

RZ-1
Conceptual Site Plan
Rexford Rd. Site

PREPARED FOR:

PREPARED BY



Charlotte, NC

www.thomasandhutton.com

JOB NO: J-####	DATE: October 11, 2016
DRAWN: MSK	SCALE: 1" = 30'
REVIEWED: ####	SHEET: N/A

NOTE: THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

1. Site Development Data

Site Area: 1.07 ac +/-
Parcel ID: 177-08-245
Existing Zoning: O-15 (CD)
Proposed Zoning: MUDD (CD)
Existing Use: Office
Proposed Use: Office (7,200 sf)
Parking Required: Shall satisfy or exceed MUDD requirements
Max. Building Ht.: 65 ft

2. General Provisions

These Development Standards form the Technical Data Sheet associated with the Rezoning Petition filed by Manna Capitol, LLC to rezone the property from the O-15 (CD) Zoning District to the MUDD (CD) Zoning District in order to accommodate redevelopment of an approximately 1.07 ± acre tract as depicted on the Conceptual Site Plan.

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 and/or Conceptual Site Plan, 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.

3. MUDD-Optional Provisions

This Petition does not propose to utilize any of the MUDD-0 provisions.

4. Permitted Uses

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

5. Transportation

The necessary rights-of-way will be determined on a case-by-case basis by the Charlotte Department of Transportation and the Charlotte-Mecklenburg Planning Commission staff.

Vehicle access will be as generally depicted on the Conceptual Site Plan. The placements and configurations of the vehicular access points shown on the Conceptual Site Plan 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. No Transportation Improvements will be constructed in conjunction with development.

6. Architectural Standards

The exterior building materials will consist of primarily brick. The building entrances will consist of wood doors with wood paneling. Ultimately the building constructed within the Site may deviate from any Conceptual Exhibits, as long as any buildings and improved area depicted by the Conceptual Exhibits are consistent with the spirit and intent of the Conceptual Exhibits.

Any fence or wall shall be constructed in a durable fashion of brick, stone, other masonry materials or wood posts and planks or metal or other materials specifically designed as fencing materials, or any combination thereof as may be approved by the Zoning Administrator. Walls and fences shall be a minimum height of six (6) feet.

7. Streetscape and Landscaping

All screening and landscaping shall conform to the standards of the Ordinance. The Petitioner shall make good faith and diligent efforts to preserve existing trees and shrubs within the perimeter of the site as depicted on the Site Plan.

8. Environmental Features

The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. The Petitioner shall satisfy the Tree Save Area requirements.

9. Parks, Greenways, and Open Spaces

All greenways and open spaces shall conform to the standards of the Ordinance.

10. Fire Protection

All fire lane treatments shall follow the Fire Marshall's specifications.

11. Signage

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

12. Lighting

All outdoor lighting shall conform to the standards of the Ordinance.

13. Phasing

There will be no phasing for this project.


Technical Data Sheet -
Development Standards

Rexford Rd. Site

Mecklenburg County, NC

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 **THOMAS & HUTTON**
Engineering | Surveying | Planning | GIS | Consulting

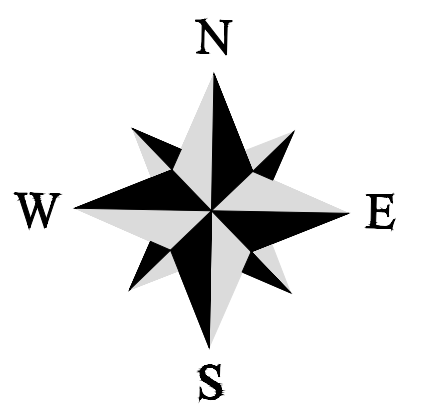
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EXISTING CONDITIONS
Rexford Rd. Site

Mecklenburg County, NC

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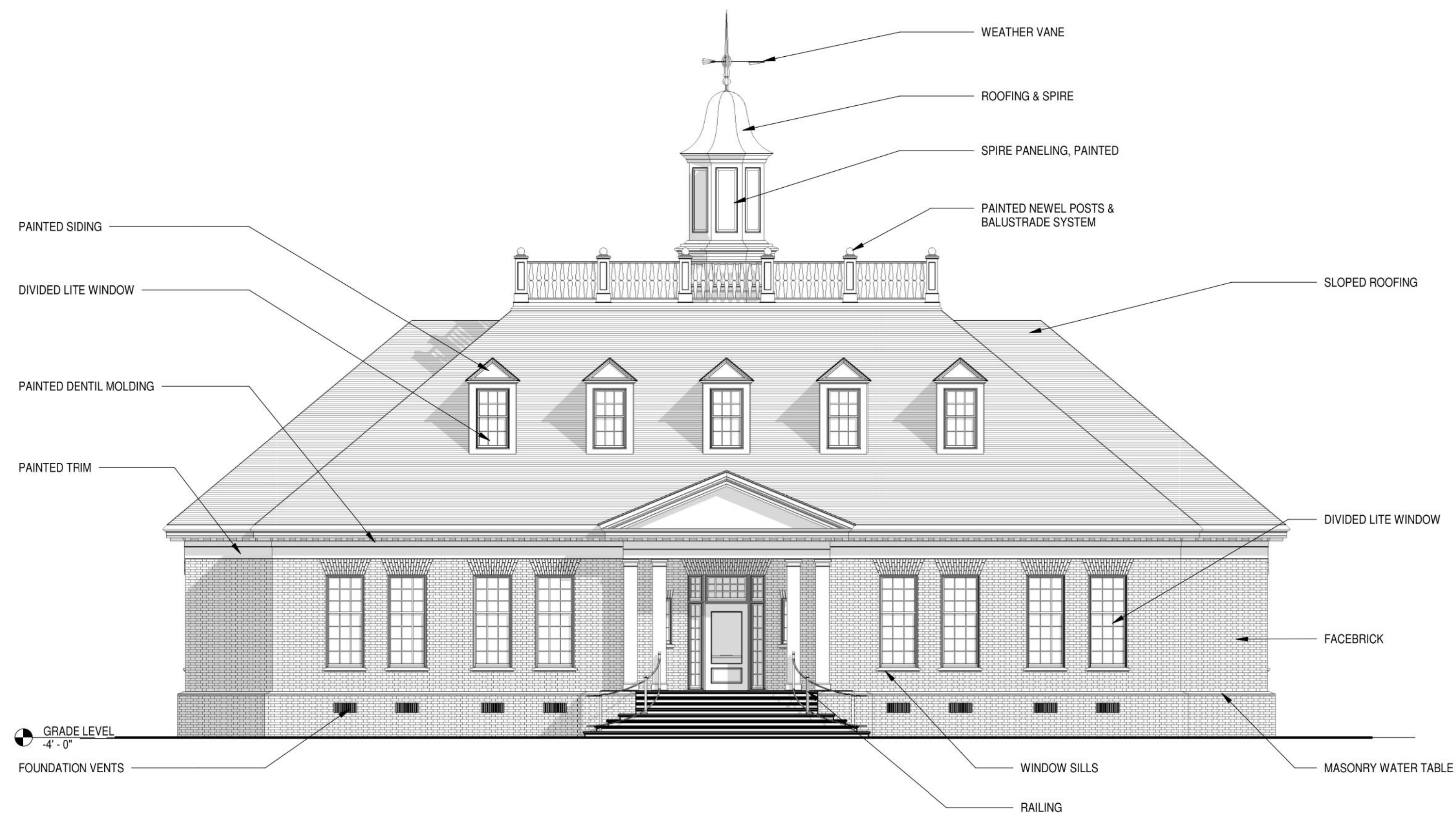
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JOB NO: J-####	DATE: September, 27, 2016
DRAWN: MSK	SCALE: 1" = 30'
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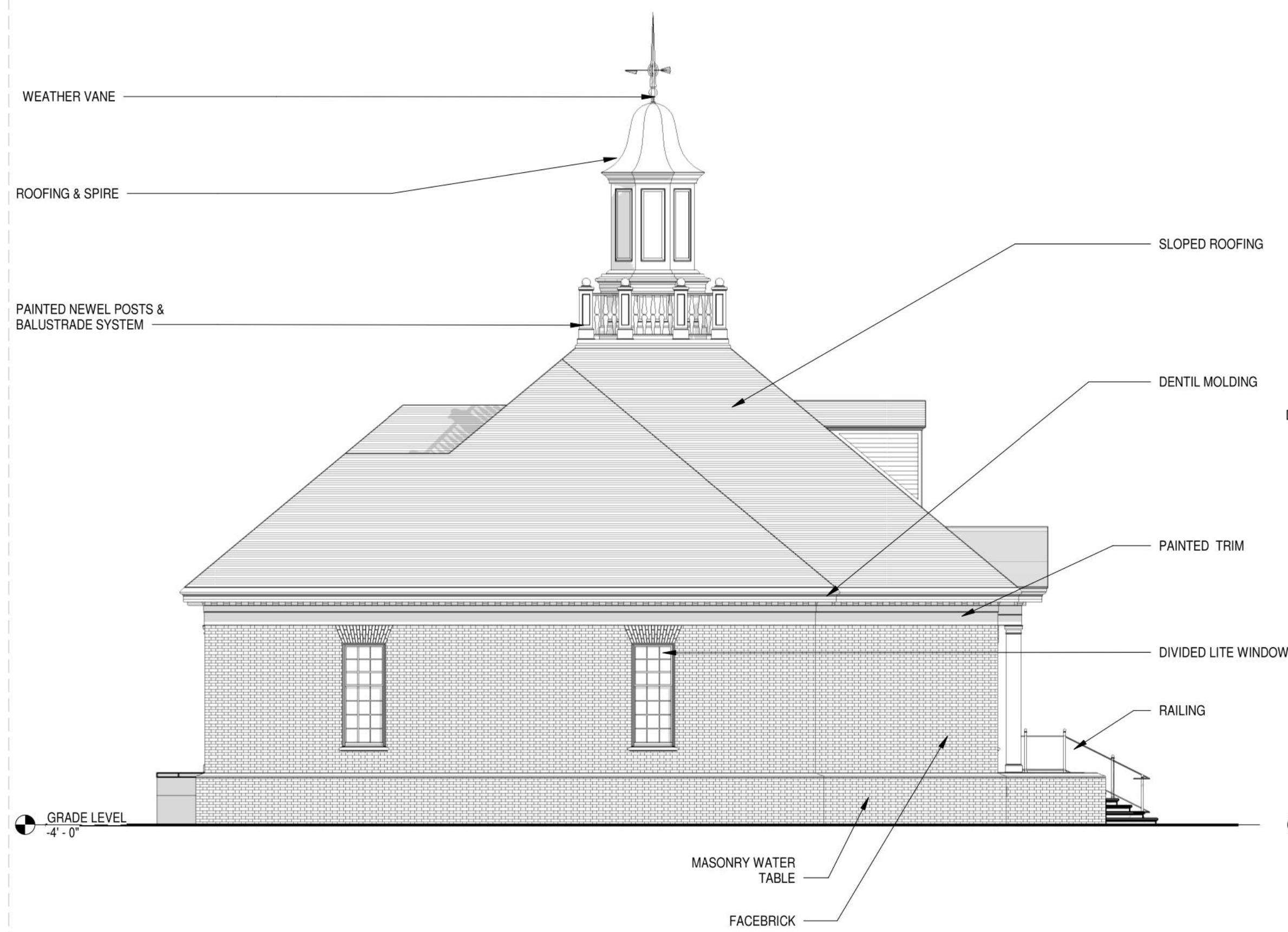
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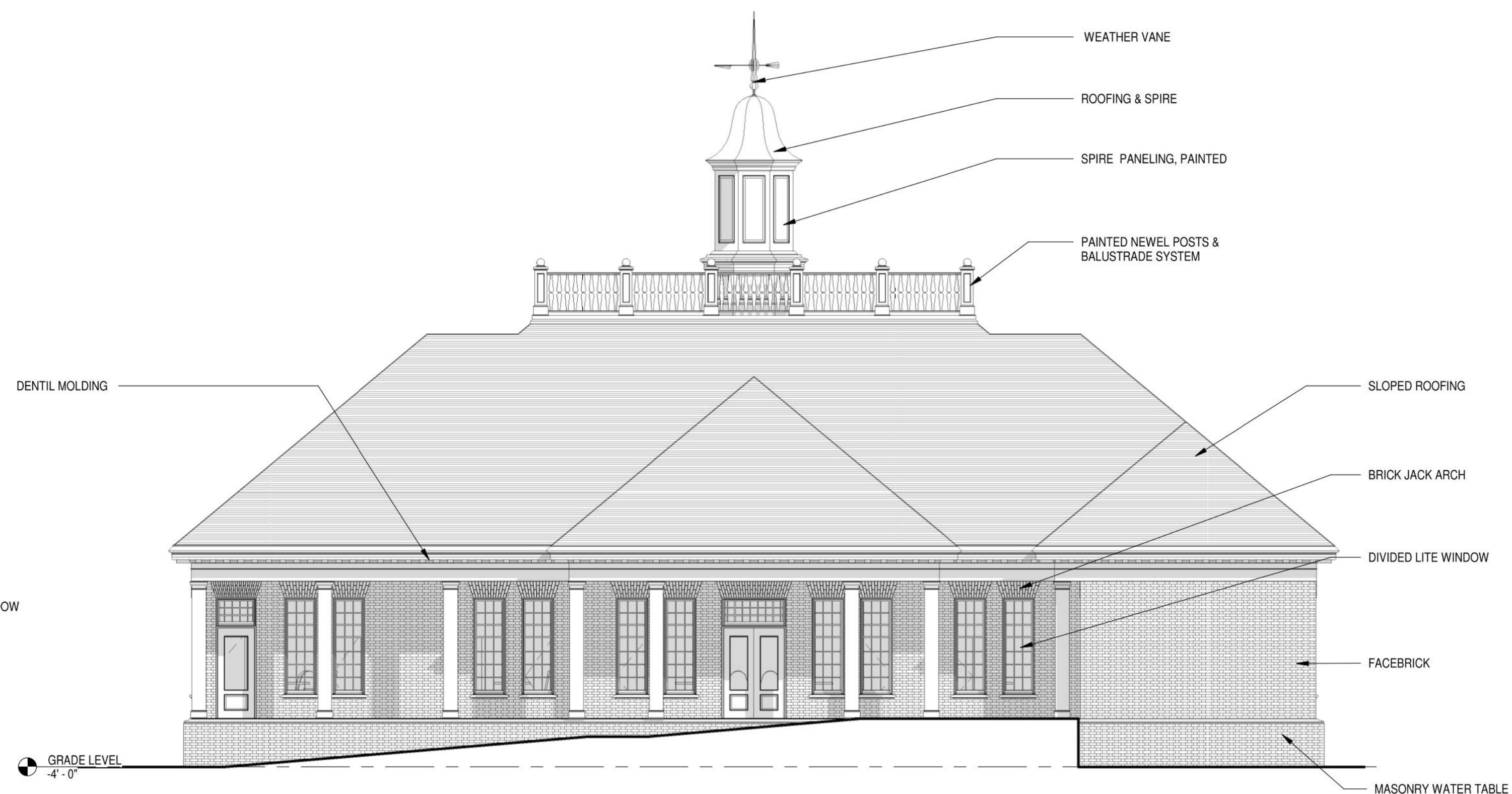
3 EAST ELEVATION
A002 P001R 1/8" = 1'-0"



5 SOUTH ELEVATION
A002 P001R 1/8" = 1'-0"



6 WEST ELEVATION
A002 P001R 1/8" = 1'-0"



4 NORTH ELEVATION
A002 P001R 1/8" = 1'-0"

ELEVATIONS
Rexford Rd. Site
Mecklenburg County, NC

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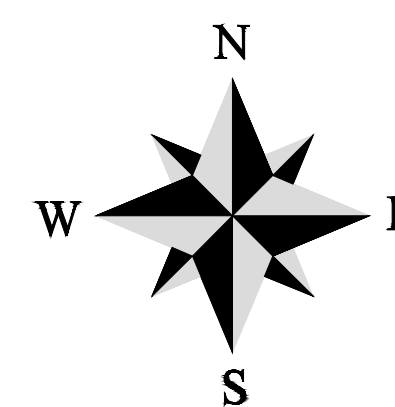
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1 PERSPECTIVE



2 PERSPECTIVE



ELEVATIONS

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