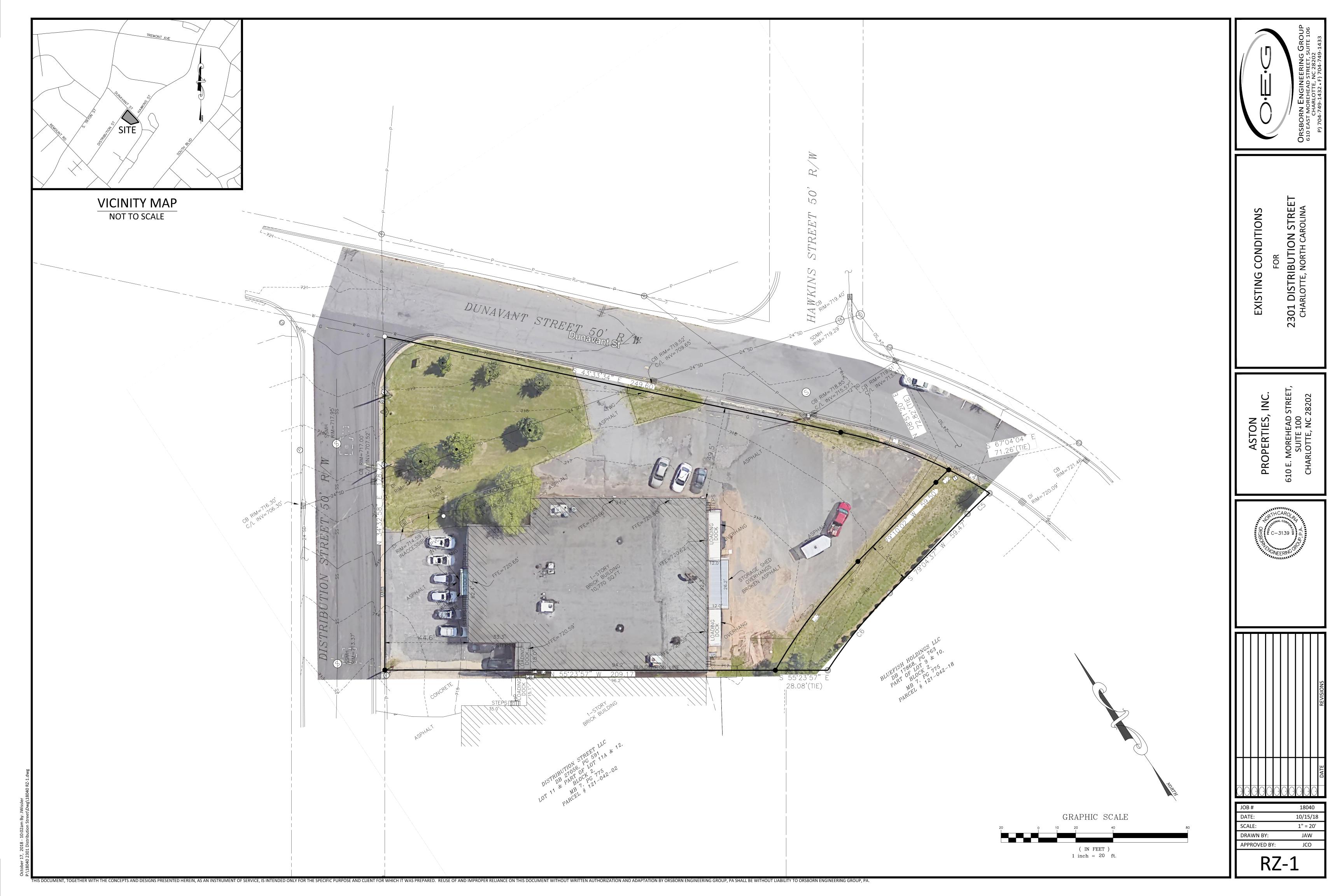
Size (Acres): _____

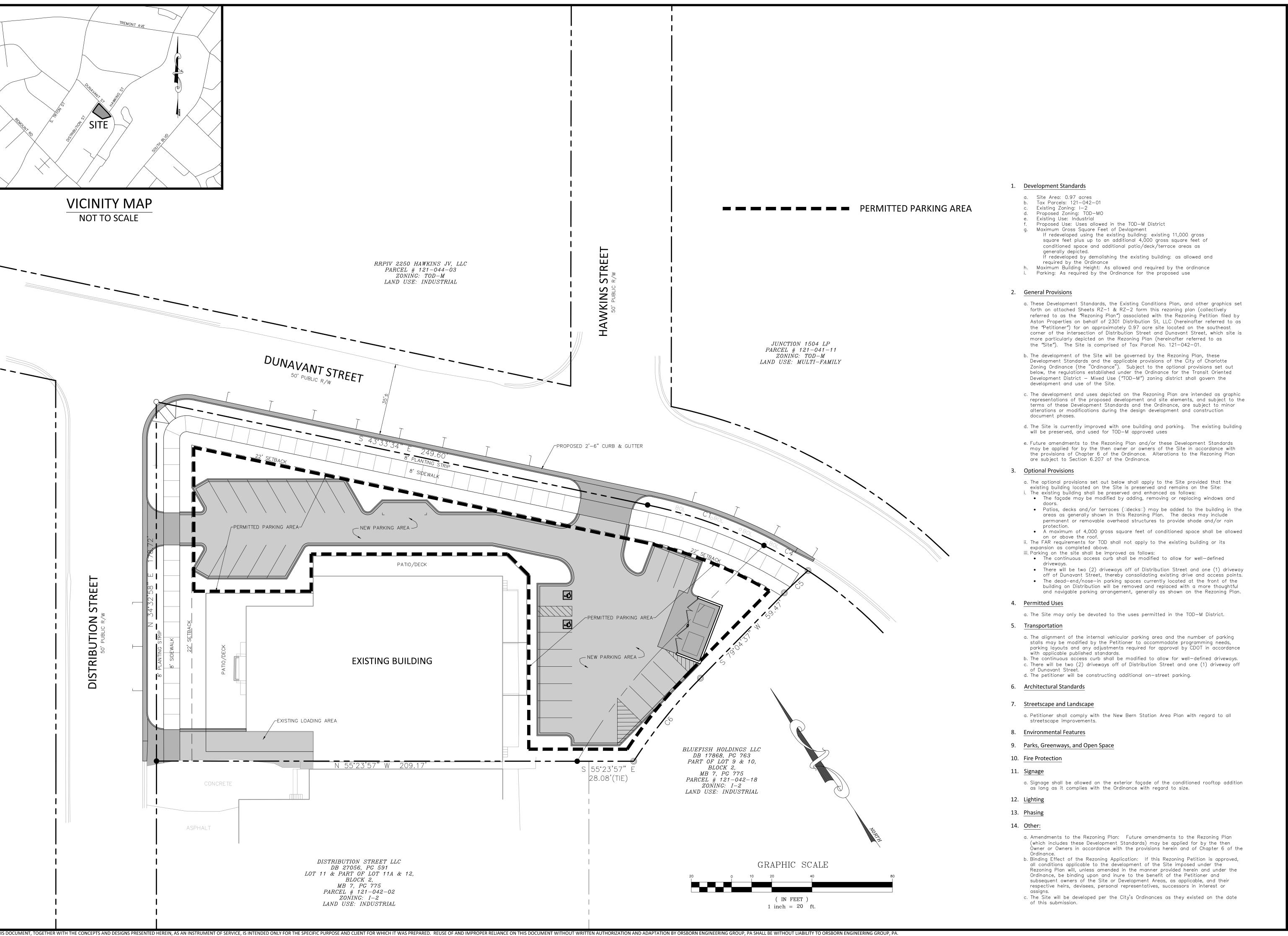
Proposed Zoning: ____TOD-MO

Complete All Fie	elds (Use additional pages if needed	I)		
Property Owner: _	2301 Distribution, LLC			
Owner's Address:	610 E. Morehead St., Suite 100	City, State, Zip:	Charlotte, NC 28202	
Date Property Acq	June 15, 2018			
Property Address:	2301 Distribution St.			
Tax Parcel Numbe	r(s):121-042-01			

Overlay: ______N/A ______ Tree Survey Provided: Yes:_____ N/A:___x _____ Required Rezoning Pre-Application Meeting* with: _____ Solomon Fortune _______ Date of meeting: _____9/13/18 ______

Date of friedding			
(*Rezoning applications will not l	be processed until a requi	ired pre-application meeting with a re	ezoning team is held.)
For Conditional Rezonings O	nly:		
Requesting a vesting period exc	eeding the 2 year minimu	um? (Yes)/No. Number of years (maxii	mum of 5):
Purpose/description of Condition	nal Zoning Plan:To chan	nge the zoning from I-2 to TOD-MO. See	attached plans.
	· · · · · · · · · · · · · · · · · · ·		
Aston Properties, Inc.		2301 Distribution, LLC	
Name of Rezoning Agent		Name of Petitioner(s)	
610 E. Morehead St., Suite 100		610 E. Morehead St., Suite 10	0
Agent's Address		Address of Petitioner(s)	
Charlotte, North Carolina 28202		Charlotte, NC 28202	
City, State, Zip		City, State, Zip	
(704) 366-7337	(704) 365-3215	(704) 366-7337	(704) 365-3215
Telephone Number	Fax Number	Telephone Number	Fax Number
lkpartee@astonprop.com		lkpartee@astonprop.com	
E-Mail Address		E-Mail Address	
J. Karen Partie		L'Karın Partee	
Signature of Property Owner		Signature of Petitioner	
L. Karen Partee		L. Karen Partee	
(Name Typed / Printed)		(Name Typed / Printed)	



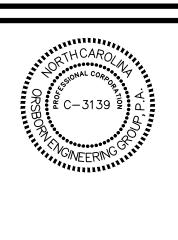


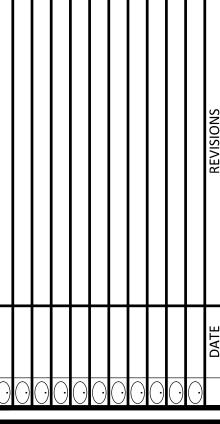


SCHEMATIC SITE PLAN
FOR
301 DISTRIBUTION STREET
CHARLOTTE, NORTH CAROLINA

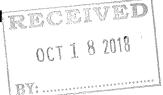
. MOREHEAD STREET, SUITE 100 ARLOTTE, NC 28202

10





	RZ-2				
	APPROVED BY:	JCO			
	DRAWN BY:	JAW			
	SCALE:	1" = 20'			
	DATE:	10/15/18			
	JOB#	18040			
_					



	1018-131	
Petition #:		
Date Filed:	10/18/2018	
Received By:_	Be	

	Secretary and the second and the sec			
Property Owners:	HCBV LLC			
Owner's Addresses:	204-C West Woodlawn Road, Charlotte	NC 28217		
Date Properties Acquired:	12/20/2017			
Property Addresses:	1420 S. Mint Street, Charlotte, NC 2820	<u>3</u>		
Tax Parcel Numbers:	073-262-14			
Current Land Use:	industrial (Ac	res): $\frac{\pm 1.465}{1.465}$		
Existing Zoning:	<u>I-2</u> Proposed Zoning: <u>TO</u>	<u>D-M</u>		
Overlay:	N/A (Specify PED, Watersho	d, Historic District, etc.)		
Required Rezoning Pre-A	Application Meeting* with: <u>Solomon For</u>	tune, Alberto Gonzalez, and Catherine Mahoney		
Date of meeting: 8/29/13	8			
(*Rezoning applicat	ions will not be processed until a required	pre-application meeting with a rezoning team member is held.)		
For Conditional Rezonings Only:				
Requesting a vesting	period exceeding the 2 year minimu	m? □Yes ⊠No. Number of years (maximum of 5): <u>N/A</u>		
Purpose/description	of Conditional Zoning Plan: <u>N/A</u>			
Keith MacVean & Je	ff Brown	HCBV, LLC (Attn: Randy Smith)		
Name of Rezoning Age		Name of Petitioner		
Moore & Van Allen,				
100 N. Tryon Street Agent's Address	, Suite 4700	204 West Woodlawn Road, Ste C Address of Petitioner		
_				
Charlotte, NC 28202	2	Charlotte, NC 28217 City, State, Zip		
704.331.3531(KM)	704-378-1954(KM)	City, State, Zip		
704-331-1144 (JB)	704-378-1925 (JB)	704.532.0028		
Telephone Number	Fax Number	Telephone Number Fax Number		
	v.com; jeffbrown@mvalaw.com	rs@landmarkdp.com		
E-mail Address		E-mail Address		
SEE ATTACHMENT A				
	<u> </u>	SEE ATTACHMENT A		

ATTACHMENT A

REZONING PETITION NO. 2018-

HCBV LLC OWNER JOINDER AGREEMENT **HCBV LLC**

The undersigned, as the owner of the parcel of land located at 1420 S. Mint Street that is designated as Tax Parcel No. 073-262-14 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from I-2 zoning district to the TOD-M zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This $\underline{9}$ day of $\underline{0}$ $\underline{0}$, 2018.

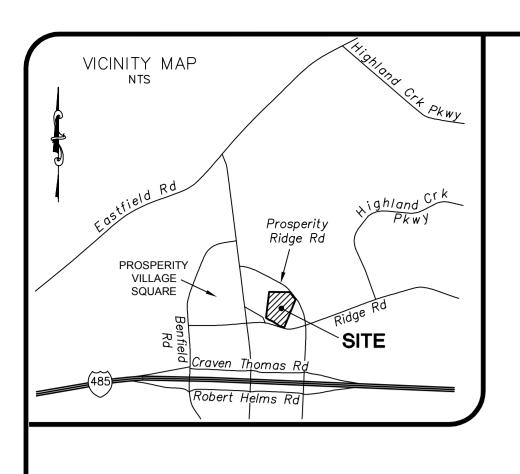
HCBV LLC

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BY:	1

2	018-132
Petition #:	
Date Filed:	10/19/2018
Received By:	A_
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Complete All Fields (Use additional pages if needed)

,	
Property Owner: Mallard Creek Optimist Club, Inc.	
Owner's Address: 5502 McChesney Drive	City, State, Zip: Charlotte, NC 28269
Date Property Acquired: 10-15-1979	
Property Address: <u>5050 Ridge Road</u>	
Tax Parcel Number(s): 029-411-10	
Current Land Use: <u>Vacant</u>	Size (Acres): <u>+/- 10.5 acres</u>
Existing Zoning: R-3	Proposed Zoning: MUDD-O
Overlay: None	(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: <u>Alberto Go</u> Rick Grochoske Date of meeting: <u>9/25/2018</u>	onzalez, Grant Meacci, Josh Weaver, Claire Lyte-Graham,
(*Rezoning applications will not be processed until a required held.)	pre-application meeting with a rezoning team member is
For Conditional Rezonings Only: Requesting a vesting period exceeding the 2 year minimum? Purpose/description of Conditional Zoning Plan: to accommod with potential commercial components and pedestrian amen	date the development of a multi-family residential community
	Alliance Residential Company
Collin Brown and Bailey Patrick, Jr. Name of Rezoning Agent	Name of Petitioner(s)
214 N. Tryon Street, 47th Floor Agent's Address	200 Providence Rd., Suite 250 Address of Petitioner(s)
Charlotte, NC 28202 City, State, Zip	Charlotte, NC 28207 City, State, Zip
704-331-7531 704-353-3231 Telephone Number Fax Number	772-530-2350 Telephone Number Fax Number
Collin.Brown@klgates.com / brittany.lins@klgates.com E-Mail Address Signature of Property Owner (Name Typed / Printed)	Chad Platt, Development Manager (Name Typed / Printed)



SITE DATA

200 PROVIDENCE	DENTIAL COMPANY E ROAD, SUITE 250 TH CAROLINA 28207			
SITE AREA: GROSS SITE ACREAGE: RIGHT-OF-WAY DEDICATI NET SITE ACREAGE:				
PID: 029-411-10				
EXISTING ZONING:	R-3			
PROPOSED ZONING:	MUDD-O			
EXISTING USE:	VACANT			
PROPOSED USE:	MIXED-USE DEVELOPMENT*			
PROPOSED DENSITY:	± 26.6 DU/AC			
PROPOSED NUMBER OF UNITS:	280			
MAXIMUM BUILDING HEIGHT ALLOWED:	UP TO 75' AND 5 STORIES			
FRONT YARD SETBACK:	16' FROM BACK OF CURB			
SIDE YARD SETBACK:	O FT (MUST HAVE 10' BUILDING SEPARATION)			
REAR YARD SETBACK:	O FT (MUST HAVE 10' BUILDING SEPARATION)			
BUILDING SEPARATION:	10 FT MIN.			
AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (280 SPACES)			
AUTOMOBILE PARKING PROVIDED:	424 SPACES (107 COMPACT, 317 STANDARD)			
TREE SAVE AREA REQUIRED:	1.58 AC (10.5 AC x 15%)			
PROPOSED TREE SAVE AREA PROVIDED:	1.61 AC (15% OF SITE AREA)			

* INCLUDING MULTI-FAMILY, RESIDENTIAL AND COMMERCIAL USES UP TO 280 RESIDENTIAL UNITS AND 5,000 SF OF COMMERCIAL USES AS PERMITTED IN MUDD

DENSITY CALCULATION: TOTAL AREA=10.5 AC

NUMBER OF DWELLING UNITS: 280

DWELLING UNITS/AC = 280/10.5 = 26.6 DU/AC

REZONING CASE NUMBER: 2018-XXX

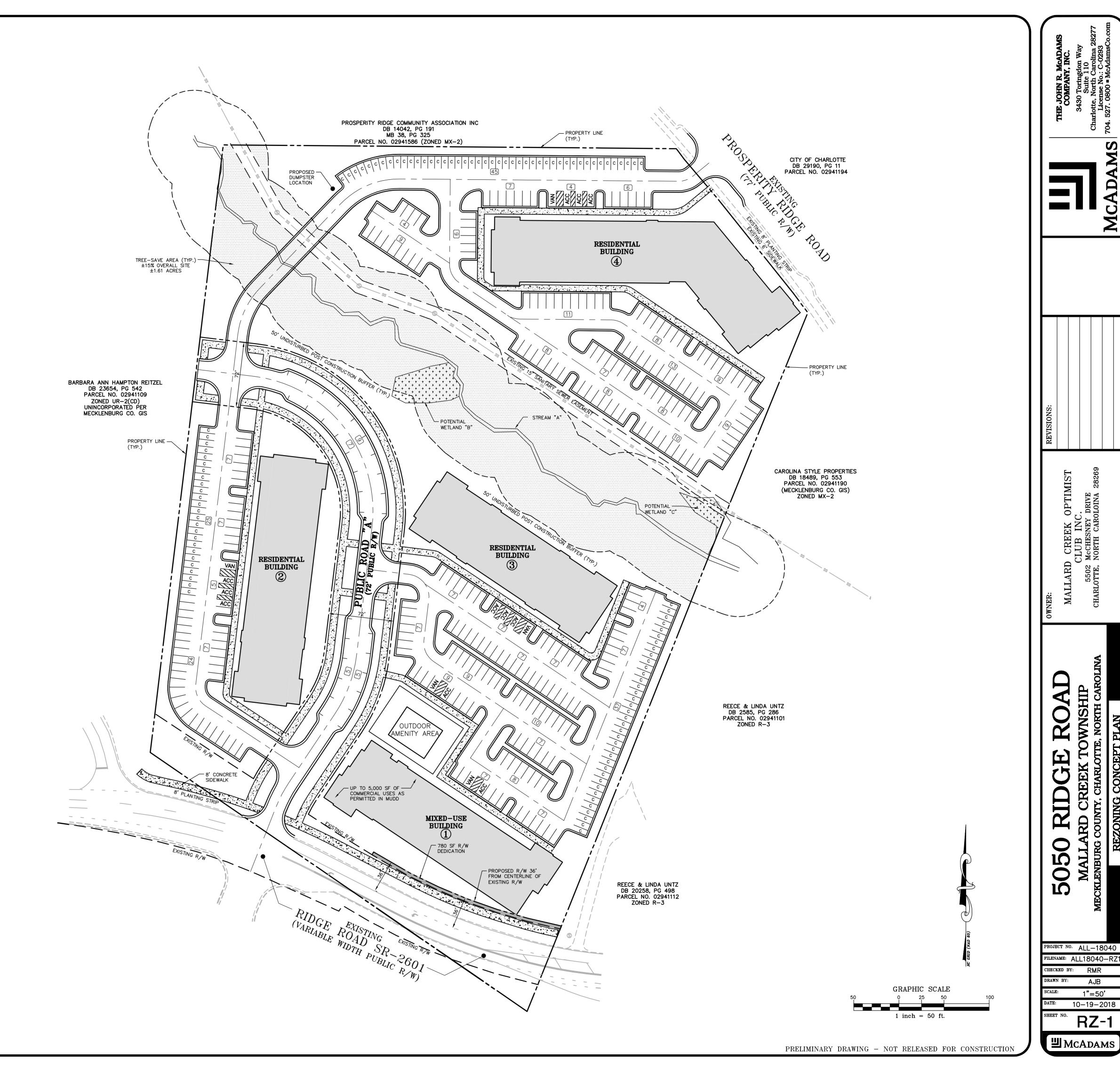
SITE LEGEND

ACC ACCESSIBLE PARKING STALL VAN VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

EASEMENT LINE

TREE-SAVE AREA

CENTERLINE



AJB 1"=50' 10-19-2018

RZ-1

ALLIANCE RESIDENTIAL COMPANY

REZONING PETITION NO. 2018-XXX

DEVELOPMENT STANDARDS

10/19/2018

Development Data Table:

Site Area: +/- 10.5 acres Tax Parcels: 029-411-10 Existing Zoning:

MUDD-O, 5 year vested rights Proposed Zoning: Existing Use:

Proposed Uses: Mixed Use Development, including Multifamily Residential and Commercial Uses Maximum Development: Up to 280 residential units and 5,000 square feet of commercial uses as permitted in the MUDD zoning district and further limited

in Section IV below.

Maximum Building Height: Up to 75 feet and 5 stories Shall satisfy or exceed MUDD Ordinance requirements Tree Save: Shall satisfy or exceed Tree Ordinance requirements

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of a mixed use development, including multifamily residential units and commercial uses on an approximately 10.5 acre site located at 5050 Ridge Road, more particularly described as tax parcel number 029-411-10 (the

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions below.

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. MUDD-Optional Provisions

The Petitioner proposes utilization of the MUDD-O Provisions to allow for the following optional deviation:

a) To eliminate the 50' buffer requirement along the eastern property boundary of the Site, adjacent to R-3 zoning.

III. Permitted Uses

Subject to the Maximum Development provisions set forth under Section 4 below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith, except for the following:

- Car washes (except for residential car wash stations);
- Automobile service stations: and
- EDEEs with drive-through service windows.

IV. Maximum Development

The Site may be devoted to a maximum of (i) 280 residential units and (ii) 5,000 square feet of commercial uses, together with any incidental or accessory uses associated therewith as permitted in the MUDD zoning district.

V. Transportation

- a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Where necessary, the Petitioner shall dedicate and convey in fee simple all rights of way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- All transportation improvements shall be substantially completed before the Site's final building certificate of occupancy is issued.
 - 1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Architectural and Streetscape Standards

- a) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- b) Prohibited Exterior Building Materials:
- 1. Vinyl siding (but not vinyl hand rails, windows or door trim); and
- 2. Concrete Masonry Units not architecturally finished.
- c) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - 1. Buildings shall be placed so as to present a front or side façade to Ridge
 - 2. Buildings shall front a minimum of 50% of the street frontage on Ridge Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - 3. Parking lots shall not be located between any building and Ridge Road. Parking lots on any other network required public or private street will be adequately screened with a mixture of walls and/or landscaping.
- d) Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - 1. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full
- e) Architectural Elevation Design elevations shall be designed to create visual
 - 1. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - 2. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - 3. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as (but not limited to) banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - 2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a
 - flat roof, features that break up a pitched roof, and parapet walls. 3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- Service Area Screening service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- h) Petitioner shall provide an eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's Ridge Road frontage.

VII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VIII. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.

- a) All parking area lighting fixtures will be shielded with full cut-off fixtures.
- b) Pedestrian scale lighting will be provided within the site. Ground-mounted lighting fixtures will not exceed twenty-one (21) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.

X. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and 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.

XI. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

PROJECT NO. ALL-18040 FILENAME: ALL18040—RZ CHECKED BY: RMR AJB N/A

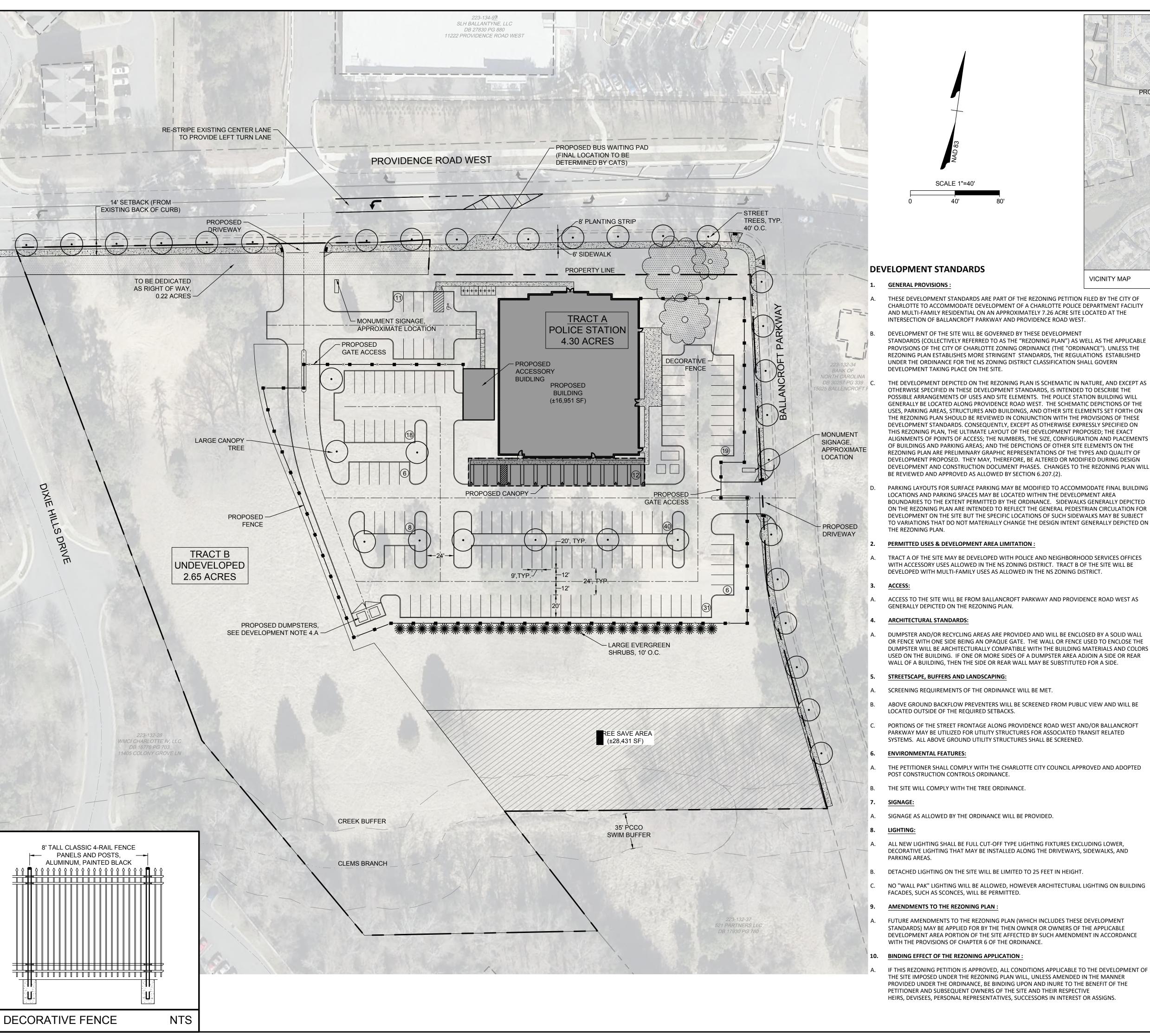
MCADAMS

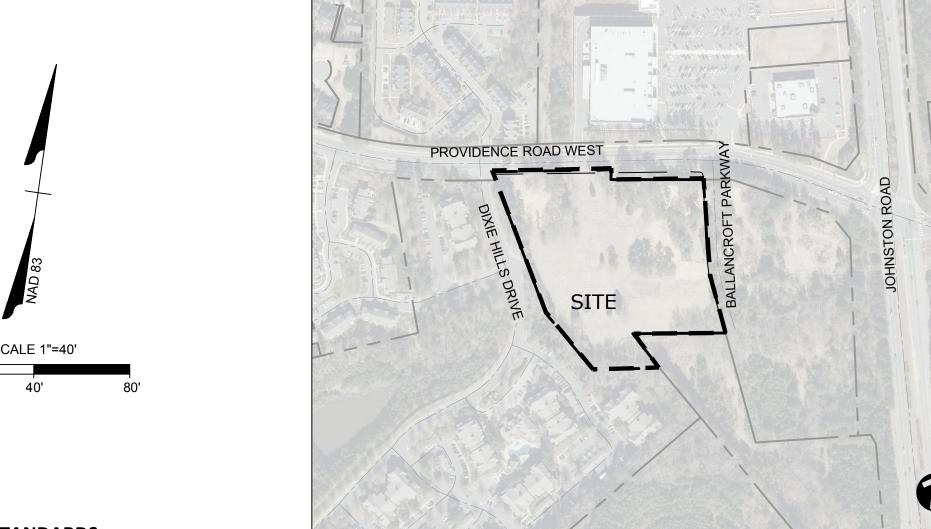
10-19-2018

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		10 (8-13)	
-	Petition #:		_
	Date Filed:	10/22/201B	
	Received By	: <u> </u>	
		#	d die

Received By:
77
City, State, Zip: Charlotte, NC 28262
(2018)
e, NC 28277
Size (Acres): 7.512 acres
Proposed Zoning: NS (Neighborhood Services)
(Specify PED, Watershed, Historic District, etc.)
ain
ired pre-application meeting with a rezoning team is held.)
um? Yes/No. Number of years (maximum of 5): No Police Division Office
Name of Pelitioner(s) Name of Pelitioner(s) Address of Petitioner(s) City, State, Zip Telephone Number Fax Number Fax Number





VICINITY MAP

THESE DEVELOPMENT STANDARDS ARE PART OF THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE TO ACCOMMODATE DEVELOPMENT OF A CHARLOTTE POLICE DEPARTMENT FACILITY AND MULTI-FAMILY RESIDENTIAL ON AN APPROXIMATELY 7.26 ACRE SITE LOCATED AT THE INTERSECTION OF BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS 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

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE, AND EXCEPT AS GENERALLY BE LOCATED ALONG PROVIDENCE ROAD WEST. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THIS REZONING PLAN, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED; THE EXACT ALIGNMENTS OF POINTS OF ACCESS; THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS REZONING PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. CHANGES TO THE REZONING PLAN WILL

PARKING LAYOUTS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND PARKING SPACES MAY BE LOCATED WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON

PERMITTED USES & DEVELOPMENT AREA LIMITATION

TRACT A OF THE SITE MAY BE DEVELOPED WITH POLICE AND NEIGHBORHOOD SERVICES OFFICES WITH ACCESSORY USES ALLOWED IN THE NS ZONING DISTRICT. TRACT B OF THE SITE WILL BE DEVELOPED WITH MULTI-FAMILY USES AS ALLOWED IN THE NS ZONING DISTRICT.

ACCESS TO THE SITE WILL BE FROM BALLANCROFT PARKWAY AND PROVIDENCE ROAD WEST AS

DUMPSTER AND/OR RECYCLING AREAS ARE PROVIDED AND WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING AN OPAQUE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE

PORTIONS OF THE STREET FRONTAGE ALONG PROVIDENCE ROAD WEST AND/OR BALLANCROFT PARKWAY MAY BE UTILIZED FOR UTILITY STRUCTURES FOR ASSOCIATED TRANSIT RELATED SYSTEMS. ALL ABOVE GROUND UTILITY STRUCTURES SHALL BE SCREENED.

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED

A. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.

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

THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

REZONING SUMMARY

PETITIONER & OWNER: CITY OF CHARLOTTE 600 E. FOURTH STREET CHARLOTTE, NC 28202

REZONING SITE AREA: 7.17 ACRES TRACT A: TRACT B: 2.65 ACRES

R/W DEDICATION:

0.22 ACRES

TAX PARCEL #: 223-13-208 **EXISTING ZONING:** R-3

PROPOSED ZONING: **EXISTING USES:** RESIDENTIAL

TRACT A: POLICE STATION PROPOSED USES: TRACT B: MULTI-FAMILY RESIDENTIAL

MAX. BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE BUT NOT TO EXCEED 60'

TBD

MAX. BUILDING AREA:

POLICE STATION: 16,951 SF ACCESSORY: 1,288 SF 3,869 SF 22,108 SF

MAX. FLOOR AREA RATIO:

TRACT A: TRACT B:

TRACT A

PARKING:

REQ. PARKING: PROP. PARKING: REQ. SHORT-TERM BIKE: PROV. SHORT-TERM BIKE: REQ. LONG-TERM BIKE: PROV. LONG-TERM BIKE:

TRACT B:

TREE SAVE: REQUIRED (TRACT A): PROVIDED (TRACT A): REQUIRED (TRACT B): 8 (5% OF PARKING SPACES)

57, ONE SPACE/300 SF

2 (2, OR 1 PER 10,000 SF)

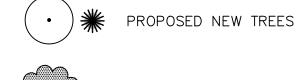
28,070 SF 28,431 SF 17,306 SF PROVIDED (TRACT B):

TBD (WILL MEET MINIMUM CODE REQ. OF 15%)

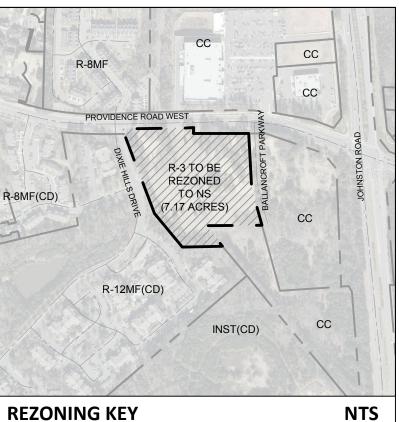
0.12 (ESTIMATE)

N.T.S.

TREE LEGEND







EXISTING TREES TO REMAIN EXISTING TREES TO BE REMOVED

JOB NO. 39124 SHEET NO.

10/16/2018

DESIGNED BY

CHECKED BY

CJT

1"=40'

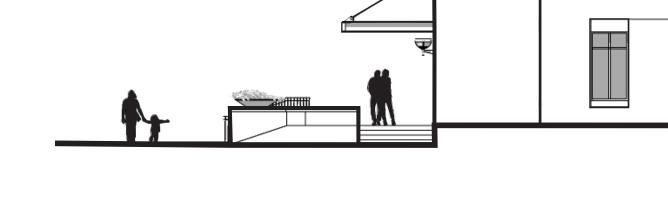
RZ-100

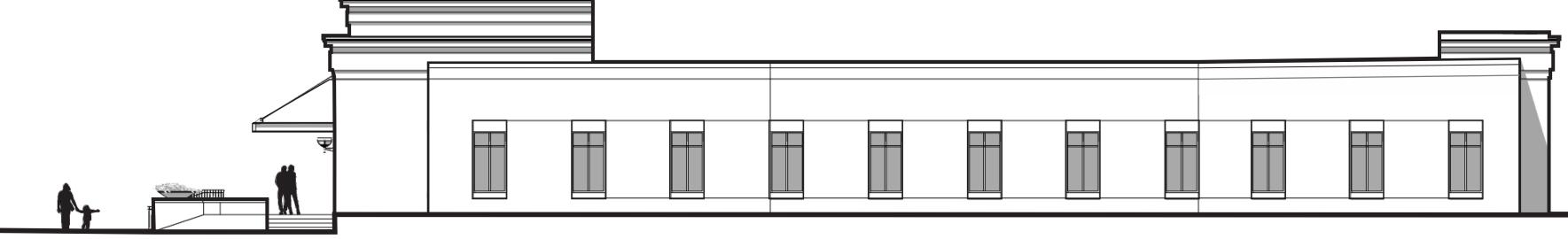


VIEW ALONG PROVIDENCE RD. WEST



NORTH ELEVATION (PROVIDENCE RD. WEST)





WEST ELEVATION







Petition #: 2018 - 134

Date Filed: 10/22/228

Received By: 4

Property Owners:	Liberty Crossing I, LLC		
Owner's Addresses:	13334 Bally Bunnion Way. David	dson, NC 28036	
Date Properties Acquired:	12/31/1992		
Property Addresses:	<u>N/A</u>		
Tax Parcel Numbers:	portion of <u>019-331-05</u>		
Current Land Use:	vacant	(Acres):	± 19.61
Existing Zoning:	R-4 Proposed Zonir	ng: <u>UR-2(CD)</u>	
Overlay:	N/A (Specify PED, We	atershed, Historic	District, etc.)
Required Rezoning Pro Lamb	e-Application Meeting* with: <u>Claire</u>	Lyte-Graham, Al	perto Gonzalez, Joshua Weaver, Grant Meacci, Charlotte
Date of meeting: <u>10/1</u>	6/18		
(*Rezoning applic	ations will not be processed until a rec	quired pre-applica	ion meeting with a rezoning team member is held.)
For Conditional Rezor	nings Only:		
Requesting a vesting pe	eriod exceeding the 2 year minimum?	es ⊠No. Number of	years (maximum of 5): N/A
			with a multi-family residential community.
- urpose/description of	—————	cropment of the site	with a multi-family residential community.
Keith MacVean, Dujuar			t (Attn: Elam Hall)
Name of Rezoning Agent	C .	Name o	Petitioner
Moore & Van Allen, PL 100 N. Tryon Street, Su		1401 €-	nday Drive, Ste 109
Agent's Address	He 4700		of Petitioner
CL L. W. N.C. 20202		D-1-1-1	NC 2ECOE
Charlotte, NC 28202		Raleigh City, St	, NC 27607 ate, Zip
704-331-3531(KM) 70	4-378-1954(KM)	,,	,
704-331-2371 (DK) 704			
704-331-1144 (JB) 704-3 Telephone Number	378-1925 (JB) Fax Number	919.461	ne Number Fax Number
-		reiephic	ne rumoei i ax rumoei
jeffbrown@mvalaw.com	m; dujuanakeys@mvalaw.com;		hhunt.com
E-mail Address		E-mail A	Address
SEE ATTACHMENT A	x	SEE AT	TACHMENT B
Signature of Property Ow	ner	Signatur	e of Petitioner

ATTACHMENT A

REZONING PETITION NO. 2018-____

OWNER JOINDER AGREEMENT Liberty Crossing I, LLC

The undersigned, as the owner of the parcel of land located at the northwest intersection of Old Statesville Road and Independence Hill Road that is designated as a portion of Tax Parcel No. 019-331-05 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from R-4 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This <u>18</u> day of <u>October</u> , 2018.

Liberty Crossing I, LLC

By: (<u>Minter Agman Watter</u>) Name: Charles Norman Watter

lts: Mar

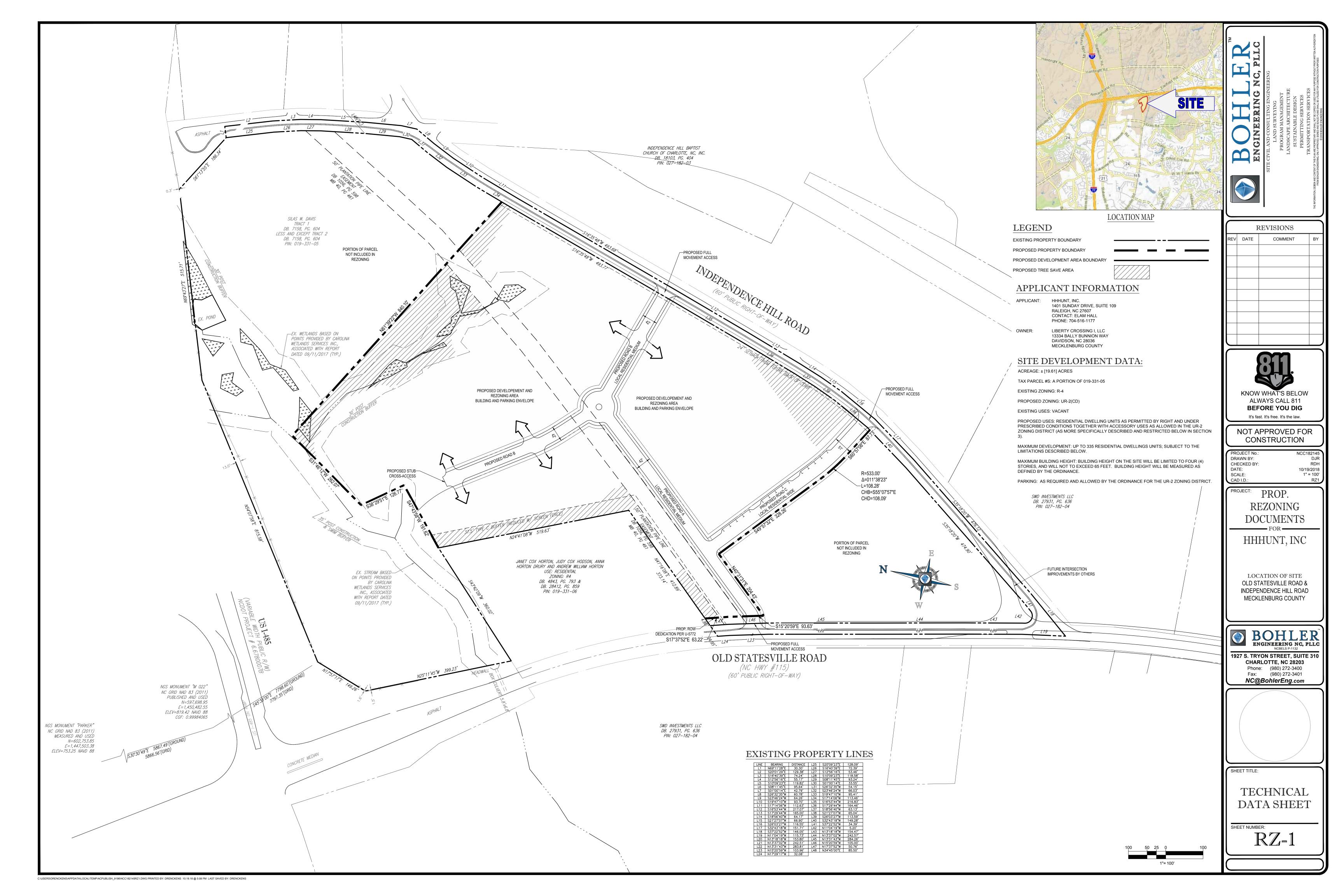
ATTACHMENT B

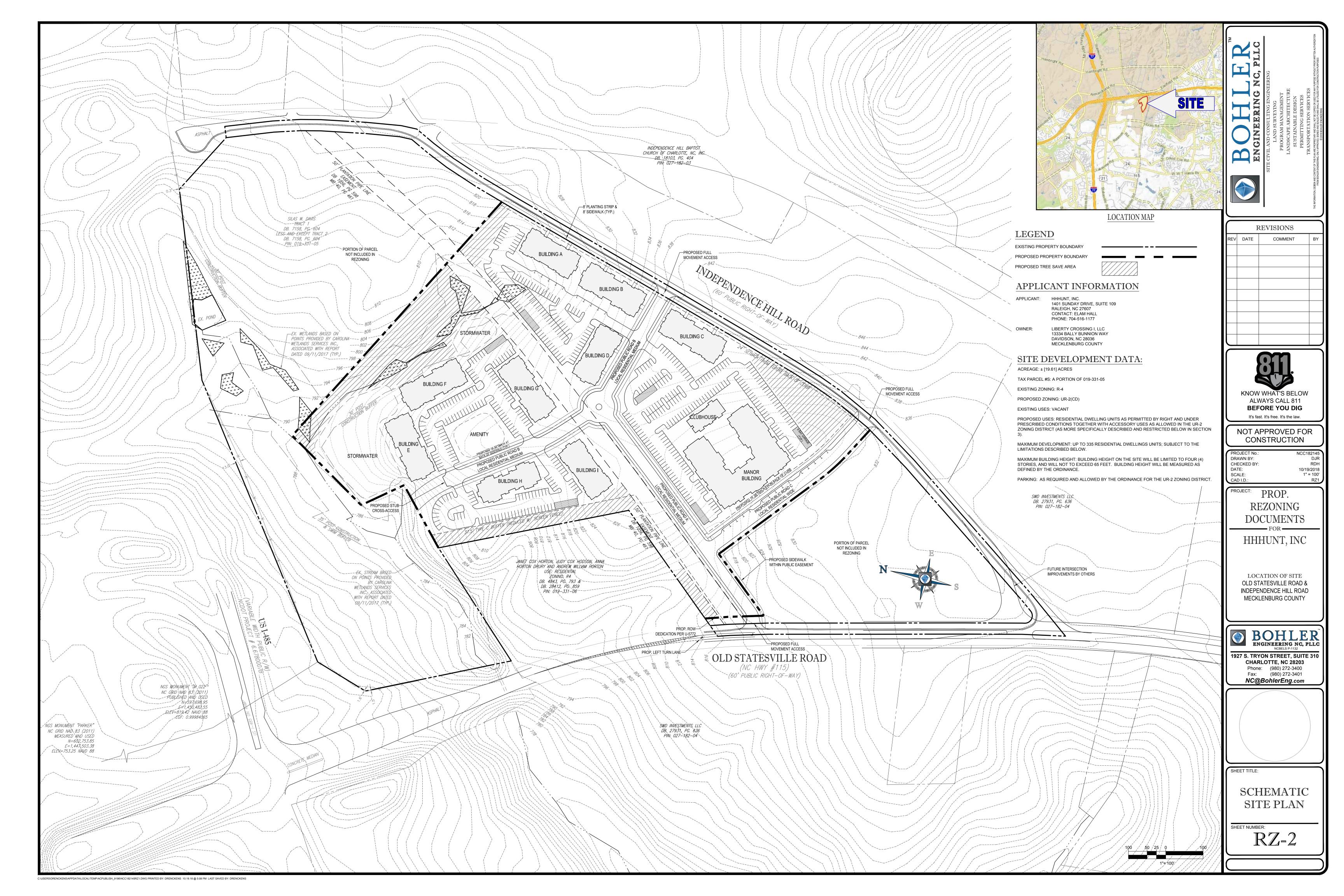
REZONING PETITION NO. 2018-HHHunt

Petitioner:

HHHunt

By: M Elan Hall
Name: R. Elam Hall
Title: Director of Acquisitions and Development





DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:

-- EXISTING USES: VACANT

--ACREAGE: ± [19.61] ACRES --TAX PARCEL #S: A PORTION OF 019-331-05 --EXISTING ZONING: R-4

--PROPOSED ZONING: UR-2(CD)

--PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
--MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS; SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.

--MAXIMUM DEVELOPMENT: UP TO 335 RESIDENTIAL DWELLINGS UNITS; SUBJECT TO THE LIMITATIONS DESCRIBED BELOW.
--MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT ON THE SITE WILL BE LIMITED TO FOUR (4) STORIES, AND WILL NOT TO EXCEED 65 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

1. **GENERAL PROVISIONS:**

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HHHUNT ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY [19.77] ACRE SITE GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD (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 UR-2 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

--PARKING: AS REQUIRED AND ALLOWED BY THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

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 14. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S).

2. <u>PERMITTED USES</u>:

a. UP TO 335 RESIDENTIAL DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT.

3. ACCESS, BUFFERS, SCREENING, OPEN SPACE AND PEDESTRIAN CIRCULATION.

a. ACCESS TO THE SITE WILL BE FROM OLD STATESVILLE ROAD AND INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL CONSTRUCT A NETWORK OF PUBLIC AND PRIVATE STREETS ON THE SITE AS REQUIRED BY THE SUBDIVISION REGULATIONS TO THE INTERNAL PUBLIC AND PRIVATE STREET NETWORK WILL BE ALLOWED TO ACCOMMODATE SITE CONSTRAINTS AND THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

c. THE PETITIONER WILL PROVIDE A SOUTHBOUND LEFT-TURN LANE FROM OLD STATESVILLE ROAD ONTO PROPOSED PUBLIC STREET A AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LEFT-TURN LANE WILL HAVE A MINIMUM OF 150 FEET OF STORAGE WITH AN APPROPRIATE TAPER.

c. A 24 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WILL BE PROVIDED ALONG INDEPENDENCE HILL ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. ALONG THE INTERNAL PUBLIC STREETS A 16 FEET SETBACK AS MEASURED FROM THE BACK OF CURB WILL BE PROVIDED.

e. THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD, WILL BE IMPROVED WITH AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.

f. SCREENING OF THE PROPOSED PARKING AREAS AND MANEUVERING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

g. THE PROPOSED BUILDINGS ON THE SITE WILL BE CONNECTED TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS AND TO THE SIDEWALK ALONG THE INTERNAL SIDEWALKS AND CROSSWALKS. THE MINIMUM WIDTH OF THE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. THE BUILDINGS ON THE SITE WILL ALSO BE CONNECTED TO THE INTERNAL SIDEWALK SYSTEM VIA SIDEWALKS WITH A MINIMUM WIDTH OF FIVE (5) FEET.

j. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE LAST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK WHERE FEASIBLE.

k. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDINGS ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

4. ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

a. THE PRINCIPAL BUILDINGS USED FOR MULTI-FAMILY RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUI

b. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

c. PROHIBITED EXTERIOR BUILDING MATERIALS:

i. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)

ii. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

d. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO INDEPENDENCE HILL ROAD AND THE INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

ii. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL INDEPENDENCE HILL ROAD FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES).

 $iii. \quad \mathsf{DRIVEWAYS} \ \mathsf{INTENDED} \ \mathsf{TO} \ \mathsf{SERVE} \ \mathsf{SINGLE} \ \mathsf{UNITS} \ \mathsf{SHALL} \ \mathsf{BE} \ \mathsf{PROHIBITED} \ \mathsf{ON} \ \mathsf{ALL} \ \mathsf{NETWORK} \ \mathsf{REQUIRED} \ \mathsf{STREETS}.$

e. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

i. BUILDINGS EXCEEDING 135 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 4 FEET EXTENDING THROUGH THE BUILDING.

f. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

i. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.

ii. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS A, B AND C. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

iii. BUILDING ELEVATIONS FACING INDEPENDENCE HILL ROAD, AND THE INTERNAL PUBLIC STREETS (A, B, AND C) SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.

ii. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. THIS STANDARD WILL NOT APPLY TO ROOFS ON DORMERS, BALCONIES, OR OTHER MINOR BUILDING ELEMENTS THAT MAY HAVE A PITCHED ROOF

iii. GROUND MOUNTED HVAC WILL SCREENED FROM PUBLIC STREETS PER THE REQUIREMENTS. IF ROOFTOP HVAC UNITS ARE USED THEY WILL BE SCREENED FROM THE PUBLIC STREETS PER THE REQUIREMENTS.

h. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

i. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.

5. <u>ENVIRONMENTAL FEATURES:</u>

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS IF DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS.

b. TREES LOCATED IN THE CITY OF CHARLOTTE PUBLIC STREET RIGHT-OF-WAY ARE PROTECTED BY THE TREE ORDINANCE; LANDSCAPE MANAGEMENT MUST BE CONTACTED BEFORE ANY DISTURBANCE OR REMOVAL OF TREES IN THE PUBLIC STREET RIGHT-OF-WAY OCCURS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. A TREE SURVEY AS REQUIRED BY THE TREE ORDINANCE WILL BE SUBMITTED AS PART OF THE LAND DEVELOPMENT APPROVAL PROCESS.

6. OPEN SPACE/ AMENITY AREAS AND IMPROVEMENTS:

a. THE PETITIONER WILL PROVIDE AT A MINIMUM THE FOLLOWING TYPE OF AMENITIES FOR THE RESIDENTS OF THE COMMUNITY; A DOG PARK, OUTDOOR SEATING AREAS WITH HARDSCAPE AND LANDSCAPING ELEMENTS, A POOL AREA, A CLUB FACILITY, AND OUTDOOR COOKING AREAS.

. <u>LIGHTING:</u>

a. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.

b. THE PETITIONER WILL INSTALL PEDESTRIAN SCALE LIGHTING, AND STREET LIGHTING ALONG THE SITE'S FRONTAGE ON INDEPENDENCE HILL ROAD. PEDESTRIAN SCALE LIGHTING WILL ALSO BE INSTALLED ALONG OLD STATESVILLE ROAD.

8. <u>AMENDMENTS TO THE REZONING PLAN:</u>

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER 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.

9. BINDING EFFECT OF THE REZONING APPLICATION:

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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



REVISIONS

REV DATE COMMENT BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC182145
DRAWN BY: DJR
CHECKED BY: RDH
DATE: 10/19/2018
SCALE: N/A
CAD I.D.: RZ1

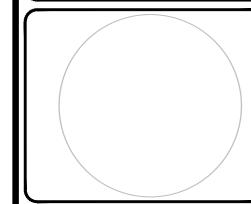
REZONING DOCUMENT

HHHUNT, INC

LOCATION OF SITE
OLD STATESVILLE ROAD &
INDEPENDENCE HILL ROAD
MECKLENBURG COUNTY



1927 S. TRYON STREET, SUITE 3
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

DEVELOPMEN STANDARDS

EET NUMBER:

RECEIVED

OCT 2 2 2018

2018-135

Petition #:	
Date Filed:	18/22/2018
Received By: _	P.
	H

Property Owner: Woodlawn Station Holdings LLC	
Owner's Address: 1310 South Tryon Street, Suite 104	City, State, Zip: Charlotte, NC 28203
Date Property Acquired: September 7, 2018	
Property Address: 4806 Old Pineville Road	
Tax Parcel Number(s): 169-011-10	
Current Land Use: <u>Industrial</u>	
Existing Zoning:I-2	Proposed Zoning: TOD-RO
Overlay: N/A	(Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: <u>John Kinle</u> Date of meeting: <u>August 28, 2018</u>	y, Jason Prescott, Kent Main and Carlos Alzate
(*Rezoning applications will not be processed until a required held.)	pre-application meeting with a rezoning team member is
For Conditional Rezonings Only:	
Requesting a vesting period exceeding the 2 year minimum?	Yes/No. Number of years (maximum of 5): No
Purpose/description of Conditional Zoning Plan: To ac	
	,
John Carmichael (Robinson Bradshaw) Name of Rezoning Agent	Woodlawn Station Holdings LLC (c/o Ralph Falls) Name of Petitioner(s)
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900	Name of Petitioner(s) 1310 South Tryon Street, Suite 104
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address	Name of Petitioner(s) 1310 South Tryon Street, Suite 104 Address of Petitioner(s)
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900	Name of Petitioner(s) 1310 South Tryon Street, Suite 104
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246	Name of Petitioner(s) 1310 South Tryon Street, Suite 104 Address of Petitioner(s) Charlotte, NC 28203
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341	Name of Petitioner(s) 1310 South Tryon Street, Suite 104 Address of Petitioner(s) Charlotte, NC 28203 City, State, Zip 704-333-4244
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341 Telephone Number Fax Number jcarmichael@robinsonbradshaw.com	Name of Petitioner(s) 1310 South Tryon Street, Suite 104 Address of Petitioner(s) Charlotte, NC 28203 City, State, Zip 704-333-4244 Telephone Number Fax Number ralph@pacecommercial.com
Name of Rezoning Agent 101 N. Tryon Street, Suite 1900 Agent's Address Charlotte, NC 28246 City, State, Zip 704-377-8341 Telephone Number Fax Number jcarmichael@robinsonbradshaw.com E-Mail Address WOODLAWN STATION HOLDINGS LLC	Name of Petitioner(s) 1310 South Tryon Street, Suite 104 Address of Petitioner(s) Charlotte, NC 28203 City, State, Zip 704-333-4244 Telephone Number Fax Number ralph@pacecommercial.com E-Mail Address WOODLAWN STATION HOLDINGS LLC
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GEOSCIENCE
GROUP
Increase
Signature

WOODLAWN STATION HARLOTTE, NORTH CAROLINA

TE PLAN

RZ-1

TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM AN ALTA SURVEY PREPARED BY

SCALE: 1" = 30'

ON POINT SURVEYING, LLC DATED JULY 30, 2018.

REC	E	Ī١	7 E)D	
OCT	2	2	201	8	
RV.					

2018-136			
Petition #:			
Date Filed:	10/22/2018		
Received By:_			

Property Owners:	AP 436 E 36th Street LP c/o Asana Partners LP		
Owner's Addresses:	1616 Camden Road, Ste 210, Charlotte, NC 28203		
Date Properties Acquired:	04/19/2018		
Property Addresses:	436 E 36th Street, Charlotte, NC 28205		
Tax Parcel Numbers:	<u>083-084-08</u>		
Current Land Use:	vacant/warehouse (A	cres): $\frac{\pm 1.103}{1.103}$	
Existing Zoning:	TOD-M(O) Proposed Zo	oning: TOD-M(O)SPA	
Overlay:	N/A (Specify PED, Watersh	ed, Historic District, etc.)	
Required Rezoning Pre-A	Application Meeting* with: <u>Mandy Rose</u>	en, Sonja Sanders, Carlos Alzate, Michael Russell, and Monica Holr	nes
Date of meeting: 9/6/18		•	
		pre-application meeting with a rezoning team member is held.)	
For Conditional Re			1
Requesting a vesting	period exceeding the 2 year minimu	ım? □Yes ☑No. Number of years (maximum of 5): <u>N/A</u>	
Purpose/description re-use of the existing zoning district.	of Conditional Zoning Plan: <u>To a</u> g building on the Site, and to allow t	mend the approved conditional plan to allow the adaptive ne existing parking to meet the standards of the TOD-M	
Keith MacVean & Je		Asana Partners LP (Attn: Welch Liles) Name of Petitioner	_
Name of Rezoning Age Moore & Van Allen,		Name of Petitioner	
100 N. Tryon Street, Suite 4700		1616 Camden Road, Ste 210	
Agent's Address		Address of Petitioner	
Charlotte, NC 28202	2	Charlotte, NC 28203 City, State, Zip	
704.331.3531(KM) 704-331-1144 (JB)	704-378-1954(KM) 704-378-1925 (JB)	704-423-1721	
Telephone Number	Fax Number	Telephone Number Fax Number	
keithmacvean@mvalav	v.com; jeffbrown@mvalaw.com	wliles@asanapartners.com	
E-mail Address		E-mail Address	
SEE ATTACHMENT A		SEE ATTACHMENT B	
Signature of Property	Owner	Signature of Petitioner	_

ATTACHMENT A

REZONING PETITION NO. 2018-___ Asana Partners LP

OWNER JOINDER AGREEMENT AP 436 E 36th Street LP c/o Asana Partners LP

The undersigned, as the owner of the parcel of land located at 436 E 36th Street, Charlotte, NC that is designated as Tax Parcel No. 083-084-08 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in the Rezoning Applications and consents to the change in zoning for the parcels from TOD-M(O) zoning district to the TOD-M(O) SPA zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 19 day of 00006K, 2018.

AP 436 E 36th Street LP c/o Asana Partners LP

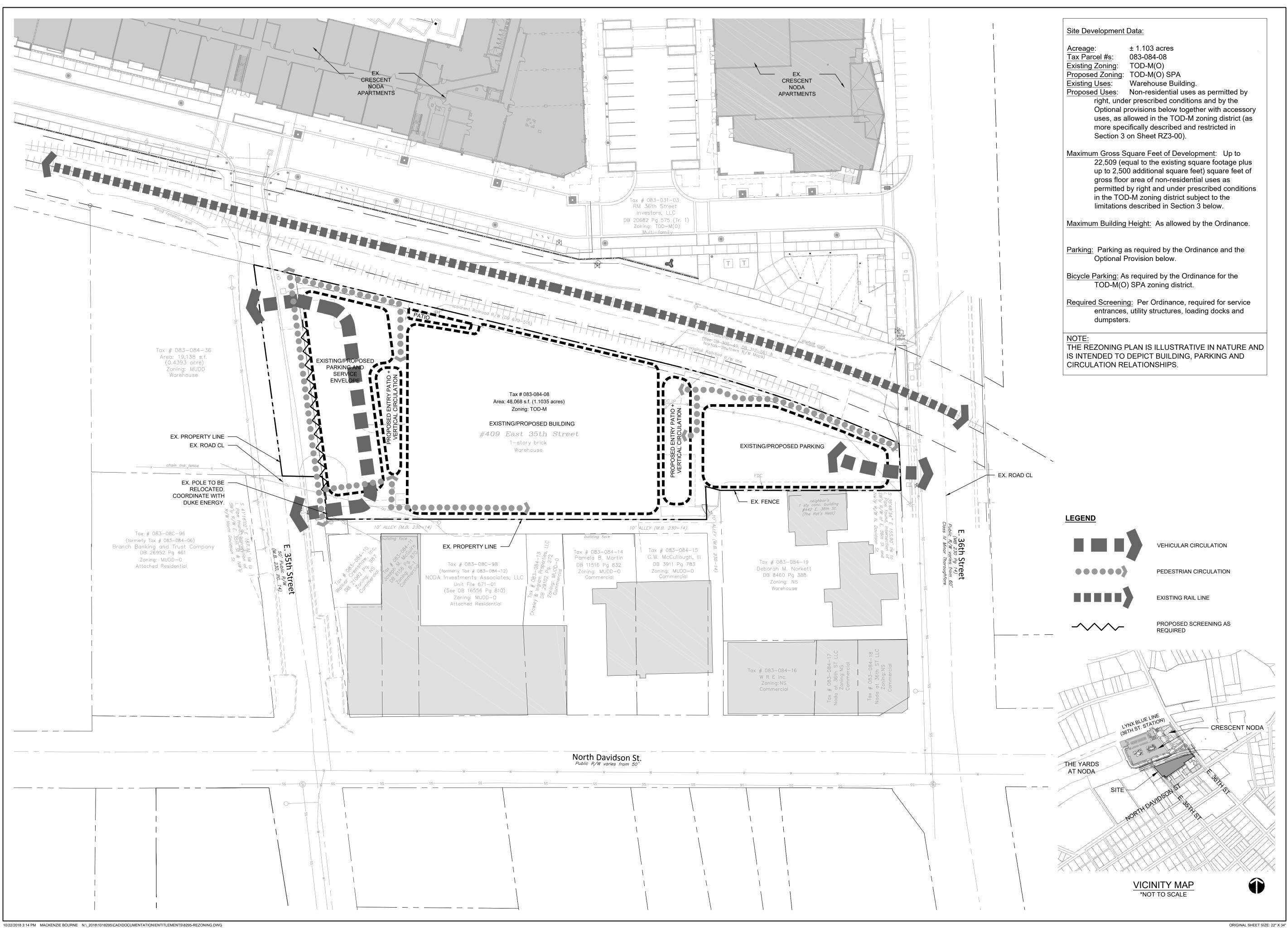
By: Mame: RGGO KNAUKE

ATTACHMENT B

REZONING PETITION NO. 2018-Asana Partners LP

Petitioner:

Asana Partners LP



LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM



A S A N A

REZONING PETITION NO. 2018-XXX



436 E. 36TH ST.

ASANA PARTNERS

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 10.22.18

DESIGNED BY:

CHECKED BY:

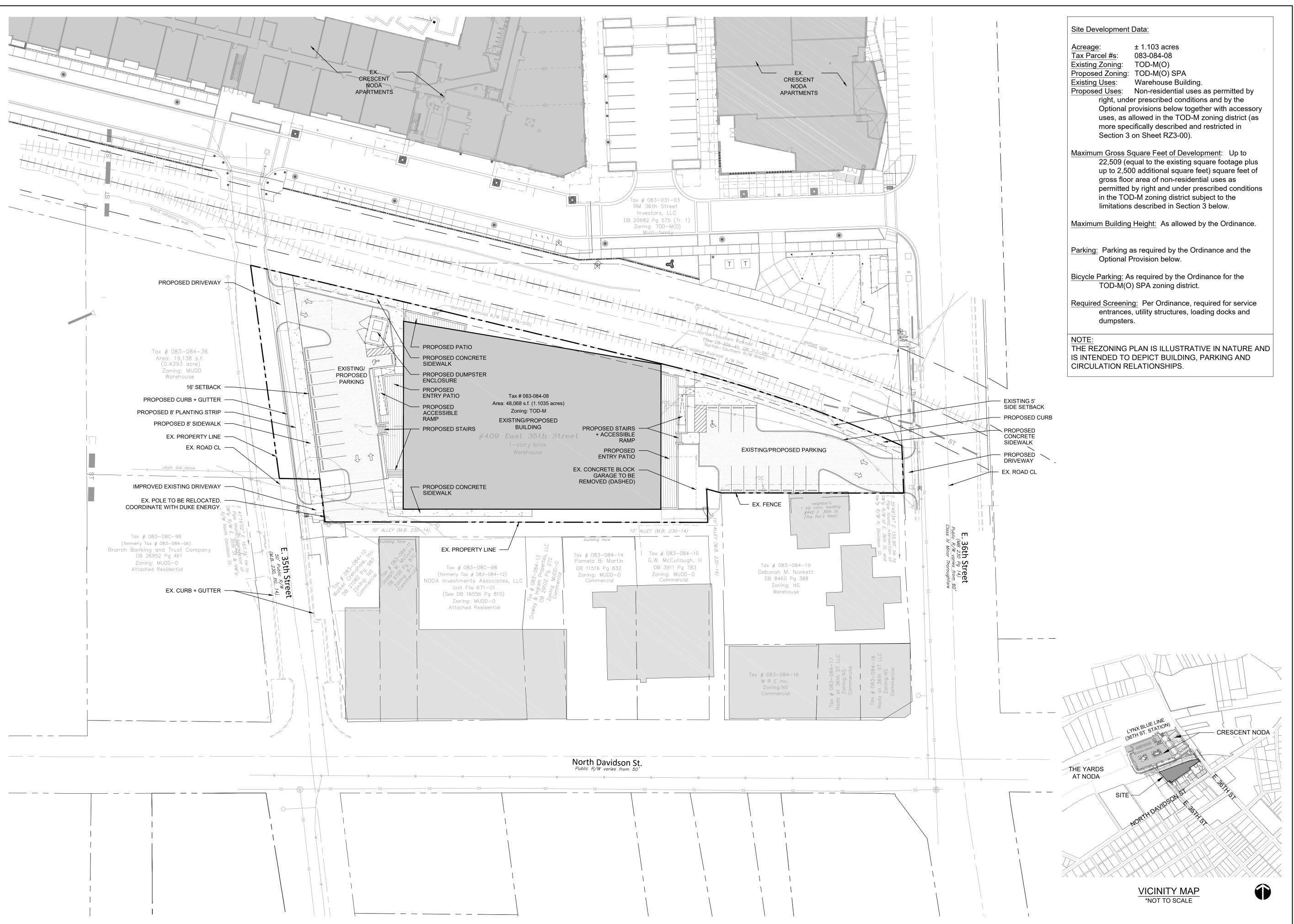
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TTITLE

TECHNICAL DATA SHEET

RZ1-00



LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM



A S A N A
PARTNERS

REZONING PETITION NO. 2018-XXX



436 E. 36TH ST.

ASANA PARTNERS

CHARLOTTE, NC

ANDDESIGN PROJ.#
1018295

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 10.22.18

DESIGNED BY: DRAWN BY: CHECKED BY:

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SITE PLAN

RZ2-00

Asana Partners LP- E. 36th Street Development Standards 10/22/18 Rezoning Petition No. 2018-XXX

Site Development Data Table

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.

<u>Proposed Uses</u>: 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 below in Section 3).

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.

Maximum Building Height: As allowed by the Ordinance.

<u>Parking:</u> Parking as required by the Ordinance and the Optional Provision below.

1. General Provisions:

- **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. <u>Zoning Districts/Ordinance</u>. 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.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

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

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

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.

2. Optional Provisions:

The following optional provisions shall apply to the Site:

- a. To allow a minimum of 18 on-site parking spaces to meet the minimum parking requirements of the TOD-M zoning district for the allowed uses.
- b. To not require additional parking spaces when new or additional EDEE/ restaurant square footage including outdoor dining for EDEE's/restaurants is constructed on the Site. A minimum of 18 on-site parking spaces will be provided.

- c. To allow existing and new parking spaces located on the Site to be screened from the adjoining public streets with a green screen. Parking areas need not be screened from the existing rail line of the future multi-use path when constructed.
- d. To not require the installation of the required streetscape improvements along E. 36th Street due to the limited street frontage and the need to access the Site from E. 36th Street. The proposed streetscape improvements proposed are generally depicted on the Rezoning Plan.
- e. To allow the existing parking located between the existing building and E. 36th Street to remain, and to allow the existing parking located between the building and the future extension of E. 35th Street across the Site's western property boundary to remain, should E. 35th Street be extended.
- f. To allow a major facade renovation whose value exceeds 25% of the currently listed tax value without providing the required streetscape improvements along E. 36th Street.
- g. To allow a building expansion of up to 2,500 square feet without providing additional parking and to allow the existing parking located between the building and E. 36th Street and E. 35th (existing and future extension of) to remain.
- 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.

3. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to with up to 22,509 (equal to the existing square footage plus an additional 2,500 square feet) square feet of gross floor area of non-residential uses permitted by right and under prescribed conditions in the TOD-M Zoning district together with accessory uses as allowed in the TOD-M zoning district.
- b. The allowed uses and the allowed square footage will be utilized within the existing buildings located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing buildings currently located on the Site need be preserved). Minor building additions that do not exceed 2,500 square feet will be allowed as long as the total allowed square footage does not exceed 22,509 square feet and the building additions occur within the building envelopes indicated on the Rezoning Plan.
- 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 the improved Urban Open area will be set aside.

4. Access:

- a. Access to the Site will be from E. 36th Street and E. 35th Street as generally depicted on the Rezoning Plan.
- b. The Petitioner will improve the Site's western property boundary with 10 feet of pavement, 1'.5" foot curb and gutter, and 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.
- c. The Petitioner will improve E. 36th Street as generally depicted on the Rezoning Plan.
- 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.
- e. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- f. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.
- 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.

5. <u>Architectural Standards:</u>

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.

- b. The building design will include a door(s) facing/oriented toward E. 36th Street and E. 35th Street Extension.
- c. The ground floor portion of the building facing the future cross-Charlotte trail (the existing A C and W Line) will be designed to have store fronts that will allow for future access from the building to the future cross-Charlotte trail. A minimum of (40%) of the linear ground floor frontage of the building facing the future cross-Charlotte trail will be designed with transparent glass between 2' and 10' feet.
- d. A pedestrian connection shall be provided between the building and E. 36th Street and E. 35th Street Extension, to the sidewalk along E. 36th Street and E. 35th Street Extension as generally depicted on the Rezoning Plan. The sidewalk connection between E. 36th Street and the existing building will be a minimum of eight (8) feet wide.
- e. Building elevations facing E. 36th Street and E. 35th Street Extension shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- 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.

6. Parking and Maneuvering Restrictions:

a. As allowed by the Optional Provisions above the existing parking areas and maneuvering for parking located between the building and the public street will be allowed to remain.

7. Environmental Features:

- 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

8. <u>Lighting:</u>

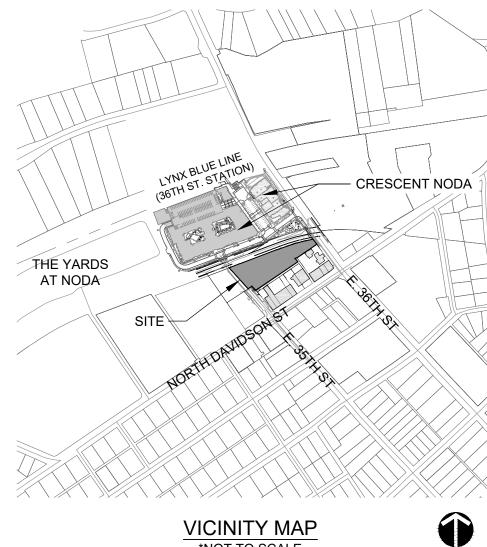
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 16 feet in height.

9. Amendments to the Rezoning Plan:

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.

10. Binding Effect of the Rezoning Application:

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.



*NOT TO SCALE



A S A N A

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704.333.0325 WWW.LANDDESIGN.COM

REZONING PETITION NO. 2018-XXX



436 E. 36TH ST.

ASANA PARTNERS

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DAT

1 REZONING 10.22.

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE NORTH

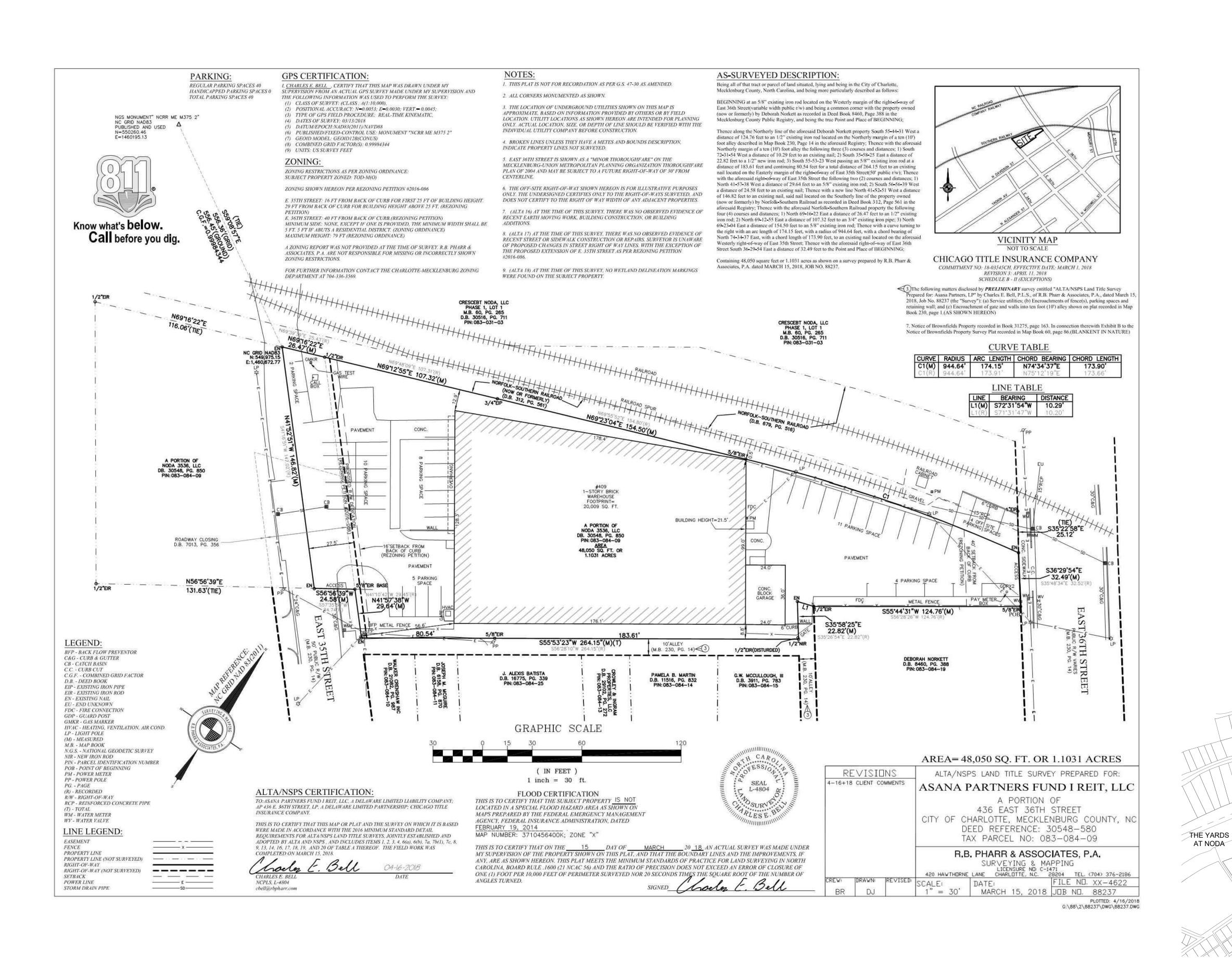
DEVELOPMENT STANDARDS
NOTES

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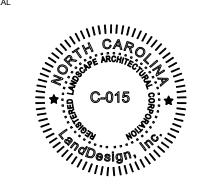


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PARTNERS

REZONING PETITION NO. 2018-XXX



436 E. 36TH ST.

ASANA PARTNERS

CHARLOTTE, NC

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 10.22.18

DESIGNED BY:

DRAWN BY: CHECKED BY:

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EXISTING CONDITIONS

RZ4-00

VICINITY MAP
*NOT TO SCALE

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