

CCH-HIGHLAND MILL, LLC
c/o Saussy Burbank, LLC
Site Plan Amendment

PETITION NO. 2016-091
DEVELOPMENT STANDARDS

8/23/2016

Development Data Table

Site Area:	9.2 +/- acres
Tax Parcel:	083-078-01
Existing Zoning:	MUDD-O
Proposed Zoning:	MUDD-O (SPA)
Existing Use:	Mixed Use (Multi-family/retail)
Current Entitlements:	Retail/Office: 10,000 s.f. 220 Residential Units (which may be converted to commercial uses at a ratio of 1000 s.f. of commercial square footage to 1 residential unit) Addition of Townhome Units 35 townhome units 3 stories (45 feet) Shall satisfy or exceed MUDD minimum requirements
Proposed Uses:	
Additional Entitlements:	
Maximum Building Height:	
Parking:	

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by CCH-Highland Mill, LLC c/o Saussy Burbank, LLC to rezone the property from the MUDD-O Zoning District to the MUDD-O (SPA) Zoning District in order to accommodate development of an additional 35 townhome units on an approximately 9.2 +/- acre tract 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 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:

- Petitioner requests a deviation from the standard streetscape requirements in order to allow a fourteen foot minimum setback measured from the existing back of curb in order to maintain the mature oak trees, existing planting strip and existing six foot wide sidewalk along the Site's 33rd Street frontage.
- Petitioner requests a deviation from the standard streetscape requirements in order to allow a fourteen foot minimum setback along the Site's Brevard Street frontage in areas where the existing curb will be relocated in order to provide new on-street parking spaces. Additionally, Petitioner requests a deviation to allow stairs and stoops to encroach into the setback area up to three (3) feet in areas where the setback is measured from the back of curb for on-street parking spaces.
- 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.

The following MUDD-O provisions have already been approved as a part of Rezoning Petition 2001-037:

- Allow use of decorative fence in lieu of screening parking lots per section 12.303.
- Allow construction of detached signs on Malloy St (Brevard) and Davidson Street.
- Allow 6' minimum planting strip along a portion of N. Davidson St.
- Allow up to 100 sq. ft. of sign area for each of the four sides of the main tower for overall project identification.

Permitted Uses

The Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental accessory uses associated therewith.

Maximum Development

- 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).
- In addition to the entitlements set forth in Rezoning Petition 2001-037 and subsequent Administrative Amendment, the Site may be developed with up to 35 townhome units.

Transportation

- 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.
- 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).

Architectural Standards/Streetscape and Landscaping

- 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.
- Petitioner agrees to install recessed 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.
- Along the Site's Brevard Street frontage, buildings shall be setback a minimum of twenty two (22) feet from the existing back of curb and fourteen (14) feet from the future back of curb in areas where the existing curbline is to be relocated in order to provide on-street parking spaces. Steps, stoops & porches may encroach into the setback area up to three feet.
- A minimum setback of at least fourteen (14) feet from the existing back of curb shall be provided along the Site's North Brevard and 33rd Street frontages and North Davidson Street side yard.
- Petitioner shall provide an eight (8) foot wide sidewalk along the Site's Brevard Street frontage.
- Petitioner shall provide an open space amenity area up to 2,650 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.

Signage

Except as noted in the Optional provisions above, 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

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

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 Rezoning Petition 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.

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 5/23/2016
Description Plan Comment Revisions

shook kelley

2151 Hawkins Street
Suite 400
Charlotte, NC 28203

704 / 377 0661
www.shookkelley.com

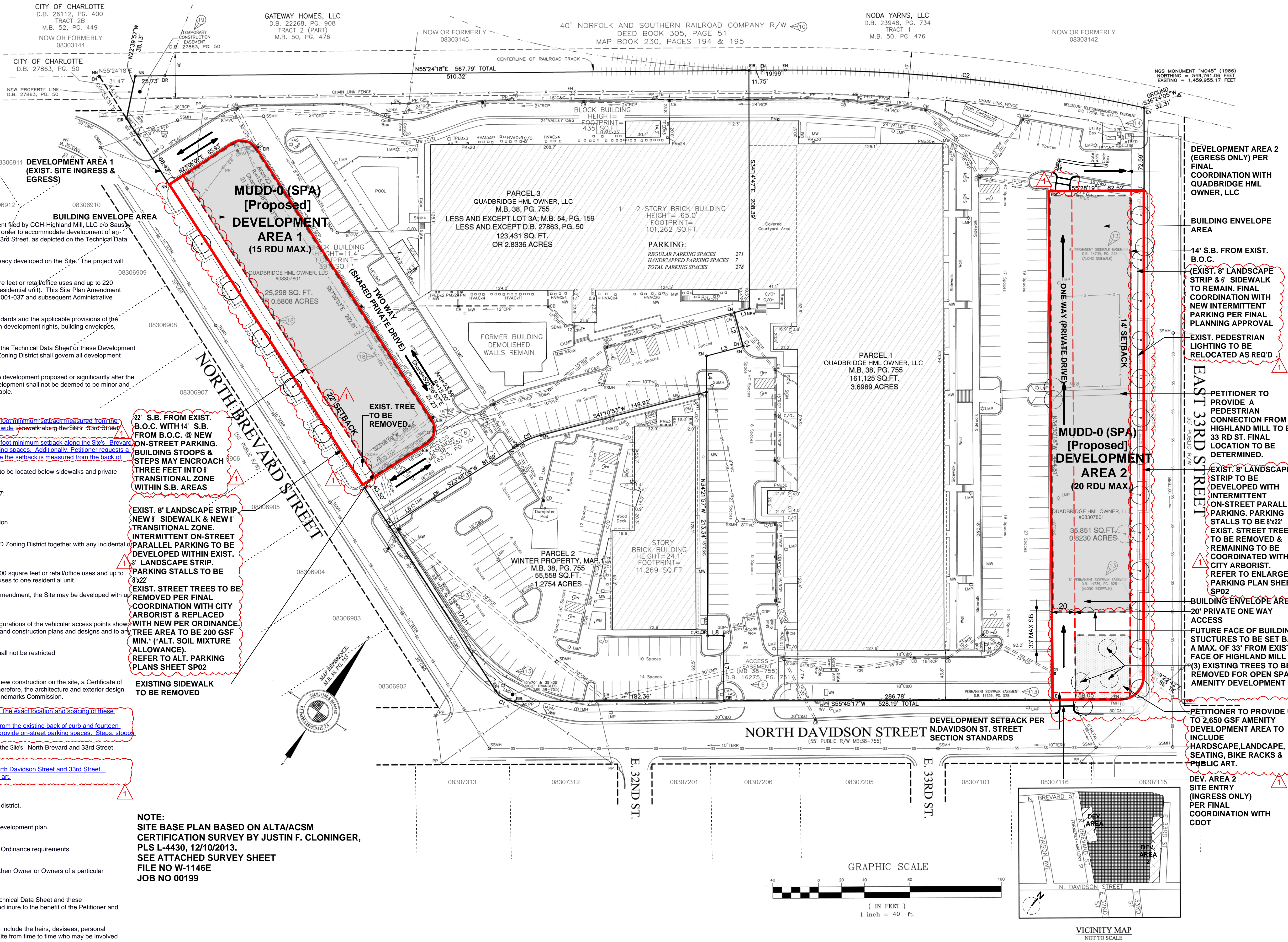
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CCH-Highland Mill, LLC c/o
Saussy Burbank, LLC
Site Plan Amendment

N. Brevard St. & E 33RD St.
4/22/2016 Rezoning Submittal
15029

Rezoning Site Plan
& Technical Notes

SP01



22' S.B. FROM EXIST. B.O.C. WITH 14' S.B. FROM B.O.C. @ NEW ON-STREET PARKING. BUILDING STOOPS & STEPS MAY ENCROACH THREE FEET INTO 6' TRANSITIONAL ZONE WITHIN S.B. AREAS

EXIST. 8' LANDSCAPE STRIP NEW 8' SIDEWALK & NEW 6' TRANSITIONAL ZONE. INTERMITTENT ON-STREET PARALLEL PARKING TO BE DEVELOPED WITHIN EXIST. 8' LANDSCAPE STRIP. PARKING STALLS TO BE 8'x22' EXIST. STREET TREES TO BE REMOVED PER FINAL COORDINATION WITH CITY ARBORIST & REPLACED WITH NEW PER ORDINANCE. TREE AREA TO BE 200 GSF MIN. (*ALT. SOIL MIXTURE ALLOWANCE). REFER TO ALT. PARKING PLANS SHEET SP02

EXISTING SIDEWALK TO BE REMOVED

NOTE:
SITE BASE PLAN BASED ON ALTA/ACSM
CERTIFICATION SURVEY BY JUSTIN F. CLONINGER,
PLS L-4430, 12/10/2013.
SEE ATTACHED SURVEY SHEET
FILE NO W-1146E
JOB NO 00199

DEVELOPMENT AREA 2 (EGRESS ONLY) PER FINAL COORDINATION WITH QUADBRIDGE HML OWNER, LLC

BUILDING ENVELOPE AREA

14' S.B. FROM EXIST. B.O.C.

(EXIST. 8' LANDSCAPE STRIP & 6' SIDEWALK TO REMAIN. FINAL COORDINATION WITH NEW INTERMITTENT PARKING PER FINAL PLANNING APPROVAL

EXIST. PEDESTRIAN LIGHTING TO BE RELOCATED AS REQ'D

PETITIONER TO PROVIDE A PEDESTRIAN CONNECTION FROM HIGHLAND MILL TO E. 33 RD ST. FINAL LOCATION TO BE DETERMINED.

EXIST. 8' LANDSCAPE STRIP TO BE DEVELOPED WITH INTERMITTENT ON-STREET PARALLEL PARKING. PARKING STALLS TO BE 8'x22' EXIST. STREET TREES TO BE REMOVED & REMAINING TO BE COORDINATED WITH CITY ARBORIST. REFER TO ENLARGED PARKING PLAN SHEET SP02

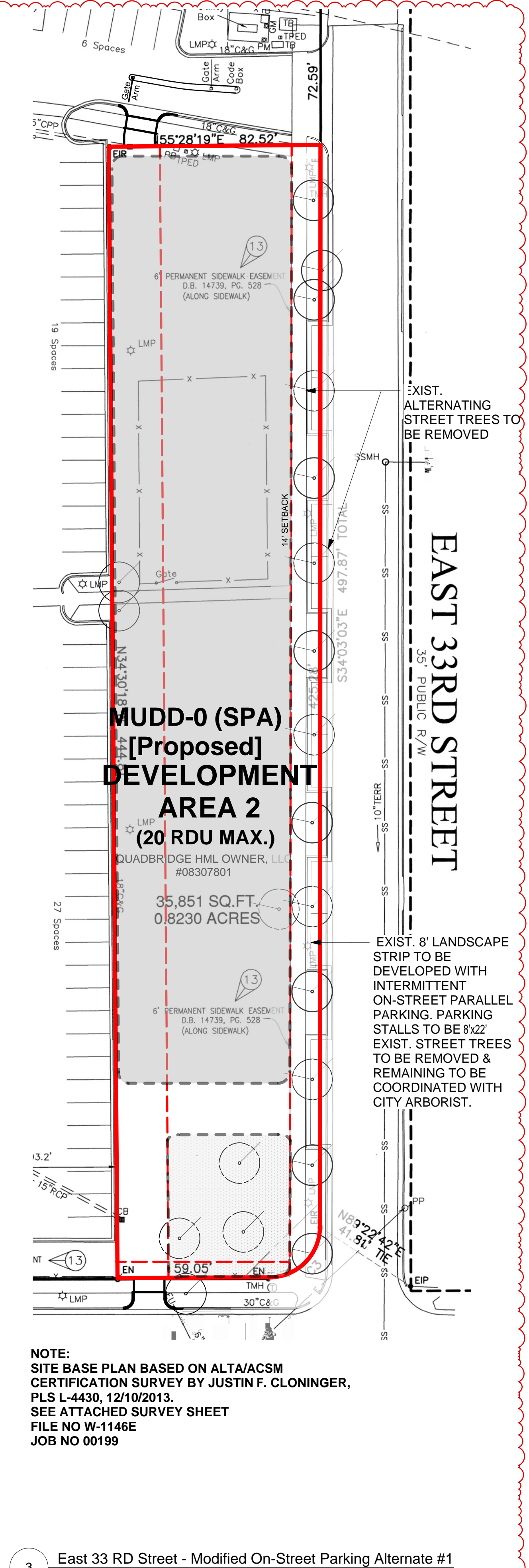
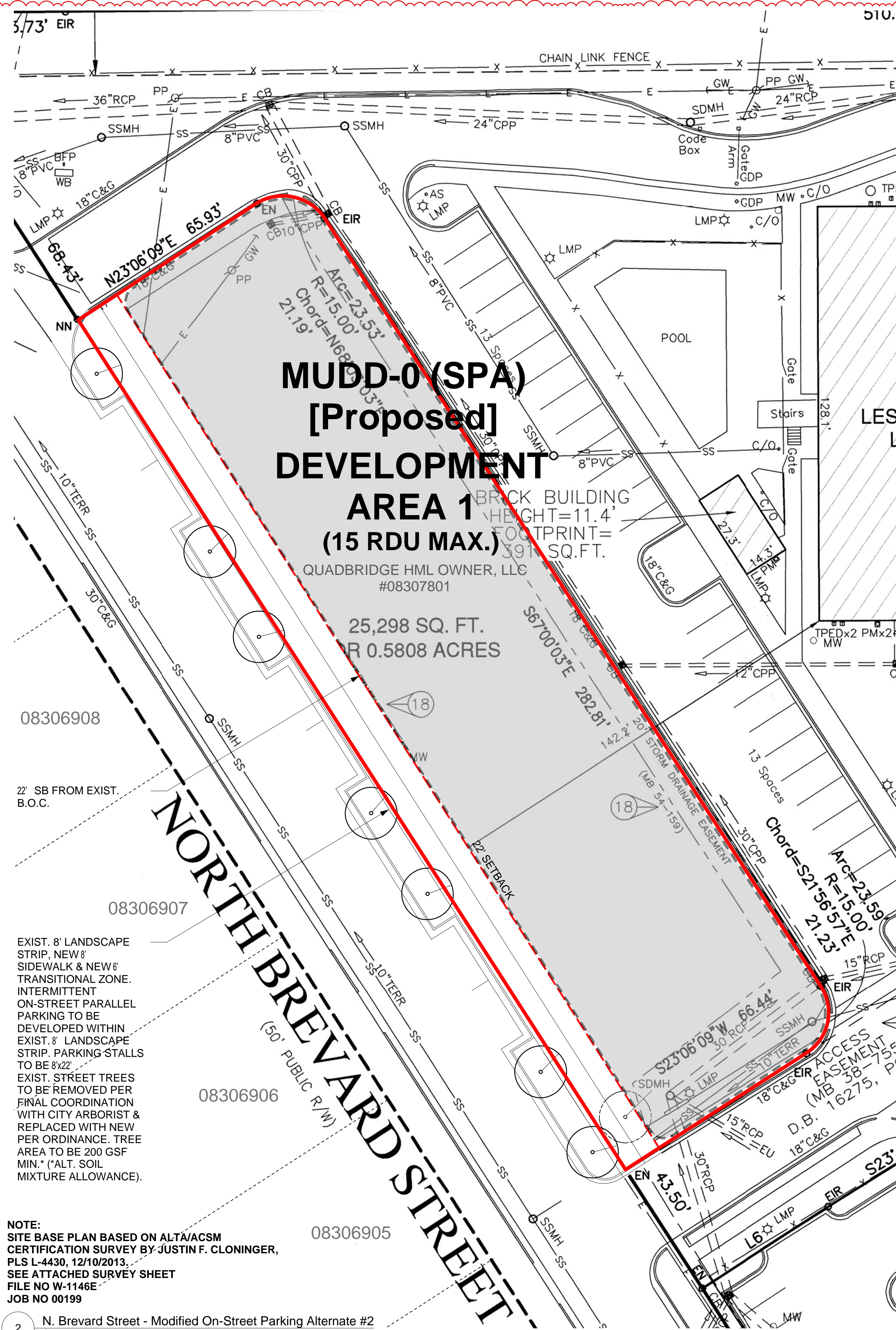
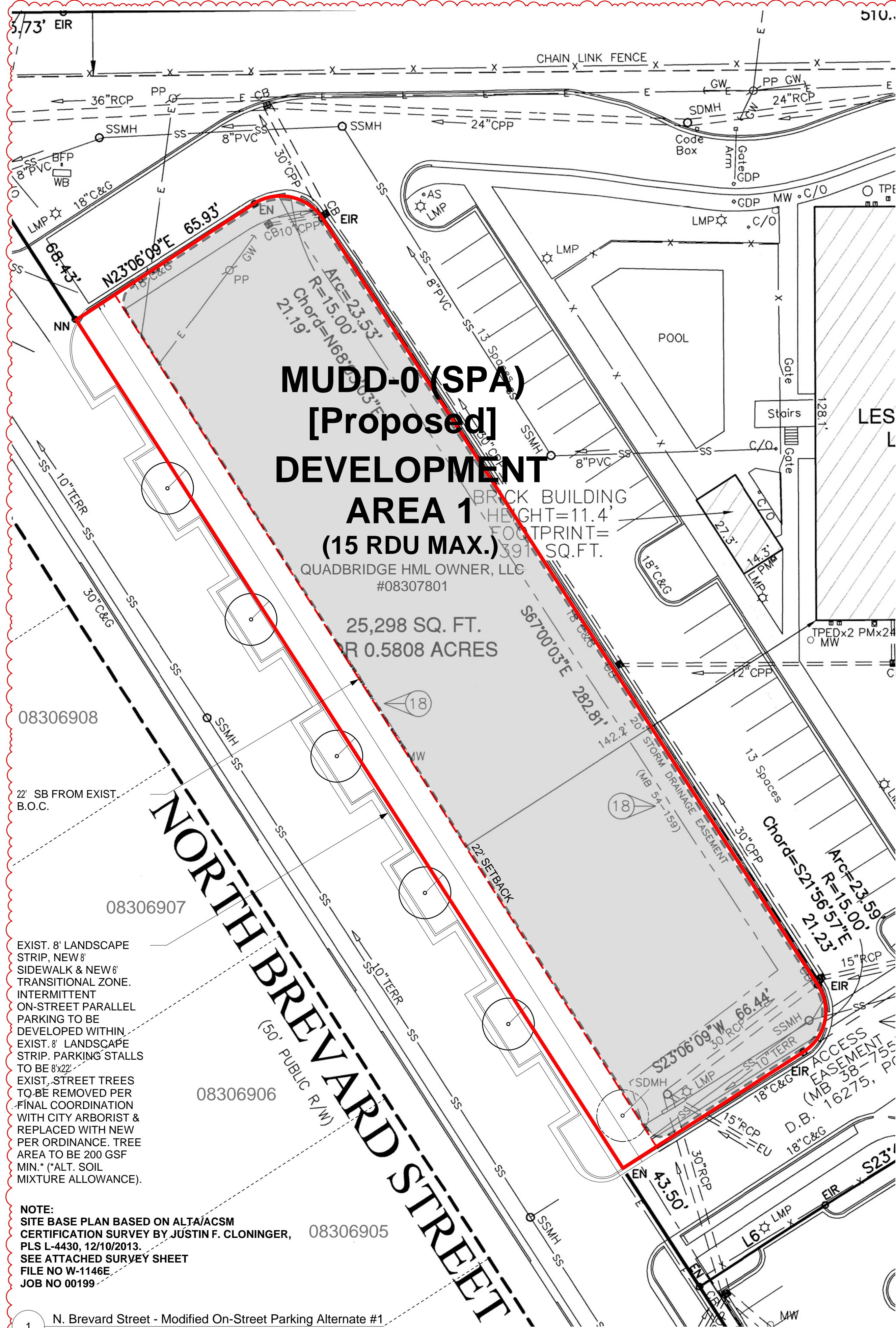
BUILDING ENVELOPE AREA. 20' PRIVATE ONE WAY ACCESS

FUTURE FACE OF BUILDING STRUCTURES TO BE SET BACK A MAX. OF 33' FROM EXISTING FACE OF HIGHLAND MILL

(3) EXISTING TREES TO BE REMOVED FOR OPEN SPACE AMENITY DEVELOPMENT

PETITIONER TO PROVIDE UP TO 2,650 GSF AMENITY DEVELOPMENT AREA TO INCLUDE HARDSCAPE, LANDSCAPE, SEATING, BIKE RACKS & PUBLIC ART.

DEV. AREA 2 SITE ENTRY (INGRESS ONLY) PER FINAL COORDINATION WITH CDOT



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Mark Date Description
5/23/2016 Plan Comment Revisions

shook kelley

2151 Hawkins Street
Suite 400
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N. Brevard St. & E 33RD St.
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**Rezoning Site Plan
Alternate On-Street
Parking Plans**

SP02