

DEVELOPMENT STANDARDS

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Trinity Episcopal School ("Petitioner") to accommodate the development of a school building addition on a portion of the approximately 6.16 acre site located at the intersection of East 8th Street and McDowell 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 UR-3 zoning classification shall govern the Site. It is understood that the portion of the Site designated as the "Existing School Site" on the rezoning Plan consists of the existing school facility that was approved pursuant to Rezoning Petition #2000-158, on January 16, 2001, as administratively amended (the "Existing School Rezoning Petition"). While the existing school facilities are to remain on the Existing School Site, this Rezoning Petition supersedes the Existing School Rezoning Petition as to the Existing School Site and the existing zoning applicable to the other portions of the Site.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 portion of the development designated the "Proposed Eighth Street Addition," among other features, have 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. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended 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 Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed two (2). 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 located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Possible Phased New Building Addition:

- a. The Site may be developed with up to 2 principal buildings, together with accessory uses and structures as allowed in the UR-3 zoning district, including without limitation parking areas, playground facilities and other such accessory uses and structures.
- b. The portion of the Site located adjacent to the westerly boundary line as generally depicted on the Rezoning Plan (and which was formerly the location of the playground equipment area) may be used for landscaping or a garden area, provided, however, no seating areas, playground equipment or other similar facilities shall be located within such portion of the Site. Petitioner will relocate the existing playground equipment to the new location as shown on the Rezoning Plan no later than August 15, 2017.
- c. The maximum number of students is 500, which is consistent with the original rezoning petition for the school.

- d. **Phasing of New Building Addition.** It is contemplated that the Eighth Street Building Addition as generally depicted on the Rezoning Plan may be constructed at one time in its entirety or may be constructed in two (2) phases. In the event that the Eighth Street Building Addition is constructed in two (2) phases, the front portion of the Eighth Street Building Addition as generally depicted on the Rezoning Plan may be constructed in the second phase, and prior to such second phase, the front portion area may be used for landscaping, lawn and patio seating areas (such patio seating areas shall be located no closer to Eighth Street than the setback described below).

3. Access and Transportation:

- a. Primary vehicular access to the Site will be from North Myers Street in the manner generally depicted on the Rezoning Plan.
- b. The service entries must be designated as separate entrances from the visitor traffic.
- c. Access by the general public shall be permitted to the school grounds.
- d. All vehicular driveway connections shall meet City of Charlotte Department of Transportation requirements and standards.
- e. Petitioner shall dedicate right of way in fee simple at a location of two (2) feet behind the proposed new sidewalk areas along Eighth Street and McDowell Street provided that such dedication shall not adversely affect the setbacks for buildings as described below and if it is determined that such dedications shall so adversely affect the setbacks the dedications shall be provided in the form of easements to avoid adverse setback implications
- f. New sidewalk improvements required along Eighth Street and McDowell Street in connection with the Eighth Street Building Addition shall be approved and constructed before the certificate of occupancy for such Eighth Street Building Addition is issued.
- g. The Petitioner will dedicate an easement around the current pathway between McDowell and Myers Street for CDOT bike/pedestrian path expansion.

4. Architectural Standards, Court Yards/Amenity Areas:

- a. A formal front to the school must face Myers Street emphasizing the school's location at the terminus of the linear space along Ninth Street, such as is provided by the entrance to the existing building on the Existing School Site.
- b. Height of the buildings shall comply with the Ordinance and the height of the Eighth Street Building Addition shall not exceed 50 feet as measured per the Ordinance.
- c. The service entries must not be located along the property line with adjacent residences because of the potential negative impact on adjacent residences. The service areas along McDowell shall be designed substantially as depicted on the Rezoning Plan
- d. The building face of the building on the Existing School Site along McDowell Street must provide a setback of at least 30' from the back of the existing curb and must have a highly articulated facade with windows and doors; large expanses of blank walls are not appropriate; such as the architectural treatment associated with the existing building on the Existing School Site is acceptable.
- e. The character and material used in the Eighth Street Building Addition must reinforce the character of the surrounding First Ward neighborhood and as such shall be generally keeping with the existing building(s) on the Existing School Site. The Eighth Street Building addition will be constructed utilizing a combination of brick, stone, precast-stone, precast concrete, synthetic stone, stucco, EIFS, decorative block, wood, and/or standing seam metal roofing. The elevation for the building to be built on the Existing School Site is attached on [Sheet RZ-3](#); minor changes that do not change the design intent may be made.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. The Rezoning Plan sets forth a landscaped edge and treatment for that portion of the Site between the Eighth Street Building Addition and the adjacent residential lot/home located along Eighth Street as generally depicted on [Sheet RZ-2](#). This landscaped edge and treatment shall include the material shown on [Sheet RZ-2](#) including landscaping, grass and sidewalk improvements.
- b. The Rezoning Plan sets forth a landscaped edge and treatment for that portion of the Site between the field/open space area and the rear portion of the three (3) residential lots/homes located along Eighth Street as generally depicted on [Sheet RZ-2](#). This landscaped edge and treatment shall consist of the existing vegetation along this edge as generally depicted on [Sheet RZ-2](#).
- c. Existing trees located in the tree protection zone as generally depicted on the Rezoning Plan shall remain and/or proposed planting shall conform to the City of Charlotte Tree Ordinance.
- d. The setback of the building located on the Eighth Street Addition Site shall be twenty-two and a half (22.5) feet from the back of existing curb along McDowell Street and along Eighth Street.
- e. An eight (8) foot planting strip and an eight (8) foot sidewalk shall be installed along Eighth Street and McDowell Street in front of the building on the Eighth Street Addition Site.
- f. Except as referenced in the preceding subsection f., the existing six (6) foot planting strip and six (6) foot wide sidewalk along McDowell Street shall remain.
- g. Landscaping shall be installed along the parking area located on the Existing School Site as needed to comply with Ordinance screening requirements.

6. Environmental Features and Lighting:

- a. Storm drainage shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.
- c. Detached lighting on the Site will be limited to 21 feet in height. Lighting must be directed away from the adjacent residences.

7. Signage:

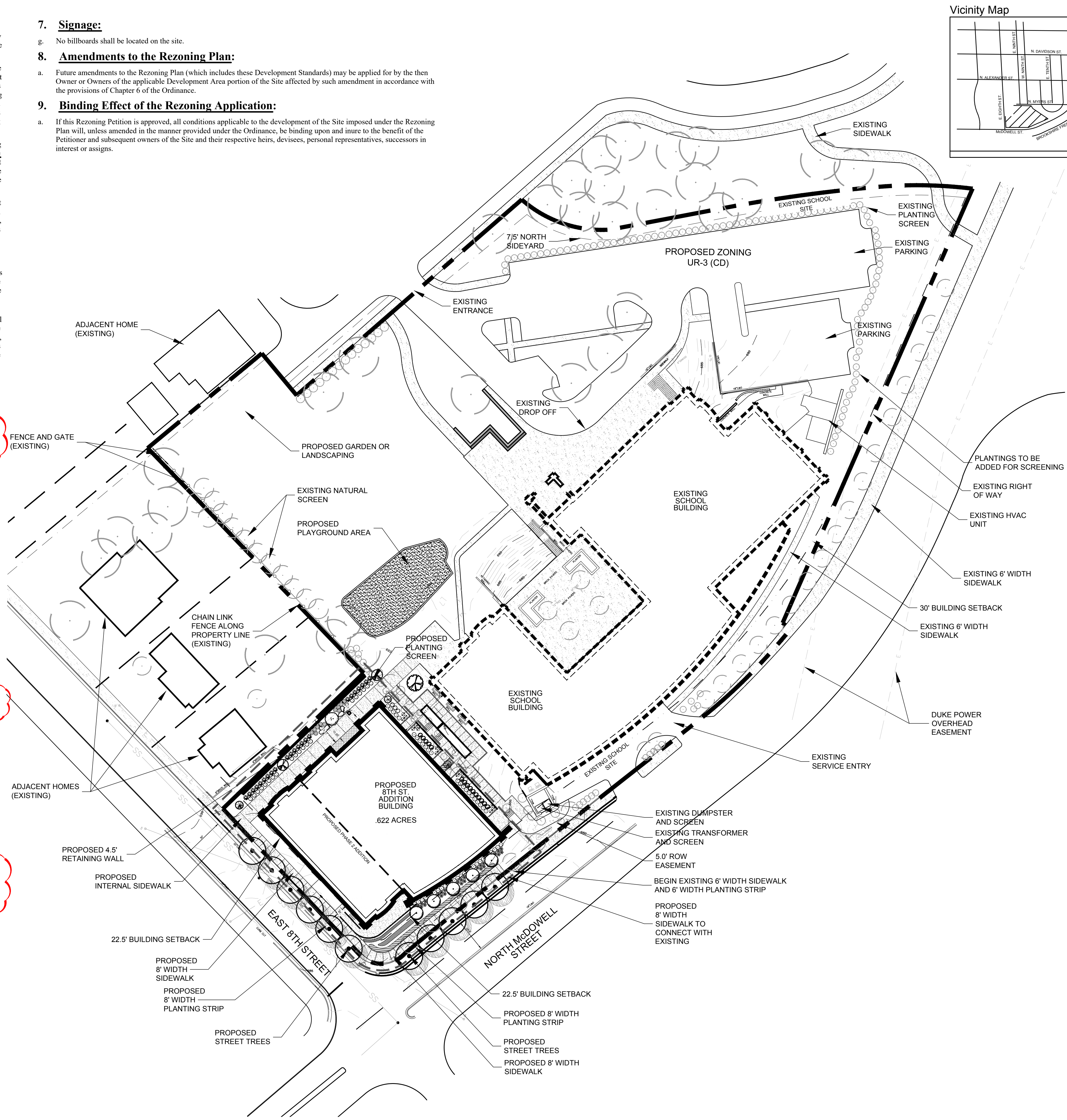
- g. No billboards shall be located on the site.

8. Amendments to the Rezoning Plan:

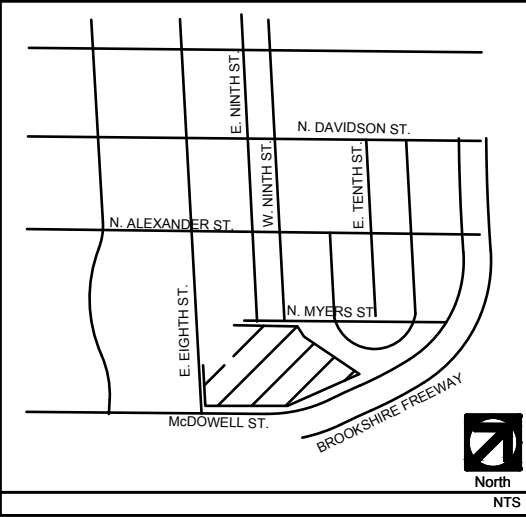
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Vicinity Map



DEVELOPMENT DATA  
(INCLUDES BOTH EXISTING SCHOOL SITE AND 8TH STREET ADDITION SITE AS NOTED)

Acreage:	+/- 6.16 Acres
Petition #:	2017-004
Tax Parcel:	080-102-01, 11,12,18, 28, 29, 30, and 31
Existing Zoning :	UR-2(CD)(Existing School Site) and UR-1(Corner Site)
Proposed Zoning :	UR-3(CD)
Existing Use:	School facilities and residential
Proposed Use:	Expansion/School Building Addition and Existing School as allowed in the UR-3 zoning district.
Proposed Floor Area Ratio:	As allowed by the UR-3 Zoning District for UR-3 area
Maximum Building Height:	A maximum building height of three (3) stories and up to 50 feet.
Parking:	Parking as required by the Ordinance.

Revisions:

- 10/19/16 - Original Submission  
12/19/16 - Revisions per CMPC Comments  
1/23/17 - Revisions per CMPC Comments  
3/13/17 - Revisions per CMPC Comments  
4/24/17 - Revisions per CMPC Comments

Trinity Episcopal School

Charlotte, NC April/24/2017

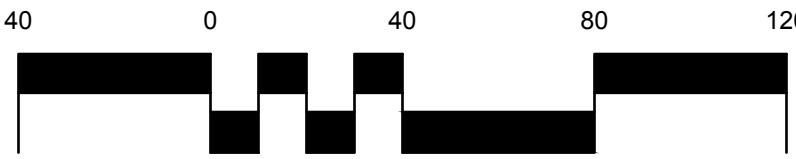
RZ-1  
Data Sheet and Development Standards

Prepared for:  
Trinity Episcopal School  
750 E. 9th St.  
Charlotte, NC 28202

Petition #: 2017-004

Project #: 16-176

Prepared by:



North

SCALE: 1" = 40'





# Trinity Episcopal School

Charlotte, NC April/24/2017

**RZ-2**  
Conceptual Plan

**Prepared for:**  
Trinity Episcopal School  
750 E. 9th St.  
Charlotte, NC 28202  
**Petition #:** 2017-004  
**Project #:** 16-176

**Prepared by:** M&A Architecture, PA  
**boomerang**  
DESIGN  
rethink, repurpose, results



**LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING**  
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WINSTON-SALEM, NC 27101  
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Existing Front Entrance



Existing Front Entrance



Existing McDowell St. Elevation



Preliminary Image from McDowell and 8th

THESE SCHEMATIC ELEVATIONS AND CONCEPT RENDERINGS ARE ILLUSTRATIVE FOR EACH SIDE OF THE PROPOSED BUILDING AND ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS AND CONCEPT RENDERINGS ARE ILLUSTRATING THE USE OF VARIED MATERIALS, AND ROOFLINES, ARCHITECTURAL CORNER FEATURES, LANDSCAPING AND MONUMENTATION AND ARCHITECTURE CONSISTENT WITH THE EXISTING BUILDINGS ON THE SITE. (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED).

# Trinity Episcopal School

Charlotte, NC April/24/2017

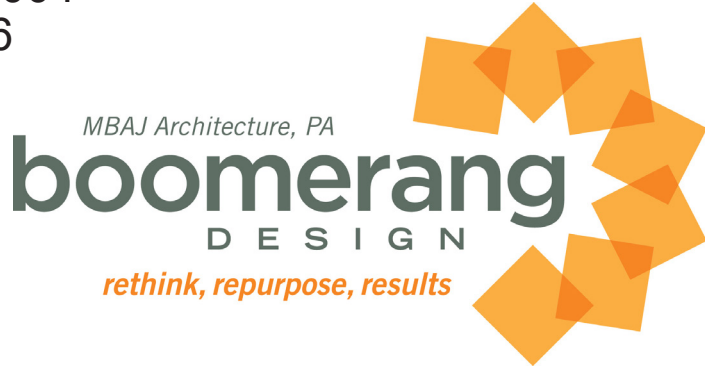
## RZ-3

*Illustrative/Conceptual Elevations*

**Prepared for:**  
Trinity Episcopal School  
750 E. 9th St.  
Charlotte, NC 28202

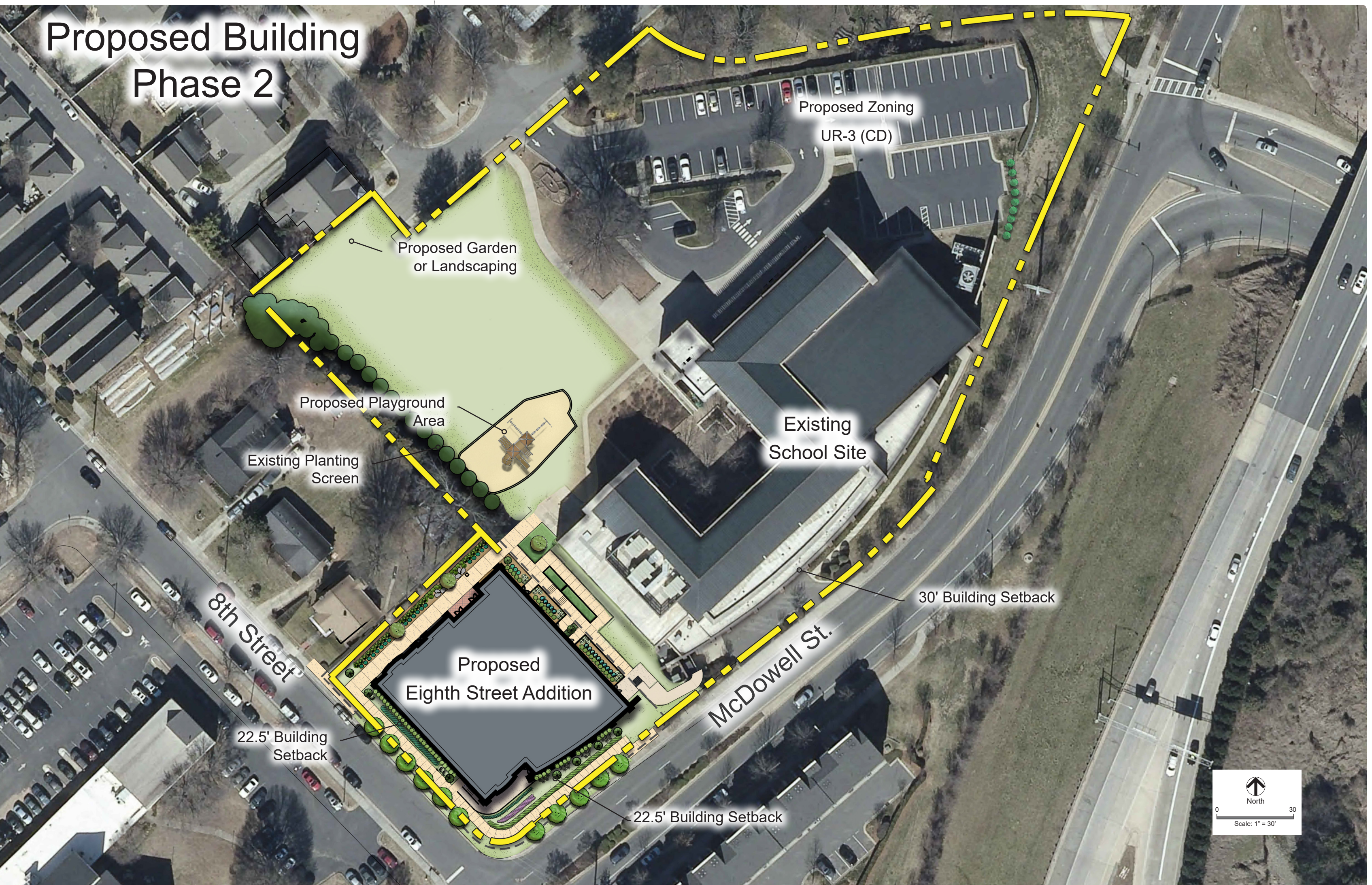
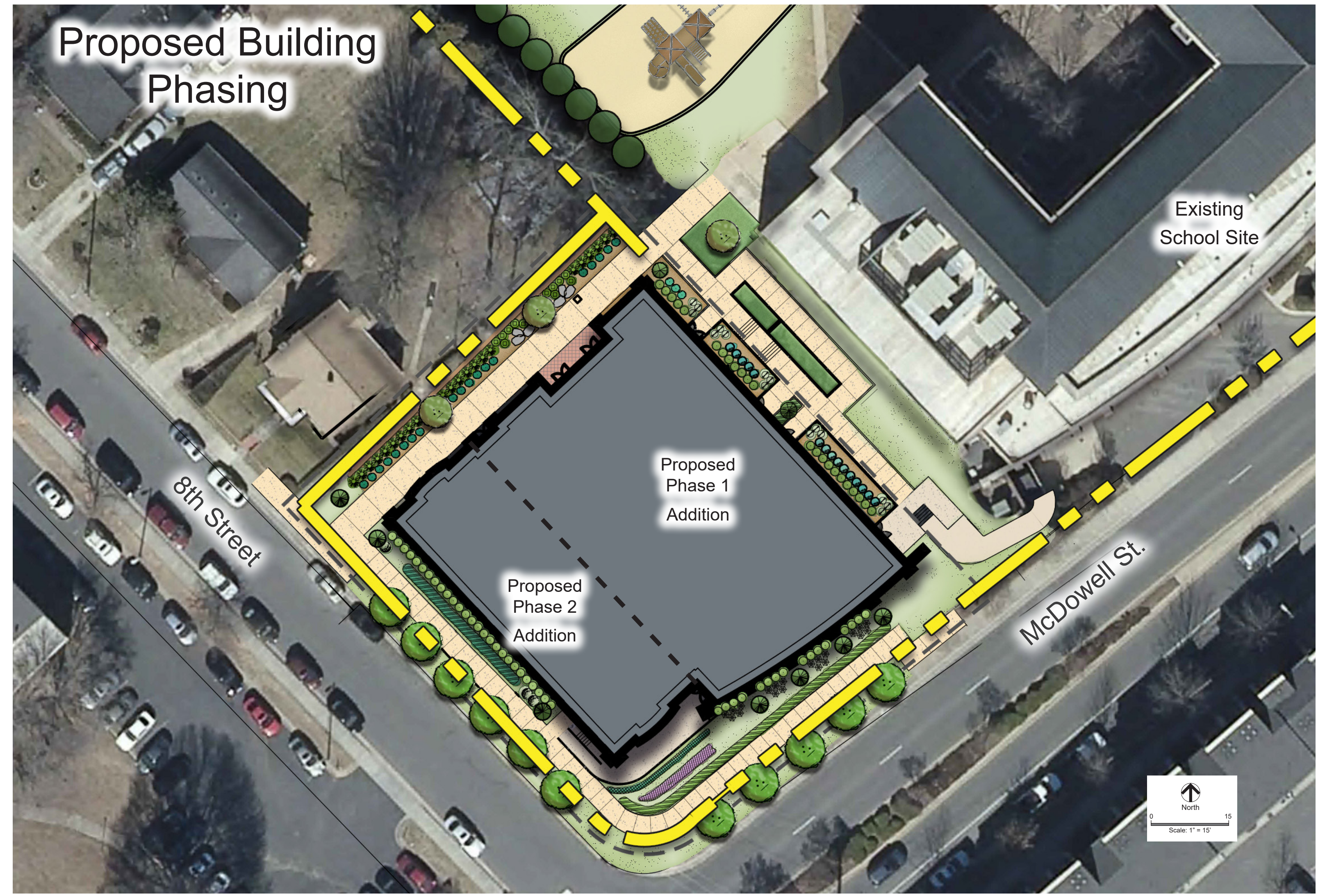
**Petition #:** 2017-004  
**Project #:** 16-176

**Prepared by:**



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# Trinity Episcopal School

Charlotte, NC April/24/2017

## RZ-4 Building Phasing Plan

**Prepared for:**  
Trinity Episcopal School  
750 E. 9th St.  
Charlotte, NC 28202  
**Petition #:** 2017-004  
**Project #:** 16-176

**Prepared by:** MBAJ Architecture, PA  
**boomerang**  
DESIGN  
rethink, repurpose, results

**stimmel**  
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