

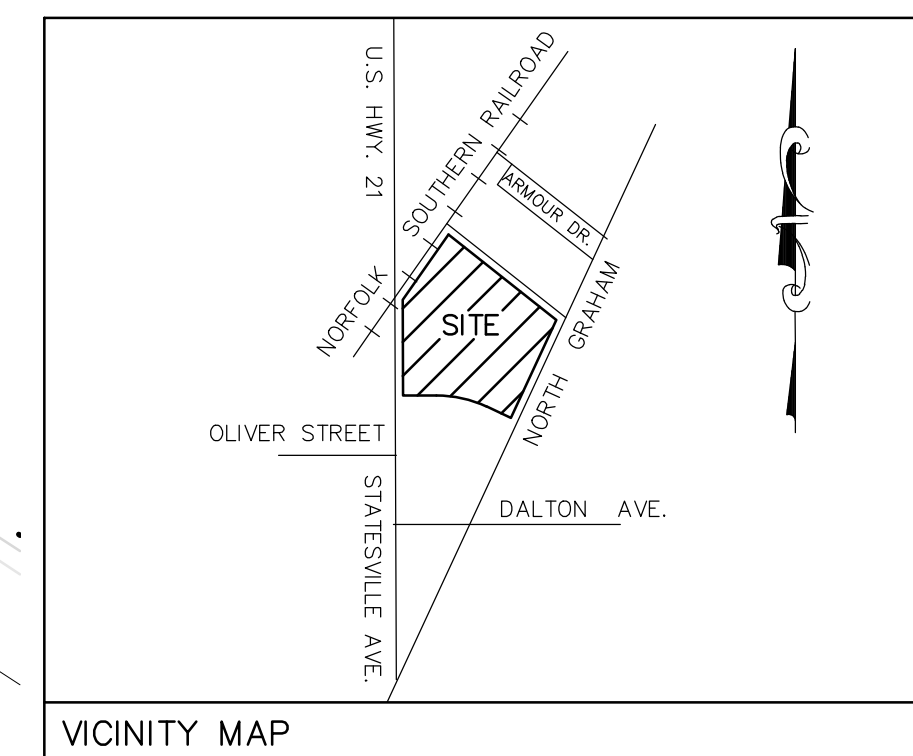
**EXISTING ZONING:**  
**B-2 (#98-103)**

EXISTING ZONING: I-2  
PROPOSED ZONING: MUDD-O

**EXISTING ZONING: I-2**

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**CITY OF CHARLOTTE FIRE**  
**DEPARTMENT HEADQUARTERS**



DEVELOPMENT SUMMARY:

SITE ACREAGE:	5.59 AC
AREA TO BE REZONED:	5.82 AC
TAX PARCEL:	079-021-03 (PARTIAL)
	079-021-04 (PARTIAL)
	079-021-05 (PARTIAL)
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USE:	INDUSTRIAL/WAREHOUSE
PROPOSED USE:	GOVERNMENT SERVICE
OPEN SPACE REQUIRED:	PER ORDINANCE SECTION 9.8506(4)
MINIMUM SETBACK:	AS NOTED (VARIES)
MINIMUM SIDE YARD:	N/A
MINIMUM REAR YARD:	N/A
MAXIMUM BUILDING HEIGHT:	120'

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS

a. EXCEPT AS OTHERWISE PROVIDED UNDER THE MUDD-OPTIONAL PROVISIONS SET FORTH UNDER SECTION 1, THE REGULATION ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE APPLICABLE TO ALL DEVELOPING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SITE

b. ALTERATIONS OR MODIFICATIONS WHICH IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE SITE PLAN OR RESPECTIVE CONDITIONS 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

2. MUDD-OPTIONAL PROVISIONS

THIS PETITION PROPOSES UTILIZATION OF THE MUDD-O PROVISIONS TO ALLOW FOR THE FOLLOWING OPTIONAL DEVIATIONS:

a. DEVIATIONS FROM THE SURFACE PARKING LOCATION REQUIREMENT DURING PHASE ONE TO ALLOW PARKING BETWEEN THE PHASE ONE BUILDING AND THE SETBACK ALONG NORTH GRAHAM STREET

4. PERMITTED USES

a. ALL USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT

5. **TRANSPORTATION**

- a. DURING PHASE ONE, A PUBLIC STREET WILL BE CONSTRUCTED. THE RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- b. THE PROPOSED PUBLIC STREET WILL INTERSECT WITH STATESVILLE AVENUE AND NORTH GRAHAM STREET.
- c. PUBLIC STREET SHALL BE DESIGNED USING THE LOCAL OFFICE/COMMERCIAL NARROW SECTION (CHARLOTTE LAND DEVELOPMENT STANDARDS PHASE I-04)
- d. DURING PHASE ONE, REQUIRED PARKING SHALL BE PROVIDED IN SURFACE LOTS. A PARKING DECK IS PROPOSED IN THE FUTURE PHASE TWO DEVELOPMENT.
- e. BICYCLE PARKING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE
- f. CDOT AND NCDOT ARE FINALIZING DESIGN OF PROPOSED PUBLIC ROAD CONNECTION TO NORTH GRAHAM STREET

6. ARCHITECTURAL STANDARDS

- a. THE PHASE ONE BUILDING IS ANTICIPATED TO BE A COMBINATION OF BRICK VENEER, GLASS, AND PRE-FINISHED METAL PANEL ACCENTS AND SOLAR SCREENS
- b. THE PHASE ONE BUILDING WILL BE FOUR STORIES AND IS ANTICIPATED TO BE APPROXIMATELY 100 FEET TALL
- c. ON THE PHASE ONE BUILDING, A METAL CANOPY MAY BE PROVIDED AT THE PUBLIC/VISITOR ENTRANCE ALONG ANTIESVILLE AVENUE, AND A PROJECT INTO THE AMENITY ZONE OF THE STATEVILLE AVENUE SETBACK
- d. ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL CONFORM TO THE MUDD URBAN DESIGN AND ARCHITECTURAL STANDARDS OUTLINED IN SECTION 9.8506 OF THE ORDINANCE
- e. SERVICE YARD/LOADING AREA SHALL BE ENCLOSED WITH A GREEN WALL OR SCREEN WALL MEETING THE MINIMUM SCREENING STANDARDS FOR SCREENING OF SERVICE AREA

7. STREETScape AND LANDSCAPING

- a. STATESVILLE AVENUE: 30' SETBACK (12' PLANTING STRIP, 8' SIDEWALK, 10' AMENITY ZONE)
- b. GRAHAM STREET: 17± SETBACK (11± PLANTING STRIP, 6' SIDEWALK)
- c. INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE

8. ENVIRONMENTAL FEATURES

a. TREE SAVE AREAS SHALL BE PROVIDED ON-SITE OR OFF-SITE, AS DESCRIBED IN THE CITY OF CHARLOTTE TREE ORDINANCE

b. THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE

9. OPEN SPACE

a. OPEN SPACE WILL BE PROVIDED PER REQUIREMENTS OF THE MUDD ZONING DISTRICT

10. SIGNAGE

a. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MUDD ZONING DISTRICT

12. PHASING

- a. PHASE ONE DEVELOPMENT INCLUDES THE PROPOSED PUBLIC STREET, PHASE ONE BUILDING, AND SURFACE PARKING
- b. PHASE TWO DEVELOPMENT MAY INCLUDE A MIXED-USE BUILDING ALONG GRAHAM STREET AND A PARKING DECK

14. TRASH & RECYCLE COLLECTION

a. TRASH AND RECYCLE CONTAINERS WILL BE LOCATED IN SERVICE YARD/LOADING AREA

15. SURFACE PARKING

a. SURFACE PARKING SHOWN IS SCHEMATIC IN NATURE AND MAY BE RECONFIGURED BASED ON FINAL DESIGN

**LITTLE**  
DIVERSIFIED ARCHITECTURAL CONSULTING

5815 Westpark Drive Charlotte, NC 28217  
T: 704.525.6350 F: 704.561.8700

www.littleonline.com

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## Rezoning Submittal

08/25/14[illegible]

PROJECT TEAM

PRINCIPAL IN CHARGE

ILM

PROJECT MANAGER

OCP

DESIGN TEAM

FGM

PROJECT NAME  
Joint Communications Center  
City of Charlotte

OBJECT NUMBER  
11.7823.00

EEY TITLE  
SITE PLAN  
PETITION #2014-068

SHEET NUMBER

RZ1.00



F:\1 CEP\Civic\111782300 - Charlotte 911 Communication Center\Site\Rezoning\Rezoning MUDD\RZ1.00.dwg Aug 21, 2014 - 2:43pm



PHASE ONE BUILDING: OPTION 1



PHASE ONE BUILDING: OPTION 2



PHASE ONE SITE RENDERING (northeast view)



PHASE TWO SITE RENDERING (southwest view)

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CHARLOTTE

ISSUE FOR  
Rezoning  
Submittal

ISSUE DATE  
08/25/14

REVISIONS

NO.	REASON	DATE

PROJECT TEAM

PRINCIPAL IN CHARGE  
JLM  
PROJECT MANAGER  
DCP  
DESIGN TEAM  
FCM

PROJECT NAME

Joint Communications Center  
City of Charlotte

PROJECT NUMBER

111.7823.00

SHEET TITLE

BUILDING RENDERING  
PETITION #2014-068

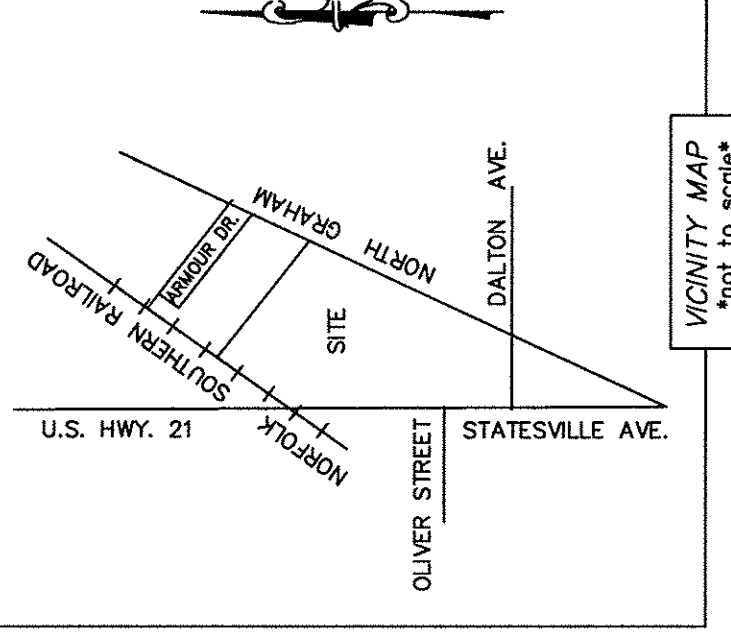
SHEET NUMBER

RZ2.00



THIS 20th. DAY OF AUGUST, 2014.

DAVID H. SNIDER, NC P.L.S. L-2942



NCGS CONTROL MONUMENT  
 PK NAIL FOUND  
 IRON PIN FOUND  
 CALCULATED POINT  
 LINES SURVEYED  
 LINES NOT SURVEYED

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	147.19	250.00	N73°42'53"W	145.07

AREA TO BE REZONED  
253,697 SQ. FT.  
5.824 ACRES

CITY OF CHARLOTTE  
TAX CODE: 079-021-03  
DB 26292 PG 822  
500 DALTON AVENUE

M 044 NAD83(86)  
N. 550071.36  
E. 1449772.53  
GRID FACTOR=0.9998439

CLARA PROPERTIES,LLC  
TAX CODE: 079-021-10  
DB 23618 PG 885  
1424 STATESVILLE AVENUE

CITY OF CHARLOTTE  
TAX CODE: 079-021  
DB 26577 PG 270

ARMOUR DRIVE  
(FORMERLY ETON STREET)  
(40' R/W - MB 5-151)

N56°48'40"W 577.44'

(Tf) 224.85' total

STATESVILLE AVENUE  
(VARIABLE RIGHT-OF-WAY)

**OLIVER STREET**

CITY OF CHARLOTTE  
TAX CODE: 079-021-03  
DB 26292 PG 822  
500 DALTON AVENUE

NC GRID NAD 83 (86)




- 1) CURRENT ZONING I-2Z
- 2) EASEMENTS AND RIGHTS  
DB 16440 PG 374  
DB 15449 PG 883  
DB 1599 PG 583  
DB 18619 PG 409  
DB 1107 PG 54  
DB 1197 PG 119  
DB 1052 PG 191  
MB 5 PG 151

3) PURPOSE OF THIS PLAT IS TO DEFINE THE AREA TO BE RE ZONED TO MUDD-0.

DALTON AVENUE  
(VARIABLE RIGHT-OF-WAY)



PREPARED BY:  
CITY OF CHARLOTTE  
ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT  
600 EAST FOURTH STREET  
CHARLOTTE, NC 28202  
704-336-2291

		CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT	
512-11-037 JOB NO.		LAN #30882 FILE NO.	
AS BUILT		DATE	
N/A		REZONING SURVEY	
		OWNER: CITY OF CHARLOTTE	
		SCALE 1"=50' SCALE	
SURVEYED BY		D.H.S. CHECKED BY	
PREPARED BY		APPROVED BY	
SHEET OF		DATE	
1		1	

REVISION