



DOWD YMCA RENOVATION & EXPANSION



227 WEST TRADE STREET SUITE 700 CHARLOTTE, NORTH CAROLINA 28202 TEL. 704.333.6686 FAX 704.333.2926

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City Comments Staff Comments

TECHNICAL DATA SHEET

RZ-1

PETITION # 2015-076

SECTION ALONG SOUTH BOULEVARD AT MOST EXTREME GRADE DIFFERENTIAL 1" = 10'-0"

YMCA of Greater Charlotte Dowd YMCA Development Standards Rezoning Petition No. 2015-076

Site Development Data:

- --Acreage: ± 4.40 acres --Tax Parcel #s: 123-024-01 and 02
- --Existing Zoning: B-1
- -- Proposed Zoning: MUDD-O -- Existing Use: Indoor recreation.
- --Proposed Use: Indoor recreation as permitted by right, under prescribed conditions and by the Optional provisions below, together with accessory uses, all as allowed in the MUDD-O zoning district (as more specifically described and restricted below in Section 3).
- --Gross Square feet of Development: As permitted by right and under prescribed conditions in the MUDD-O zoning district.

--Maximum Building Height: Building height will be limited to 90 feet (for the purposes of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).

--Parking: Parking for the Site will comply with the parking requirements of the MUDD-O zoning district.

General Provisions:

- **a. Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 through and RZ-5 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte ("Petitioner") to accommodate the expansion of the existing Dowd YMCA on an approximately 4.40 acre site located at 400 East Morehead Street (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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) 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. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the building areas (as defined below), parking area dimensions and the like as long as the modifications maintain the general building/parking

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

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 six (6). 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) located within the same Development Area as the accessory structure/building.

Optional Provisions:

10% if individual letters are used.

each of these parking deck building walls.

- To allow the existing building facades along Lexington Avenue and S. Caldwell Street to not meet "Street Wall" requirements.
- b. To allow the proposed parking deck façade along South Boulevard to meet the Street Wall requirements as generally depicted on the parking deck elevations incorporated into the Rezoning Plan and not the Ordinance requirements.
- To not require the existing entrances into the building to be recessed, as generally Lexington Avenue and S. Caldwell Street to be reconfigured, remain, and to permit parking
- S. Boulevard to remain until those existing parking spaces are removed for new development.
- To allow the existing loading spaces along S. Caldwell Street to remain between the existing building and S. Caldwell Street and in the established setback and to allow loading and maneuvering in this area.
- To not implement recessed on-street parking along Lexington Avenue as called for Avenue will be setback from the existing curb to allow for the future installation of on-
- to permit an eight (8) foot planting strip and an eight (8) foot sidewalk and permit the remainder of the setback to be a landscape area with accent trees and shrub Γο allow wall signs, on building walls other than the proposed parking deck, to have
- To allow signage to be placed on the proposed parking deck building elevations facing South Boulevard, E. Morehead Street, S. Caldwell Street, and Lexington Avenue. The amount of signage placed on the South Boulevard, E. Morehead, S. Caldwell Street, and Lexington Avenue parking deck elevations will be limited to a maximum of 10 % of

up to 200 square feet of sign surface area per wall or 10% of the wall area to which they

are attached, whichever is less. The sign area of the wall signs may be increased by

- To allow graphic elements to be placed on the proposed parking deck buildin
- rise requirement of the Ordinance. To allow the planting strip used to screen the parking area along S. Caldwell Street

- a. The Site may be developed for indoor recreational uses as permitted by right and under prescribed conditions in MUDD-O zoning district together with allowed accessory uses as permitted in the MUDD-O zoning district and the Optional Provisions above.
- 4. Access:
- a. Access to the Site will be from E. Morehead Street, S. Caldwell Street and Lexington Avenue will be as generally depicted on the Rezoning Plan.
- Pedestrian access to the Site from E. Morehead Street, S. Caldwell Street and Lexington Avenue will be provided as generally depicted on the Rezoning Plan.
- c. 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.

Permitted Uses, Development Area Limitations:

Streetscape, Landscaping. Open Space and Screening:

Except as otherwise set forth on the Rezoning Plan and these Development Standards, the Site will comply with the MUDD standards and the approved South End Transit Station Area plan recommendations for Streetscape improvements along E. Morehead Street and S. Caldwell Street. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along E. Morehead Street and S. Caldwell Street as generally depicted on the Rezoning Plan. Along Lexington Avenue an eight (8) foot sidewalk with a 13 foot wide planting strip will be provided as generally depicted on the Rezoning Plan. The additional width in the planting strip may be used in the future to provide on-street

Along S. Boulevard the Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk as per the Optional Provisions above.

- The Petitioner will provide a landscape area of varying width along South Boulevard between the proposed sidewalk and the proposed retaining wall located at the required setback as general depicted
- d. Urban Open Space will be provided on the Site as required by the Ordinance.
- Meter banks will be screened where visible from public view at grade level.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

menument.

Architectural Standards:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, decorative metal panels, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- The ground floor level of new building addition constructed along E. Morehead Street will
- Along Lexington Avenue between the proposed parking structure and Lexington Avenue the Petitioner will create a pedestrian plaza/open space area with a minimum of 1,200 square feet. The pedestrian plaza will be improved with seating, landscaping, and a drinking fountain as generally depicted on the Rezoning Plan. The Petitioner will investigate the possibility of also locating a B-Cycle Station in this pedestrian plaza/open space area.
- Along E. Morehead Street the Petitioner will provide an improved open space area with a minimum of 3,500 square feet as generally depicted on the Rezoning Plan. This open space area will be improved with landscaping, seating, and hardscape elements

Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with the Tree Ordinance.

<u>Signage</u>:

- Signage as allowed by the Ordinance and the Optional Provisions above may be provided.
- Parking:
- Parking will be provided as required by the MUDD-O zoning district.

<u>Lighting</u>:

- a. All new attached and detached lighting shall be full cut-off type lighting fixtures excluding low level landscape lighting, decorative lights, and specialty lighting that may be installed along the driveways, sidewalks, open space areas and plazas, and parking areas.
- Building accent and up lighting will be allowed.

11. <u>Amendments to the Rezoning Plan</u>:

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. <u>Binding Effect of the Rezoning Application</u>:

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.

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REVISIONS:

City Comments Staff Comments

DRAWN BY: dmb

CHECKED BY: JMW

DEVELOPMENT

STANDARDS

PETITION # 2015-076

RZ-2



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VISIONS:

No.DescriptionDate1City Comments06/19/152Staff Comments07/23/15

PROJECT: 9600-124760

DATE: 22 APRIL 201

DRAWN BY: dmb

CHECKED BY: JMW

CONCEPTUAL SITE PLAN

RZ-3

PETITION # 2015-076

SOUTH BLVD. ELEVATION



E. MOREHEAD ST. ELEVATION



LEXINGTON AVE. ELEVATION



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SDP

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No.DescriptionDate1City Comments06/19/152Staff Comments07/23/15

PROJECT: 9600-124760
DATE: 22 APRIL 201
DRAWN BY: dmb
CHECKED BY: JMW

CONCEPTUAL ELEVATIONS

DISCLAIMER

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT

MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE

ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

GRAPHIC SCALE

RZ-4

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SITE SURVEY

CHECKED BY: JMW

RZ-5

PETITION # 2015-076

1" = 30' OCTOBER 25, 2011 JOB NO. 77661

PLOTTED: 11/21/2011 D:\CARLSON PROJECTS\RB PHARR\77\6\77661\DWG\77661.DWG

JB CW