

- TAX PARCEL #: 125-173-14, 15, 16 AND 17
- CURRENT ZONING: MUDD (MIXED USE DEVELOPMENT DISTRICT)
- PROPOSED ZONING: MUDD-O (OPTIONAL)
- CURRENT USE: RESIDENTIAL QUADRAPLEX, VACANT AND OFFICES
- PROPOSED USES: 125 UNIT CONDOMINIUM COMPLEX WITH 151 SPACE PARKING GARAGE
- PROPOSED HEIGHT: 140 FEET MAXIMUM

1. THE SOLE PURPOSE OF THIS REZONING REQUEST OF MUDD-OPTIONAL IS TO INCREASE THE ALLOWABLE HEIGHT FROM THE MUDD DISTRICT MAXIMUM OF 120 FEET TO 140 FEET HEIGHT MAXIMUM.

2. THE CONDOMINIUM BUILDING WILL CONSIST 13 TOTAL STORIES WITH 2 STORIES BELOW THE GRADE OF ROYAL COURT AND 11 STORIES ABOVE THE GRADE OF ROYAL COURT. THE PARKING GARAGE WILL CONSIST OF TWO FULL LEVELS BELOW THE GRADE OF ROYAL COURT AND ONE HALF LEVEL AT GRADE.

3. THIS DEVELOPMENT WILL UTILIZE EXISTING ON STREET PARKING ON ROYAL COURT

4. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR RELATIONSHIPS TO ABUTTING PROPERTIES ARE PERMITTED AS A MATTER OF RIGHT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ZONING ORDINANCE. THE PROPOSED BUILDING CAN BE LOCATED ANYWHERE WITHIN THE BUILDING LIMITS LINE AS DEPICTED ON THIS

ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, TREES, SCREENING, URBAN OPEN SPACE, LANDSCAPING, ETC. UNLESS OTHERWISE INDICATED.

6. TWO POINTS OF VEHICULAR ACCESS ONTO ROYAL COURT AND VANCE STREET INTO THE PROPOSED PARKING GARAGE WILL BE PERMITTED. THE EXACT LOCATION MAY VARY

7. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE IN REGARDS TO BICYCLE PARKING THE EXACT LOCATION OF BICYCLE PARKING WILL BE DETERMINED

8. THE PETITIONER SHALL INSTALL A NEW 8 FOOT PLANTING STRIP FOLLOWED BY A NEW 6 FOOT SIDEWALK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG THE

9. STORM WATER FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH COMPLY WITH THE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL. IT IS ANTICIPATED THAT NEW IMPERVIOUS COVER WILL BE LESS THAN

10. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

11. NO WALL PAK LIGHTING SHALL BE ALLOWED.

12. PETITIONER TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG ROYAL COURT AND

13. IF DETACHED LIGHTING IS PROVIDED, THE HEIGHT WILL BE LIMITED TO 15 FEET AND THE FIXTURE WILL BE FULLY SHIELDED FROM ADJACENT PROPERTIES.

14. ELEVATIONS FOR THE PROPOSED FRONT AND REAR CONDOMINIUM BUILDING ARE ATTACHED AS PART OF THIS CONDITIONAL REZONING REQUEST.

15. THE PETITIONER WILL SEEK AN ABANDONMENT OF THE UNIMPROVED 30 FOOT PUBLIC RIGHT OF WAY ASSOCIATED WITH A PORTION OF VANCE STREET SIMULTANEOUS TO THE REZONING REQUEST. THE ENTIRE 30 FOOT RIGHT OF WAY WILL BE COMBINED WITH THE

GRAPHIC SCALE

( IN FEET ) 1 inch = 20 ft. AR N N

ASSOCIAT

DESIGN

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ONDOMINIUM REQUE: COURT, REZONING TIVE SITE I ROY/ ETI IIC. CONDITIONAL ILLUSTRA ROY

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10.12.05

PINNACLE PROPERTIES, LLC





ROYAL COURT RC
CHARLOTTE. NORTH CAROLINA
10.12.05



