

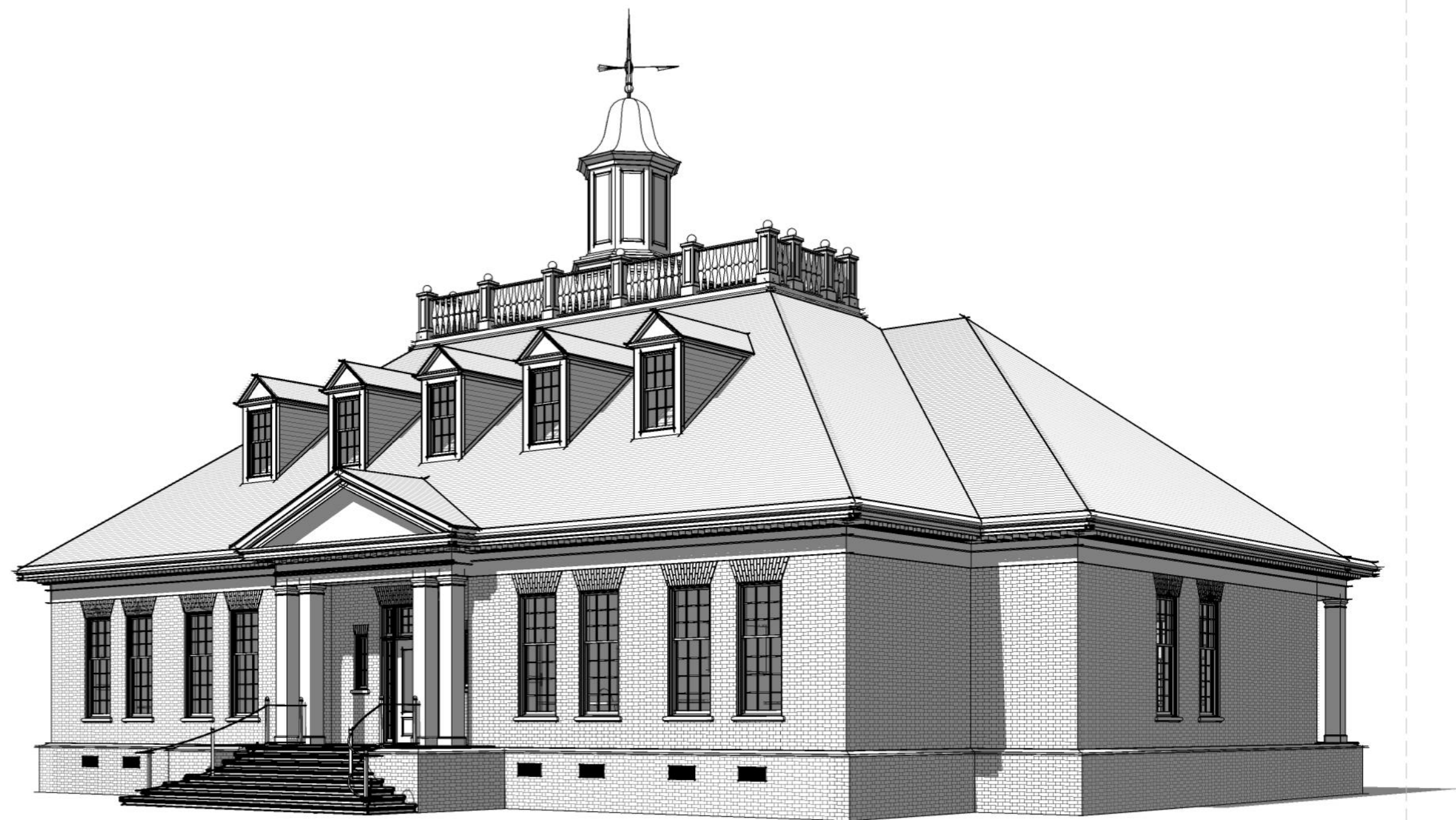


JOB NO: J-####	DATE: December 19, 2016
DRAWN: MSK	SCALE: -
REVIEWED: JMB	SHEET: N/A





1 PERSPECTIVE



2 PERSPECTIVE

ELEVATIONS  
Rexford Rd. Site

Mecklenburg County, NC

PREPARED FOR:

Petition 2017-015

PREPARED BY:

**THOMAS & HUTTON**  
engineering | surveying | planning | architecture | consulting

1414 S. Tryon Street • Suite A  
Charlotte, NC 28203 • 704.201.5958

www.thomasandhutton.com

REVISIONS:  
12/19/16 REVISE PER ZONING COMMENTS

JOB NO: J-####	DATE: December 19, 2016
DRAWN: MSK	SCALE: -
REVIEWED: JMB	SHEET: N/A



1  
2002/2005  
3/16" = 1'-0"

**FRONT ELEVATION**

ELEVATIONS


Rexford Rd. Site

Mecklenburg County, NC

PREPARED FOR:

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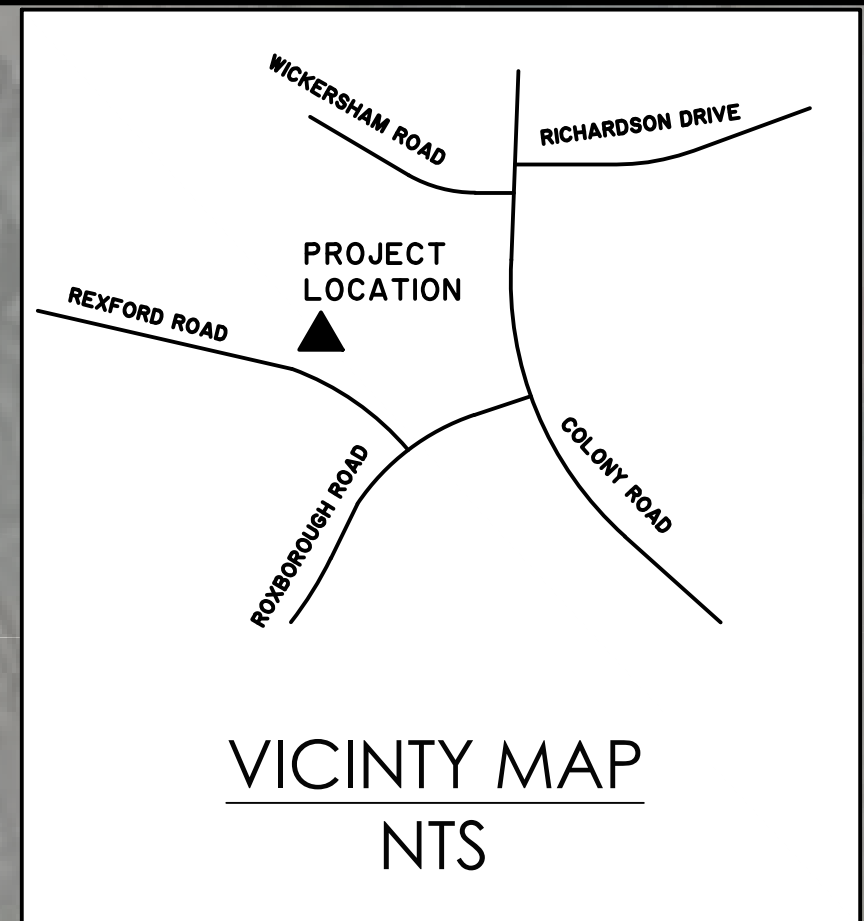
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REVISIONS:

JOB NO:	J-####	DATE:	December 19, 2016
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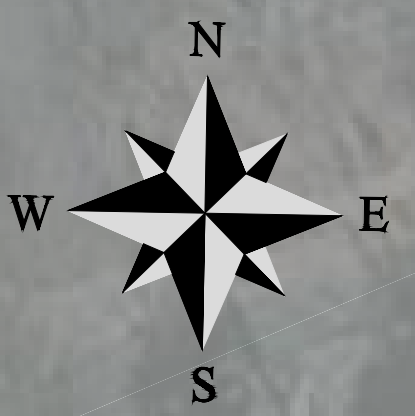
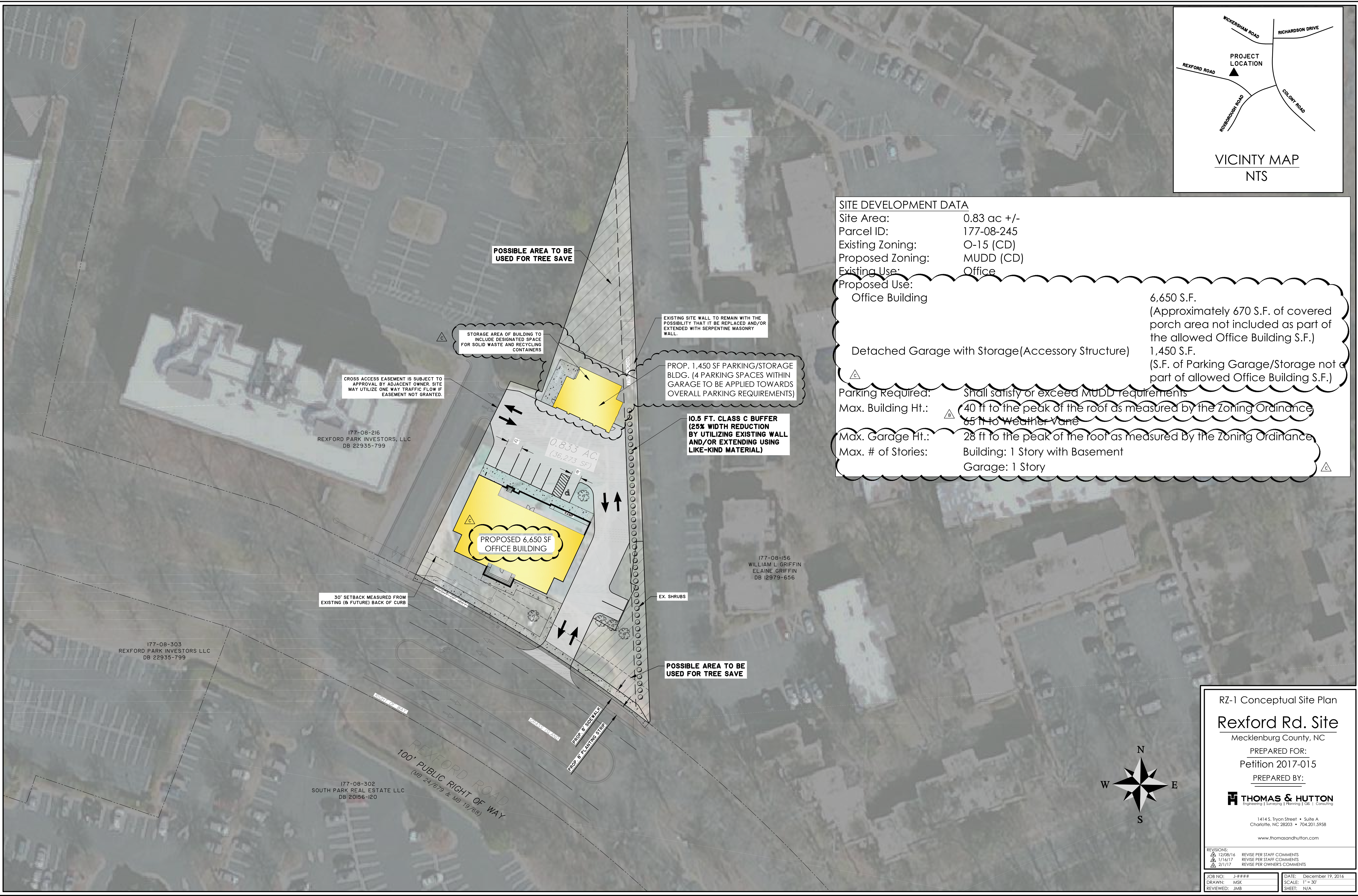
C:\Users\james\OneDrive\Documents\Projects\177-08-245\177-08-245.dwg - 12/19/2016 10:10:10 AM



**SITE DEVELOPMENT DATA**

Site Area: 0.83 ac +/-  
Parcel ID: 177-08-245  
Existing Zoning: O-15 (CD)  
Proposed Zoning: MUDD (CD)  
Existing Use: Office

Proposed Use:	Office Building	6,650 S.F. (Approximately 670 S.F. of covered porch area not included as part of the allowed Office Building S.F.)
	Detached Garage with Storage(Accessory Structure)	1,450 S.F. (\$F. of Parking Garage/Storage not a part of allowed Office Building S.F.)
Parking Required:	Shall satisfy or exceed MUDD requirements	
Max. Building Ht.:	40 ft to the peak of the roof as measured by the Zoning Ordinance 65 ft to Weather Vane	
Max. Garage Ht.:	28 ft to the peak of the roof as measured by the Zoning Ordinance	
Max. # of Stories:	Building: 1 Story with Basement Garage: 1 Story	



**RZ-1 Conceptual Site Plan  
Rexford Rd. Site**

Mecklenburg County, NC

PREPARED FOR:  
Petition 2017-015

PREPARED BY:



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Charlotte, NC 28203 • 704.201.5958

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REVISIONS:	
12/08/16	REVISE PER STAFF COMMENTS
1/16/17	REVISE PER STAFF COMMENTS
2/1/17	REVISE PER OWNER'S COMMENTS

JOB NO:	J-####	DATE:	December 19, 2016
DRAWN:	MSK	SCALE:	1" = 30'
REVIEWED:	JMB	SHEET:	N/A



1. Site Development Data

Site Area:	0.83 ac +/-
Parcel ID:	177-08-245
Existing Zoning:	O-15 (CD)
Proposed Zoning:	MUDD (CD)
Existing Use:	Office
Proposed Use:	
Office Building	6,650 S.F. (Approximately 670 S.F. of covered porch area not included as part of the allowed Office Building S.F.)
Detached Garage with Storage (Accessory Structure)	1,450 S.F. (S.F. of Parking Garage/Storage not a part of allowed Office Building S.F.)

△ Parking Required: Shall satisfy or exceed MUDD requirements

△ Max. Building Ht.: 40 ft to the peak of the roof as measured by the Zoning Ordinance  
65 ft to Weather Vane

Max. Garage Ht.: 28 ft to the peak of the roof as measured by the Zoning Ordinance

Max. # of Stories: Building: 1 Story with Basement  
Garage: 1 Story

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 0.83 ± 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.
- The building will be setback 30' as measured from the back of existing curb along Rexford Road as generally depicted on sheet RZ-1 Conceptual Site Plan.

3. Permitted Uses

- The building constructed on this site may be developed as office use permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith.
- The detached garage structure will consist of 1,450 sf of parking/storage. There will be no habitable space in the attic.

4. Transportation

- 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.
- Mower access will be provided to the storage space of the parking/storage building as depicted on the Conceptual Site Plan.

5. 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 and the building to be constructed will include the elements annotated on the renderings. The existing wall along the eastern property line to remain with the possibility that it will be replaced and/or extended with serpentine masonry wall. Walls and fences shall be a minimum height of six (6) feet.

6. Streetscape and Landscaping

- 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.

7. Environmental Features

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

8. Parks, Greenways, and Open Spaces
  - a. All greenways and open spaces shall conform to the standards of the Ordinance.
9. Fire Protection
  - a. All fire lane treatments shall follow the Fire Marshall's specifications.
10. Signage
  - a. All signage shall meet the requirements of the MUDD zoning district.
11. Lighting
  - a. All detached outdoor lighting will be limited to a maximum height of 21 feet.
12. Phasing
  - a. There will be no phasing for this project.