

Saussy Burbank, LLC Site Plan Amendment
PETITION NO. 2016-091
DEVELOPMENT STANDARDS
7/20/2016

Development Data Table
Site Area: 1.4 +/- acres
Tax Parcel: Portions of 083-078-01
Existing Zoning: MUDD-O
Proposed Zoning: MUDD-O (SPA)
Existing Use: Mixed Use (Multi-family/retail)
Proposed Uses: 35 Townhome Units
Maximum Building Height: 3 stories (45 feet)
Parking: Shall satisfy or exceed MUDD minimum requirements

General Provisions
These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by Quadbridge HML Outparcels Owner, LLC c/o Saussy Burbank, LLC to amend the property from the MUDD-O Zoning District to the MUDD-O (SPA) Zoning District in order to accommodate development of 35 townhome units on an approximately 1.4 +/- acre tract on portions of the Highland Mill property at the corner of North Davidson Street and 33rd Street, as depicted on the Technical Data Sheet (the "Site"). This Site Plan Amendment will accommodate development of townhome units in addition to the mix of uses already developed on the Site. The project will seek to meet all of the goals of the 36th Street Station Area Plan. Rezoning Petition 2001-037 and subsequent Administrative Amendment provide for a minimum of 10,000 square feet of retail/office uses and up to 220 residential uses (which may be converted to commercial uses at a rate of 1000 s.f. of commercial uses to one residential unit). This Site Plan Amendment shall accommodate the development of an additional 35 townhome units, thus the entitlements allowed under 2001-037 and subsequent Administrative Amendment shall not be impacted. Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards, Conceptual Renderings and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas. Except as otherwise provided under the MUDD-Optional provisions set forth under Section 3 below and unless the Technical Data Sheet 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. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standards, 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.

MUDD-Optional Provisions
This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:
a) Petitioner requests a deviation from the standard streetscape requirements in order to allow a sixteen foot minimum setback measured from the existing back of curb in order maintain the mature oak trees, existing planting strip and a eight foot wide sidewalk along the Site's 33rd Street frontage.
b) Petitioner requests a deviation from the standard streetscape requirements in order to accommodate the streetscape and setback shown on the Technical Data Sheet.
c) Petitioner requests a deviation from the standard ordinance requirements in order to allow deviation from the active ground floor retail street requirements.
d) Petitioner requests a deviation from the standard ordinance requirements to allow stormwater facilities to be located below sidewalks and private drives as long as they are outside of any required setbacks and public street right-of-way.

Permitted Uses
The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

Maximum Development
a) The Site may be developed with up to 35 townhome units.

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.
b) Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings). However, no entrance gate will be permitted at the North Davidson Street driveway.

Architectural Standards/Streetscape and Landscaping
a) Highland Park Mill No. 3 is listed (mill buildings and site) in the National Historic Register. Prior to any new construction on the site, a Certificate of Appropriateness must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission. Therefore, the architecture and exterior design of the proposed townhomes is subject to review and approval by the Charlotte-Mecklenburg Historic Landmarks Commission.
b) The architectural design and exterior elements of the townhomes developed on the site shall be substantially similar to the Conceptual Renderings provided, subject to final approval by the Charlotte-Mecklenburg Historic Landmarks Commission.

Signage
All signage shall meet the requirements of the MUDD zoning district.

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

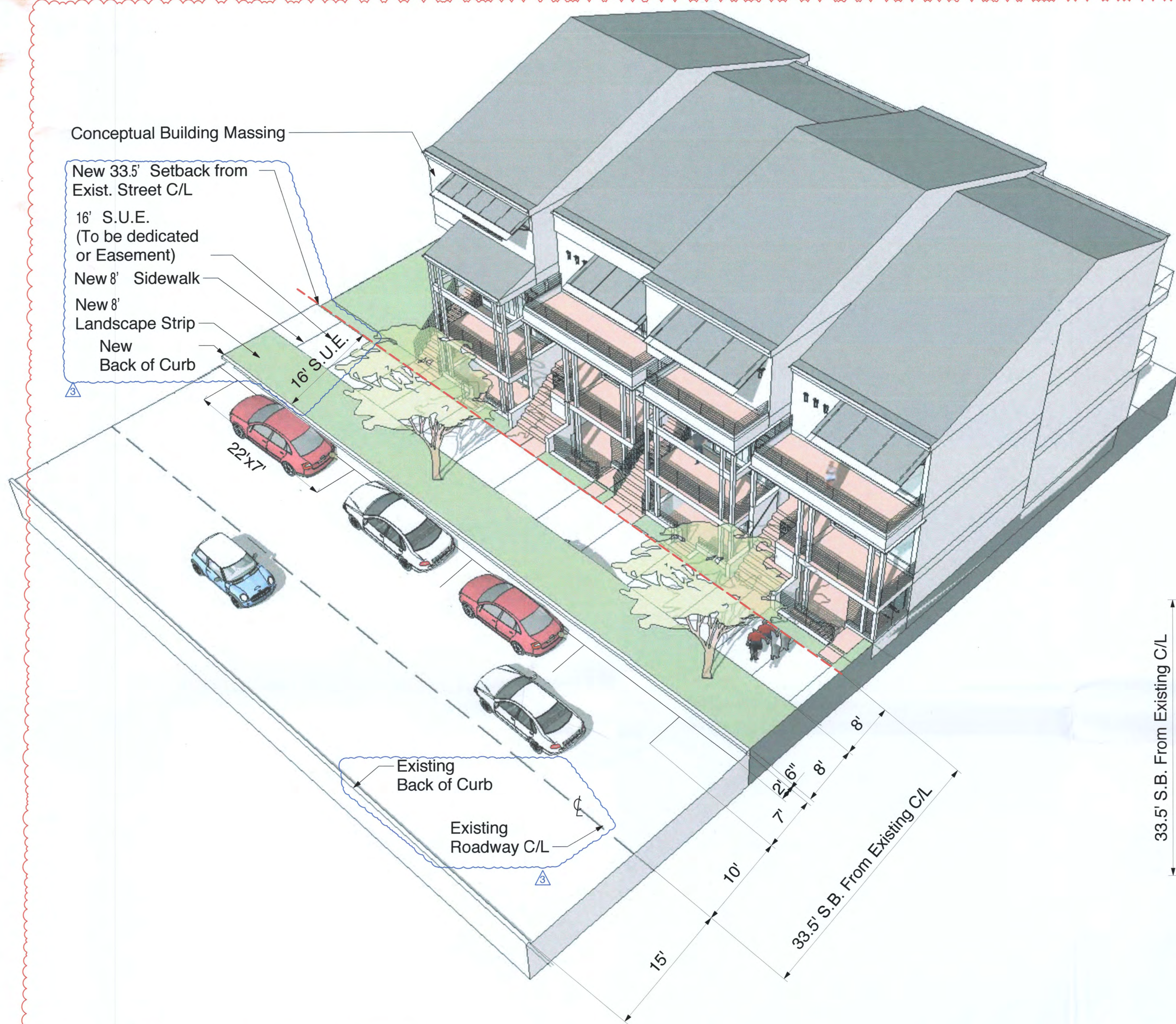
Parking
Parking will be provided that is sufficient to accommodate all uses at the Site and shall meet or exceed Ordinance requirements.

Stormwater
Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

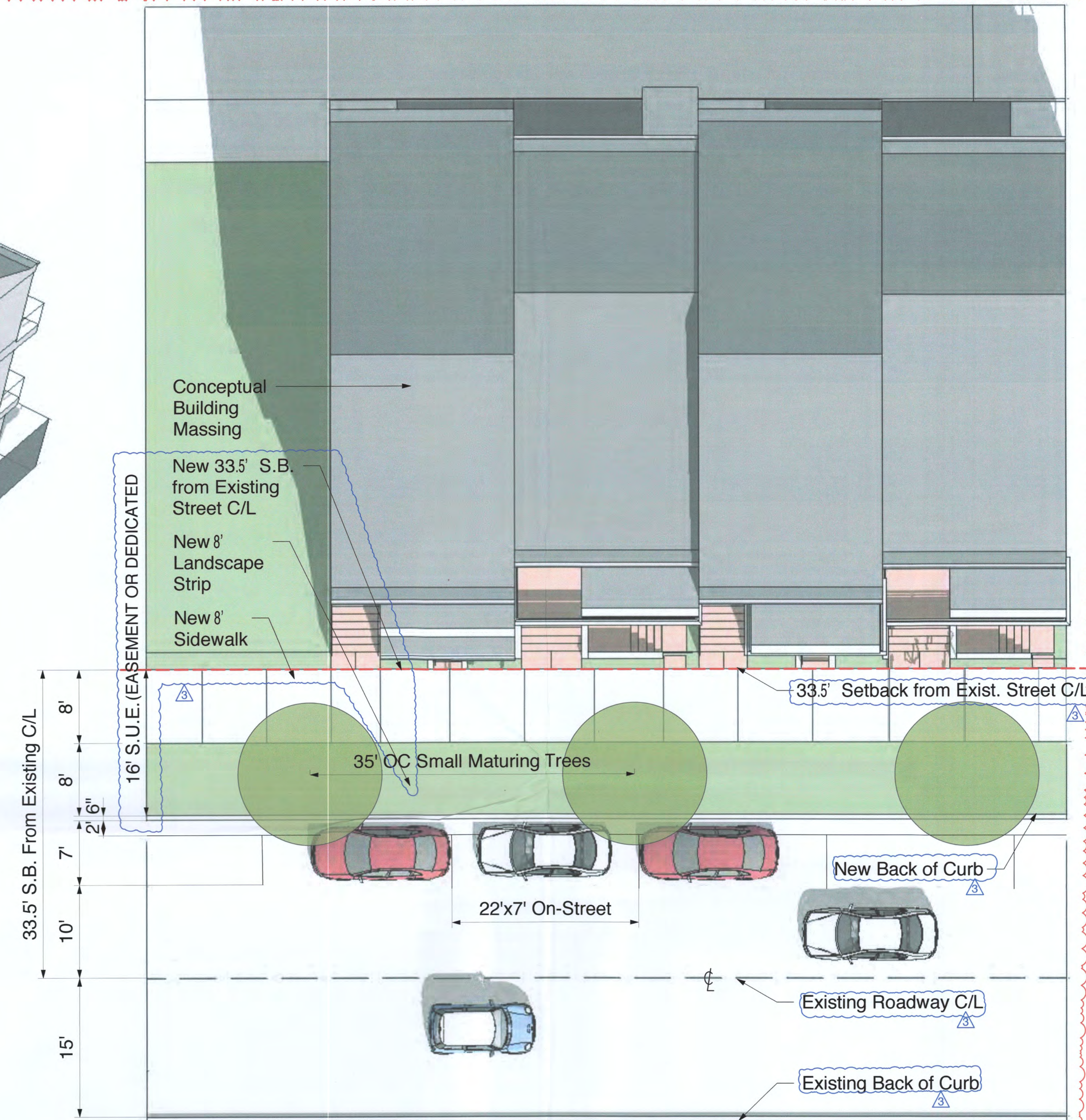
Amendments to Rezoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions
If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet 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.

APPROVED BY CITY COUNCIL
AUG 22 2016



1 N. Brevard Street - Street Modification Axonometric
Not to Scale



2 N. Brevard Street - Street Modification Plan
Not to Scale

APPROVED BY
CITY COUNCIL
AUG 22 2016

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**NOT FOR
CONSTRUCTION**


SAUSSY BURBANK
BEAUTIFUL-TIMELESS-CRAFTSMANSHIP

Prepared for:
Saussy Burbank
3730 Glen Lake Dr. #125
Charlotte, NC 28208
o: 704-945-1515

Mark	Date	Description
2	6/20/2016	Plan Comment Revisions
3	7/20/2016	Plan Comment Revisions

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Saussy Burbank, LLC
Site Plan Amendment
Rezoning Amendment 2016-091
N. Brevard St. & E 33RD St.
5/23/2016 Rezoning Submittal
15029

Rezoning Illustrative
N. Brevard Street
Axon & Plan
SP03



1 N. Brevard Street - Conceptual Pedestrian Level Street View (Building Massing Only - See 4/ASP04 For Conceptual Materials View Not to Scale)



2 E. 33 RD Street - Conceptual Pedestrian Level Street View (Building Massing Only - See 3/ASP04 For Conceptual Materials View Not to Scale)

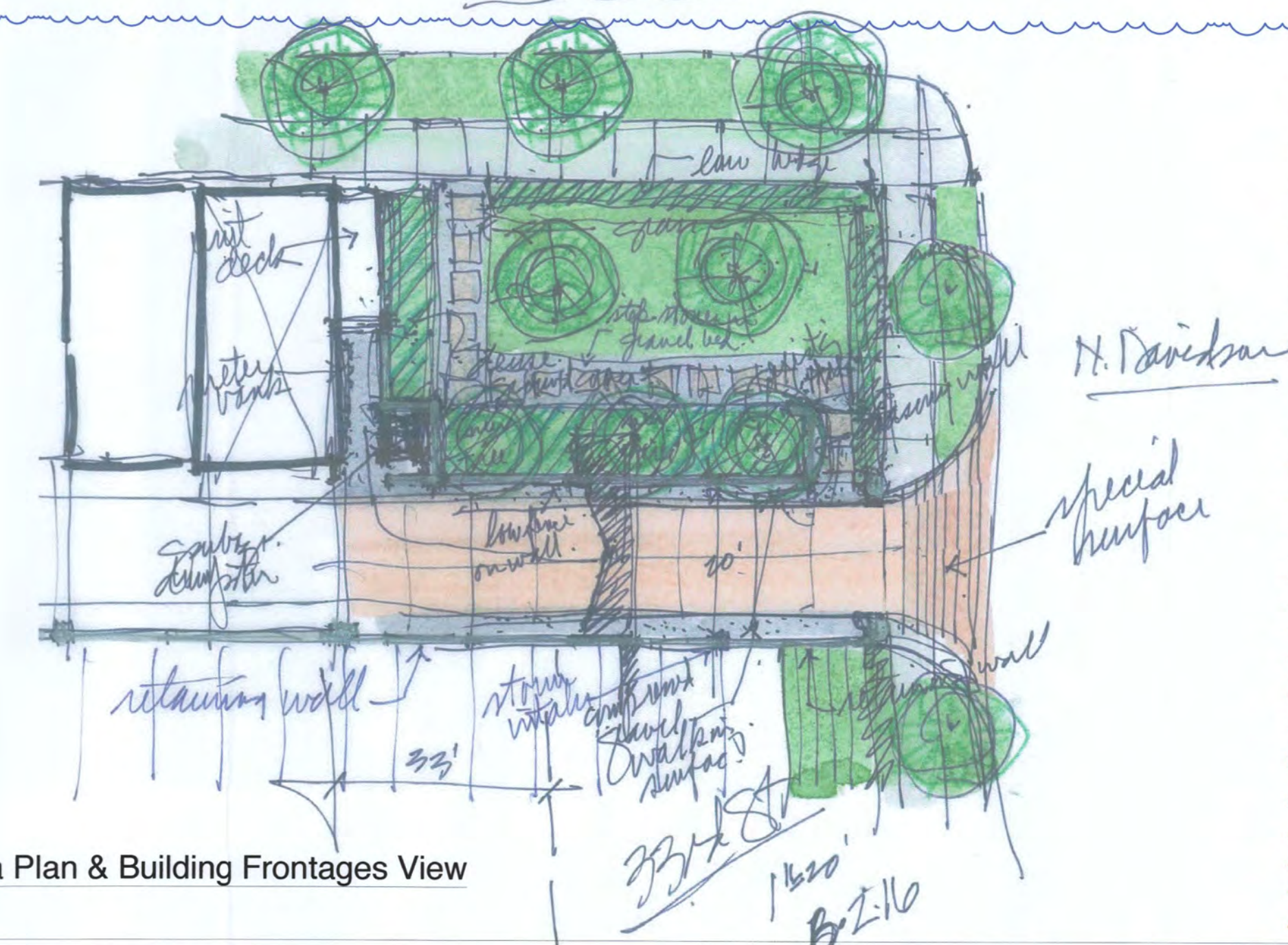


4 N. Brevard Street - Conceptual View of Town Homes Not to Scale



3

APPROVED BY
CITY COUNCIL
AUG 22 2016



3 N. Davidson & E. 33 RD Streets - Conceptual Amenity Area Plan & Building Frontages View Not to Scale

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Saussy Burbank, LLC
Site Plan Amendment

Rezoning Amendment 2016-09-F

N. Brevard St. & E 33RD St.

5/23/2016 Rezoning Submittal

15029

**Rezoning Illustrative
Street Views**
33RD, N. Brevard
& N. Davidson

SP04