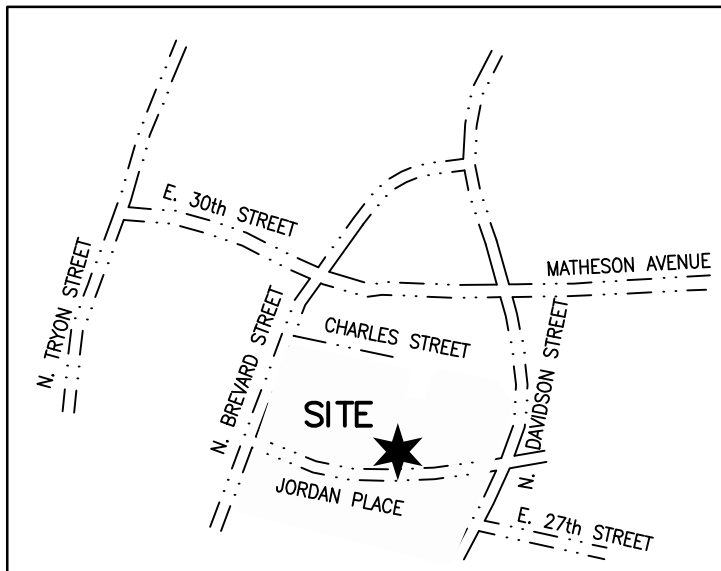
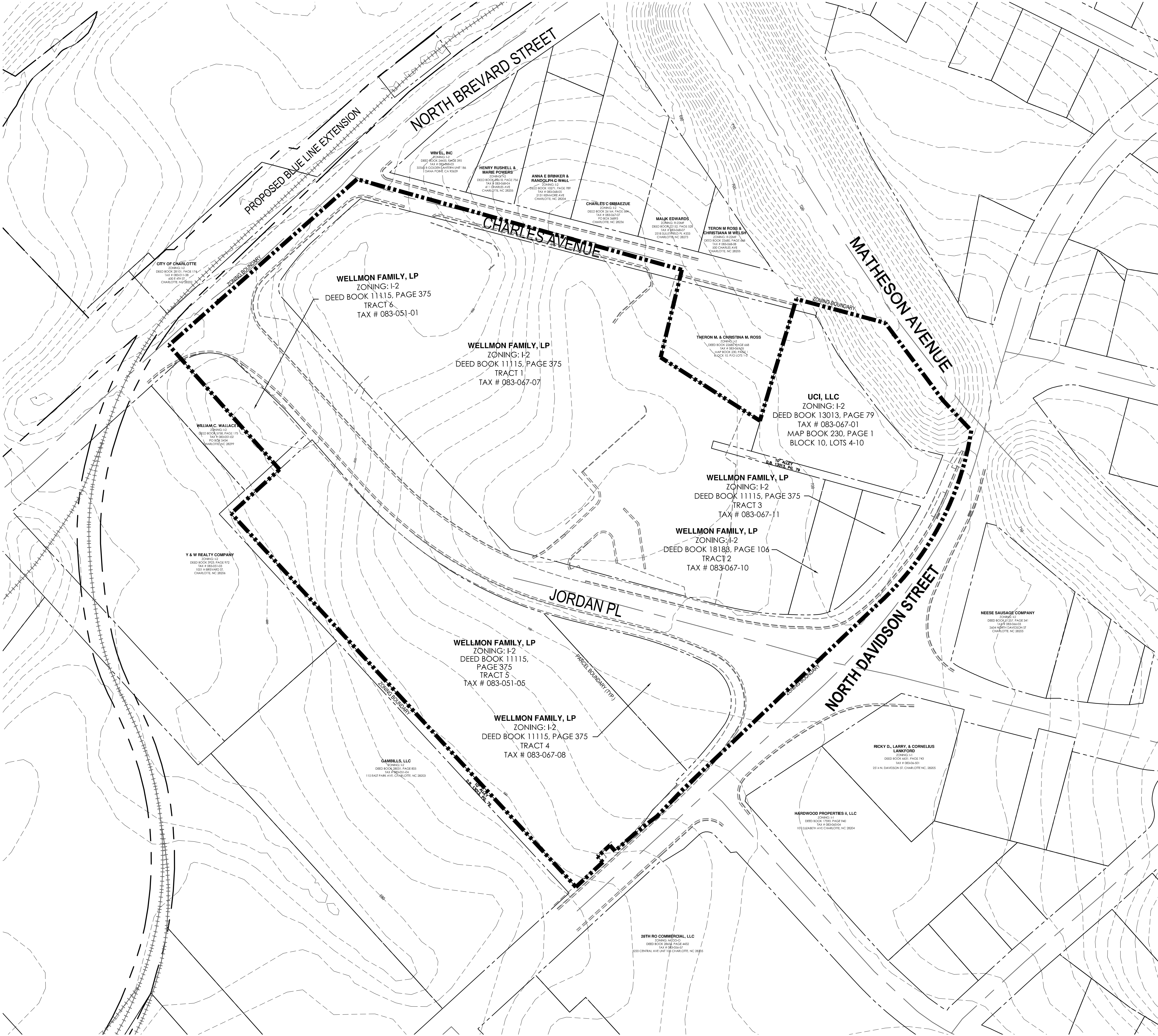


Y:\Projects\FSN\FSN-15020\Planning\FSN15020X.dwg, 7/23/2015 9:26:15 AM, Lowe, Nick



VICINITY MAP  
NOT TO SCALE

SITE DATA

PARCELS	TAX I.D.	A.C.	EXT. ZONING
UCI	083-067-01	.664	I-2
TRACT 1	083-067-07	4.65	I-2
TRACT 2	083-067-10	.199	I-2
TRACT 3	083-067-11	.183	I-2
TRACT 4	083-067-08	.457	I-2
TRACT 5	083-051-05	2.73	I-2
TRACT 6	083-051-01	.210	I-2
TOTAL		9.09	

NOTE: BASE INFORMATION PROVIDED BY CHARLOTTE-MECKLENBERG COUNTY GIS & VARIOUS SURVEY DATA PROVIDED BY RB PHARR & ASSOCIATES PA

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:  
A 6-18-15 revised per staff comments

WELMON FAMILY  
LIMITED  
PARTNERSHIP

OWNER:

WELMON PROPERTY  
REZONING PETITION NO. 2015-051  
CHARLOTTE, NC

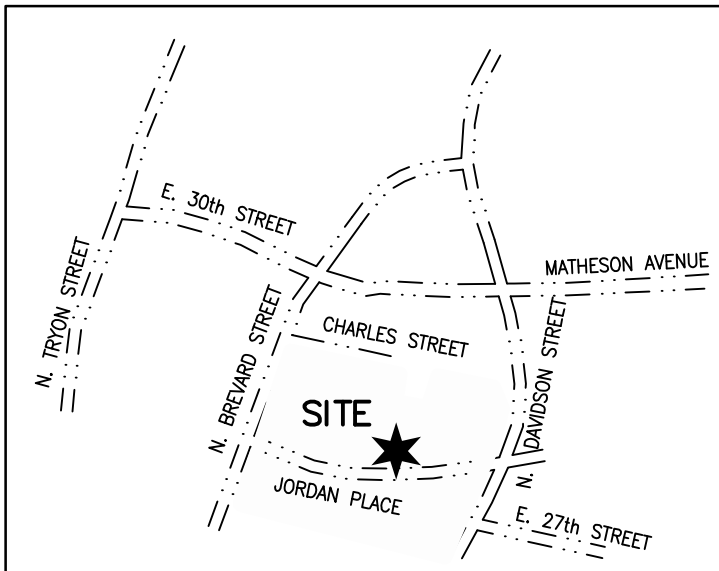
EXISTING CONDITIONS PLAN

PROJECT NO.	FSN-15020
FILENAME:	FSN15020X
CHECKED BY:	JDM
DRAWN BY:	ANL
SCALE:	1"=60'
DATE:	07-23-15
SHEET NO.	RZ-1



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VICINITY MAP  
NOT TO SCALE

WELLMON PROPERTY  
REZONING PETITION NO. 2015-051

DEVELOPMENT STANDARDS

1. Development Data Table

Site Area:	9 acres +/-
Tax Parcels:	083-051-01, 083-051-05, 083-067-01, 083-067-07, 083-067-08, 083-067-10, 083-067-11
Existing Zoning:	I-2
Proposed Zoning:	TOD-M (CD)
Existing Use:	Vacant/Warehouse
Proposed Uses:	Uses allowed under TOD-M
Maximum Development:	Development intensity shall not exceed limits of TOD-M
Maximum Building Height:	As allowed under TOD, however, certain areas identified on the Conditional Site Plan shall not exceed 60 feet in height.
Parking:	Shall satisfy or exceed Ordinance requirements

2. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wellmon Family Ltd. Ptsp. ("Wellmon") to rezone property from the I-2 Zoning District to the TOD-M (CD) Zoning District in order to accommodate a transit oriented development, on both sides of Jordan Place, north of N. Davidson Street, as depicted on the Rezoning Plan (the "Site").

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 TOD-M Zoning District shall govern all development taking place on the Site.

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.

3. Permitted Uses

The Site may be devoted to any uses permitted in the TOD-M Zoning District together with any incidental or accessory uses associated therewith.

4. Maximum Development

Structures and uses on the Site shall not exceed the limits of the TOD-M Zoning District.

5. Transportation

A public street connection shall be provided through the portion of the site lying south of Jordan Place and shall extend from Jordan Place to the southern boundary of the Site. The ultimate width and location of the public street may vary, subject to approval by CDOT and the Planning Director. The public street shall be provided in the form of a dedicated right-of-way or a public easement over a privately maintained corridor, at the discretion of the Petitioner

6. Architectural Standards

- In order to stimulate pedestrian activity along North Davidson Street, the first floor (street level) facade of any buildings facing North Davidson Street shall be designed to accommodate commercial activities (exclusive of uses that are accessory to multi-family uses such as leasing centers or fitness facilities) along a minimum of 50% of the first floor facade. Commercial spaces fronting North Davidson Street shall incorporate doors that are accessible from the sidewalk along North Davidson and clear vision glass windows so that interior spaces may be visible from the street.
- Off-street surface level parking areas and street levels of parking structures shall not be permitted to front N. Davidson Street or Brevard Street.
- Off-street surface level parking areas and street levels of parking structures shall be allowed to front Charles Avenue and Jordan Place in accordance with the provisions of the TOD district, however such areas not shall occupy more than 50% of the street frontage along those streets.
- Driveway entrances into parking structures shall not be permitted along North Davidson Street. However, in the event that the Jordan Place right-of-way is modified in the future, this provision shall not prevent the addition of a new street connection into the Site from North Davidson Street.

7. Streetscape and Landscaping

Petitioner shall invest at least \$50,000.00 in public art (which may be freestanding or integrated into structures) to be located in areas within the Site that area visible from public streets. However, in the event that the Petitioner, in its discretion, chooses to restore or relocate the existing smokestack located on the property (as long as it is relocated within the vicinity of the property), any funds used towards restoration or relocation of the smokestack shall be counted towards the required \$50,000 expenditure for public art.

8. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

9. Signage

All signage shall meet the requirements of the TOD-M Zoning District.

10. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

11. 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 a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

12. 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.



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REVISIONS:

Δ 6-18-15	revised per staff comments
Δ 7-23-15	revised per staff comments

WELLMON FAMILY  
LIMITED  
PARTNERSHIP

OWNER:

WELLMON PROPERTY  
REZONING PETITION NO. 2015-051  
CHARLOTTE, NC

CONDITIONAL SITE PLAN

PROJECT NO.	FSN-15020
FILENAME:	FSN15020X
CHECKED BY:	JDM
DRAWN BY:	ANL
SCALE:	1"=60'
DATE:	07-23-15
SHEET NO.	RZ-2