

Saussy Burbank, LLC
Site Plan Amendment

PETITION NO. 2016-091

DEVELOPMENT STANDARDS

6/20/2016

Development Data Table

Site Area: 1.4 +/- acres
Tax Parcel: 083-078-01
Existing Zoning: MUDD-O (SPA)
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** **Civil Outcrops 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 or 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 **an 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.

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**.

c) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.

d) Petitioner agrees to install on-street parking spaces along the Site's Brevard Street frontage. The exact location and spacing of these on-street parking spaces shall be determined during the design and permitting process.

e) A minimum setback of at least sixteen (16) feet from the future back of curb shall be provided along the Site's North Brevard Street frontage and at least sixteen (16) feet from the existing back of curb on the 33rd Street frontage and North Davidson Street side yard.

f) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Brevard Street and 33rd Street frontages.

g) Petitioner shall provide an open space amenity area up to 2,500 square feet in area at the corner of North Davidson Street and 33rd Street. The area shall be improved and may include hardscape, landscaping, seating, bicycle racks and public art, **as generally depicted in the attached Conceptual Rendering**.

Signage

a) 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 intends to seek an exemption under the Post Construction Controls Ordinance because the Site is subject to Conditional Rezoning Plan approved prior to the adoption of the Post Construction Controls Ordinance which allows the subject properties to be covered with impervious surfaces.

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.

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

NOT FOR CONSTRUCTION

SAUSSY BURBANK
BEAUTIFUL-TIMELESS-CRAFTSMANSHIP

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

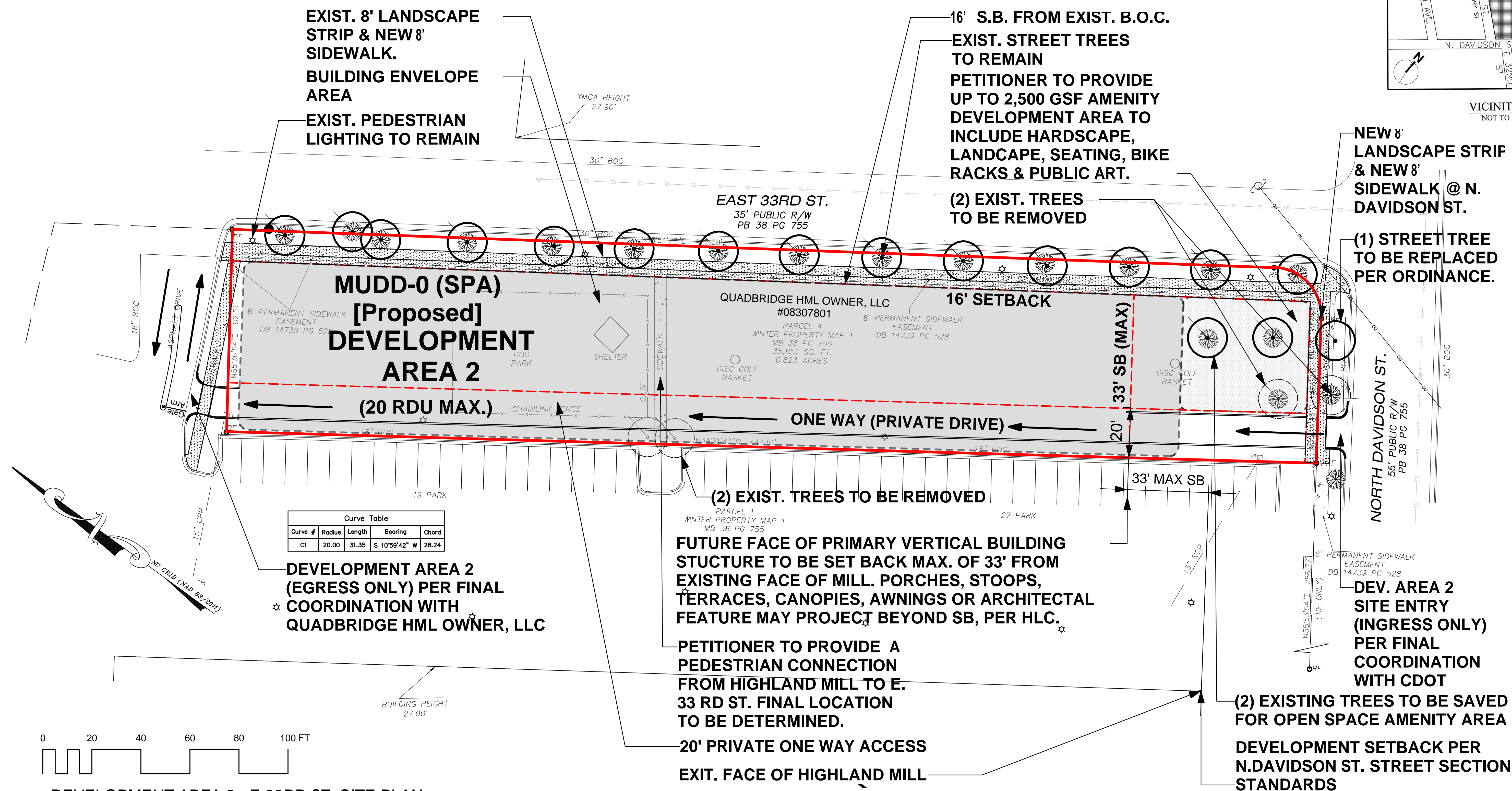
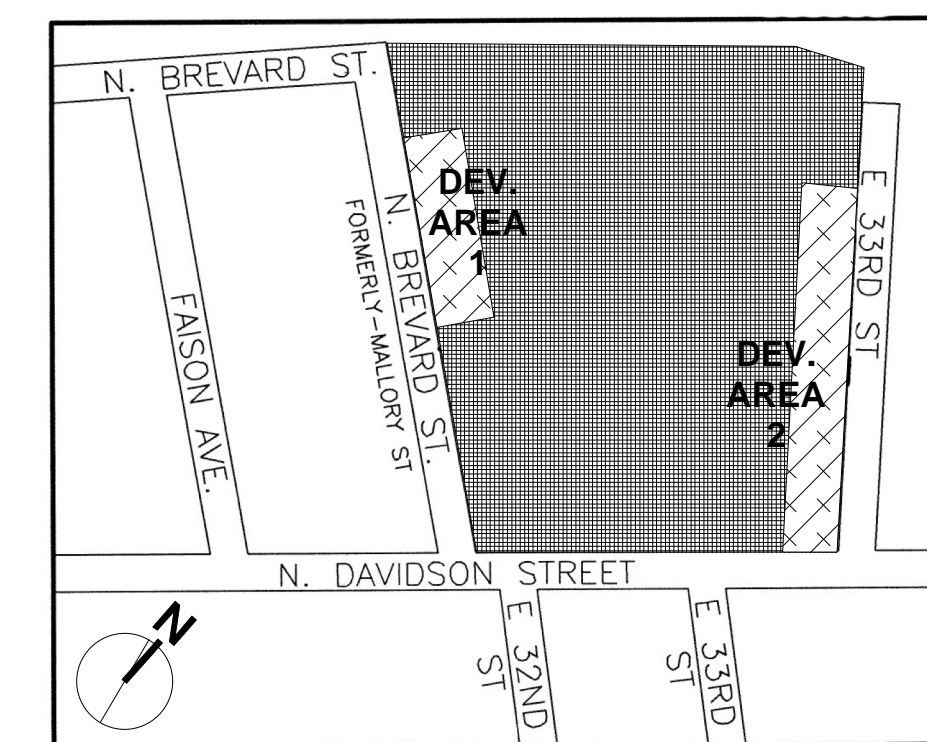
Mark
5/23/2016 Plan Comment Revisions
6/14/2016 Plan Comment Revisions

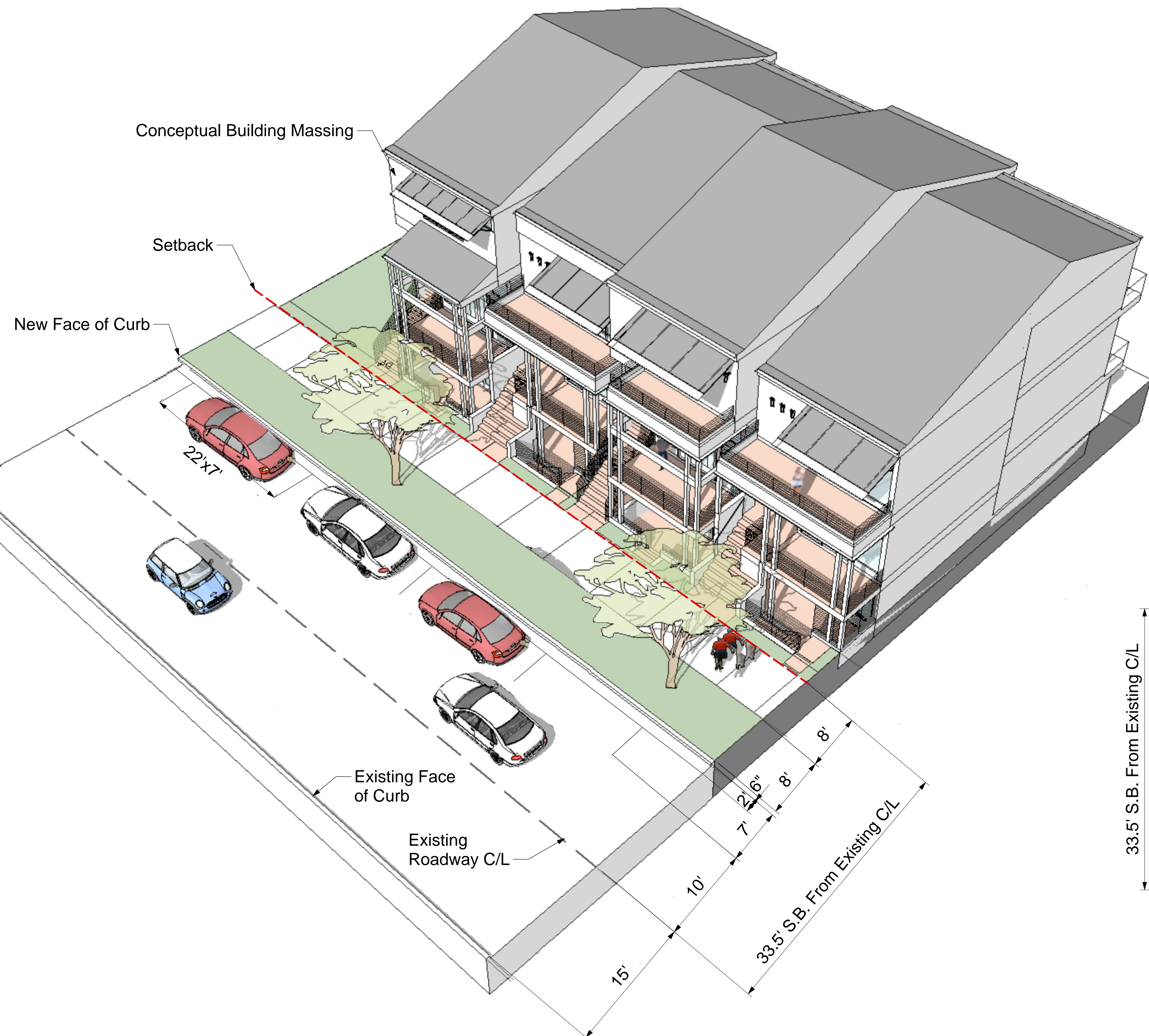
shook kelley
2151 Hawkins Street
Suite 400
Charlotte, NC 28203
704 / 377 0661
www.shookkelley.com

Saussy Burbank, LLC
Site Plan Amendment
Rezoning Amendment 2016-091
N. Brevard St. & E 33RD St.
4/22/2016 Rezoning Submittal 2016-091
15029

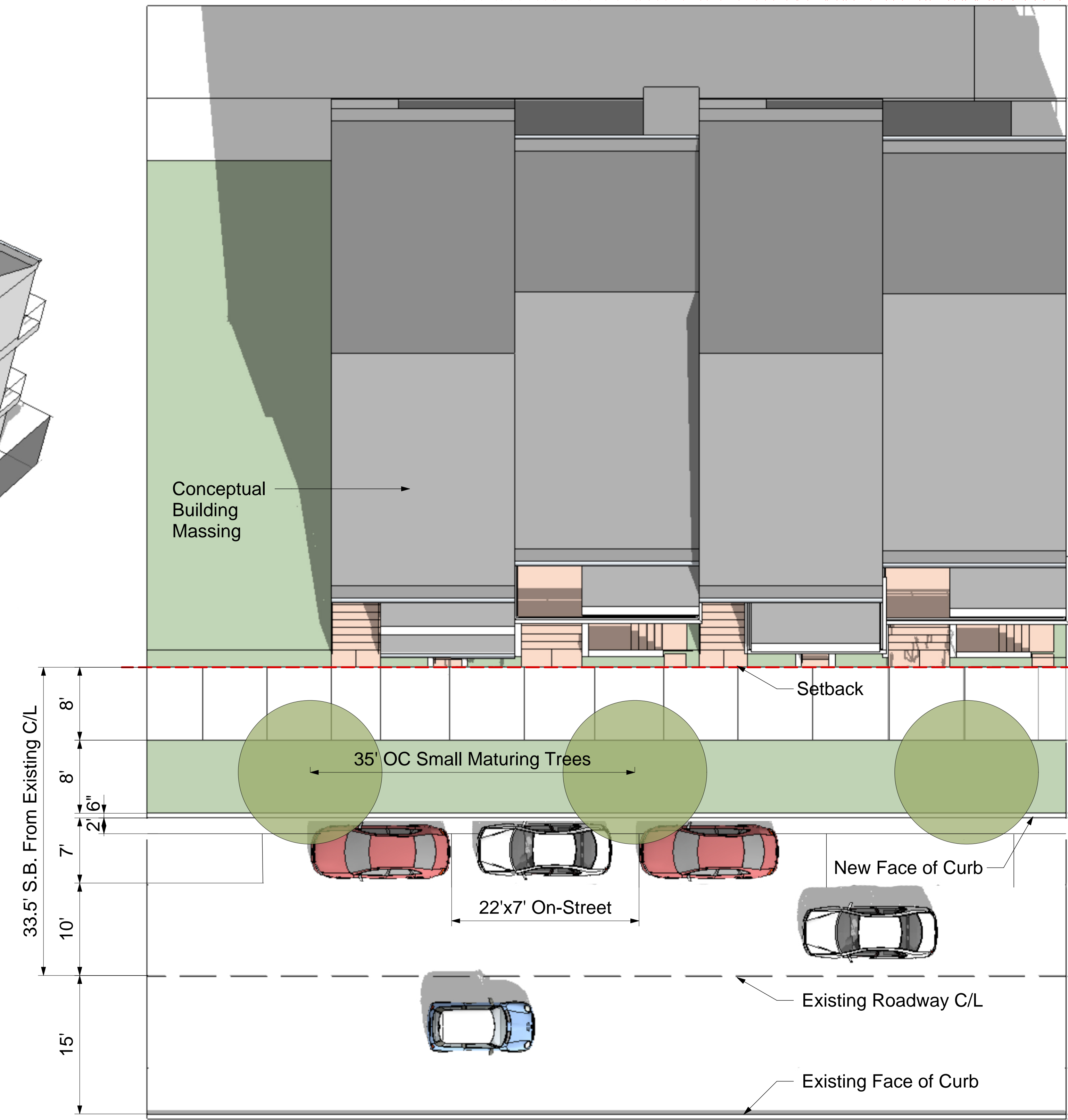
**Rezoning Site Plan
N. Brevard Street
& Technical Notes**
SP01

© 2014 Shook Kelley, Inc.
All Rights Reserved





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



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

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

NOT FOR CONSTRUCTION



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

shook kelley
2151 Hawkins Street
Suite 400
Charlotte, NC 28203
© 2014 Shook Kelley, Inc.
All Rights Reserved
704 / 377 0661
www.shookkelley.com

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

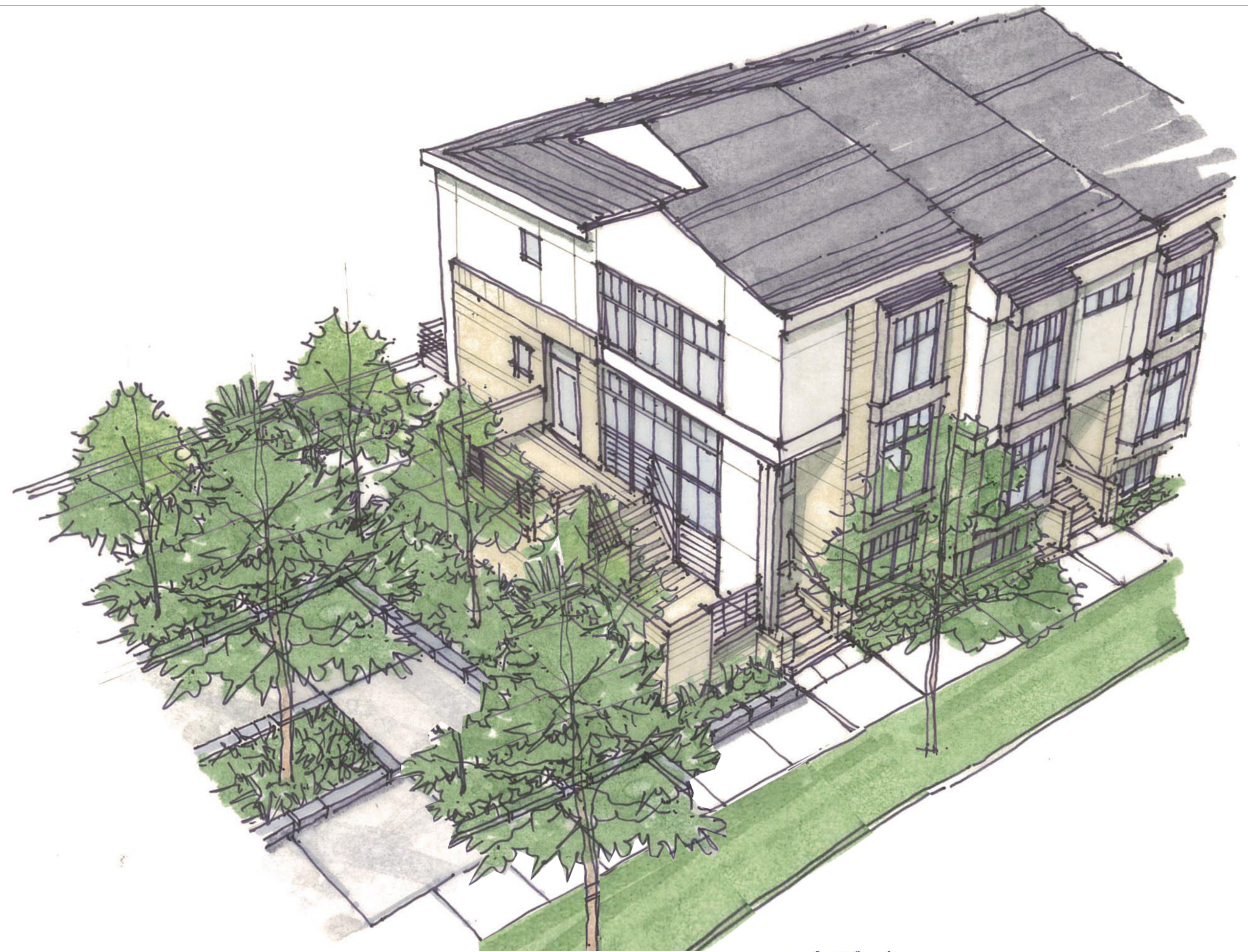
Rezoning Illustrative
N. Brevard Street
Axon & Plan
SP03



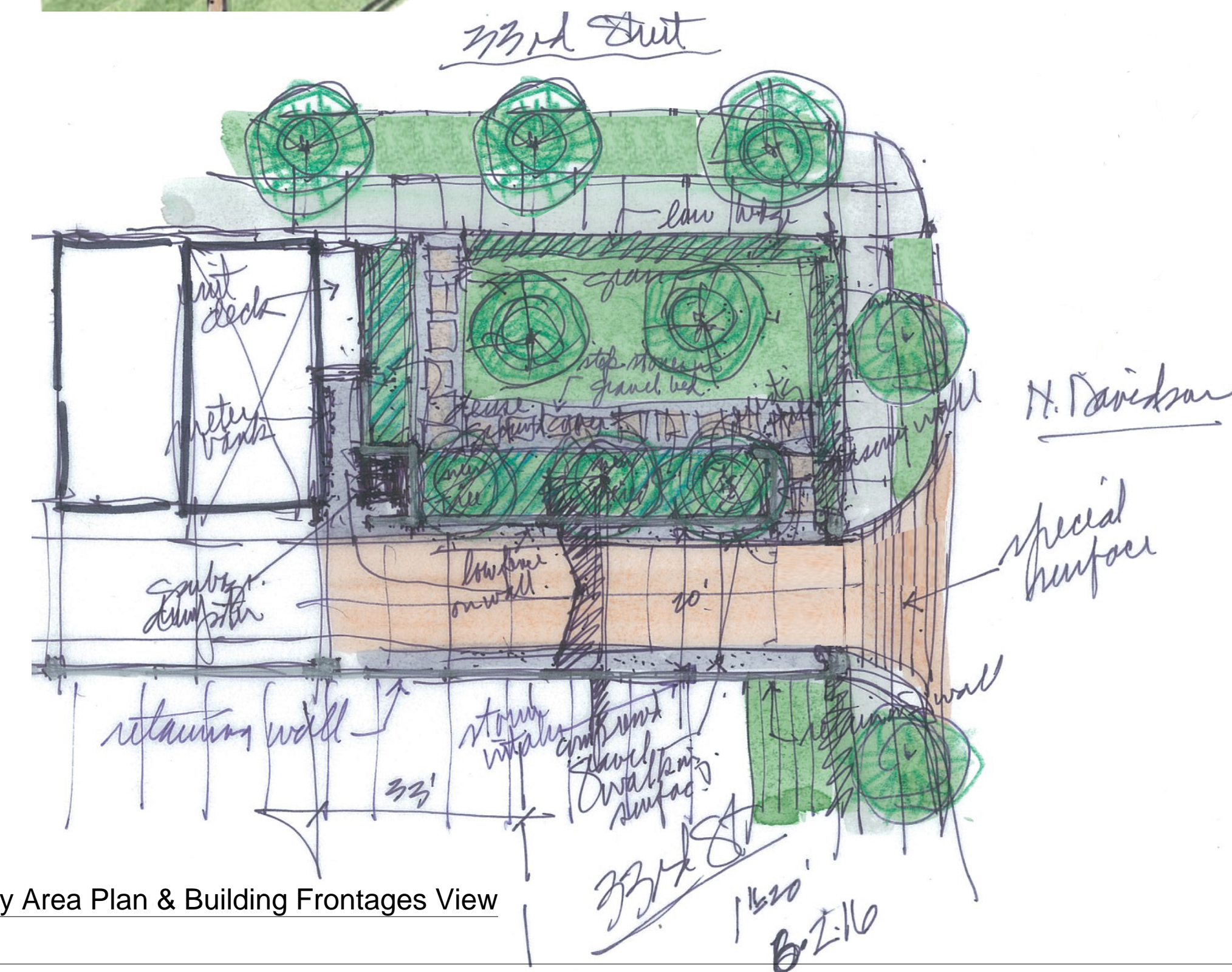
1 N. Brevard Street - Conceptual Pedestrian Level Street View
Not to Scale



2 E. 33 RD Street - Conceptual Pedestrian Level Street View
Not to Scale



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



This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

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

shook kelley

2151 Hawkins Street
Suite 400
Charlotte, NC 28203

© 2014 Shook Kelley, Inc.
All Rights Reserved

704 / 377 0661
www.shookkelley.com

Saussy Burbank, LLC
Site Plan Amendment
Rezoning Amendment 2016-09
N. Brevard St. & E 33RD St.
5/23/2016 Rezoning Submittal
15029

Rezoning Illustrative
Street Views
E. 33RD, N. Brevard
& N. Davidson
SP04