

**Date:** 11/15/16  
**Petition:** 2017-016  
Selwyn Property Group

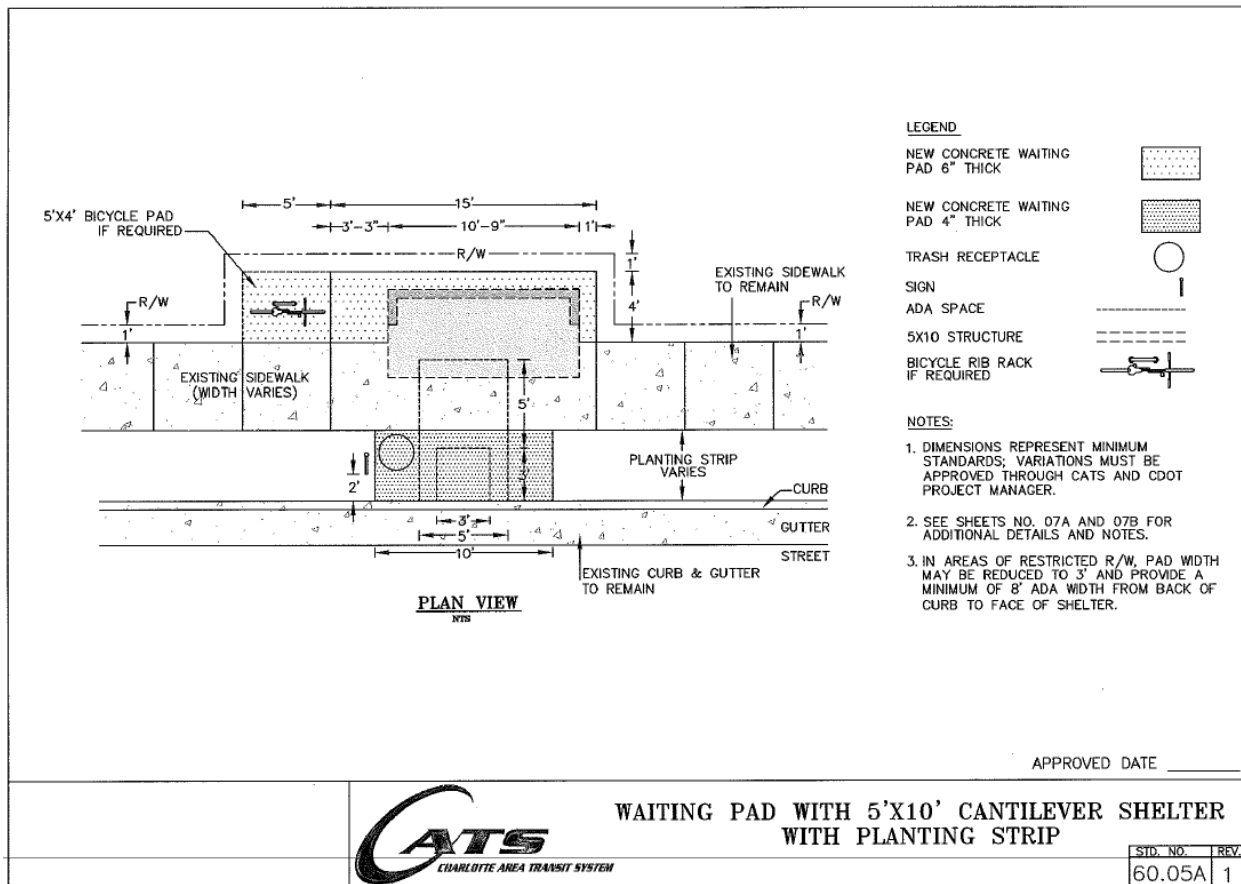
**Staff Contact:** Brian Horton  
**Telephone:** 704-353-0018  
**Email:** bhorton@charlottenc.gov  
**Attachments:** Bus stop shelter pad detail

## I. SUMMARY REMARKS:

This rezoning is within the area of the proposed LYNX Silver Line and some structures in the proposed site plan fall in the same area as the proposed light rail alignment. The LYNX Silver Line Light Rail alignment is in the early planning stages, at this point the design calls for a minimum ROW of 44 feet along Independence Blvd. This includes the 32' for the light rail tracks and 12' for rail trail. ROW needs in this area could change depending on the terrain, environmental constraints, and construction needs. It is likely that more than 44 feet will be required to construct the project. Further engineering will need to be advanced to determine how much ROW would be required. This recommendation would also need to limit the number of access points to Independence Blvd. CATS hopes to work with the petitioner in modifying the site plan in order to preserve the ability to construct the LYNX Silver Line.

This development proposal will displace an existing bus stop with shelter pad. A new bus stop cannot be located along the site's Monroe Road frontage, due to a new right-turn lane onto Long Avenue. The below mitigation is recommended, in light of proposed site conditions. The Petitioner is requested to provide and construct a new shelter pad for a relocated bus stop on Monroe Road. The recommended new location is on City-owned property (PIN-19101101) along that off-site property's Monroe Road frontage. Below is an image of the standard detail (60.05A) for the requested bus stop shelter pad. Permanent easement is requested, where dimensions exceed existing or proposed right-of-way limits.

Please contact me if there are any questions related to this request. Thank you.





**LEGEND**

PROPERTY BOUNDARY  
BUILDING AND PARKING ENVELOPE (SETBACKS)  
DEVELOPMENT AREA  
SETBACKS (OUTSIDE BUILDING AND PARKING ENVELOPE)  
PROPOSED R/W

**Boundary Coordinates**

Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius
C1	233.411	S87° 07' 16.38"E	1120.100	L11	115.088	S50° 02' 00.82"E	
C2	8.235	S80° 38' 02.01"E	1120.100	L12	10.152	S39° 57' 07.16"W	
C3	1.374	S81° 35' 38.71"E	11.500	L13	28.418	S39° 57' 41.10"W	
C4	61.571	S33° 08' 41.58"W	82.500	L14	226.352	S40° 19' 10.82"W	
C5	113.517	S20° 01' 33.20"W	227.500	L15	55.000	S40° 19' 13.82"W	
C6	22.862	S40° 09' 51.49"W	2972.500	L16	226.057	S40° 19' 13.82"W	
C7	18.046	S58° 04' 38.83"E	11.500	L17	81.566	S11° 43' 52.53"W	
C8	16.308	S84° 51' 52.24"E	21.500	L18	258.343	S54° 20' 30.59"W	
C9	42.382	S80° 55' 58.97"E	981.488	L19	134.416	N38° 20' 17.27"W	
C10	190.403	S67° 08' 38.20"E	981.488	L20	335.754	N54° 38' 46.05"E	
L8	0.063	N88° 48' 43.18"E		L21	149.850	N35° 21' 33.85"W	
L9	48.461	S50° 02' 00.82"E		L22	150.218	N35° 18' 45.18"W	
L10	100.343	S40° 44' 01.12"E		L23	258.398	N35° 24' 10.10"W	
				L24	199.457	S54° 38' 27.35"W	
				L25	136.067	S54° 59' 22.81"W	
				L26	121.947	N38° 20' 17.27"W	
				L27	84.000	N38° 20' 17.27"W	
				L28	387.464	N38° 20' 17.27"W	
				L29	218.480	N54° 38' 59.84"E	
				L30	111.809	S88° 00' 56.91"E	
				L31	204.616	S78° 10' 20.51"E	
				L32	99.322	S71° 48' 49.53"E	
				L33	69.478	S78° 10' 20.51"E	
				L34	37.856	S80° 11' 29.68"E	
				L35	24.573	S80° 12' 46.56"E	
				L36	6.051	S80° 59' 52.75"E	

**REZONING PETITION # TBD**

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 17.43 ACRES
- TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-229, 163-03-235, 163-03-236 AND 163-03-223
- EXISTING ZONING: B-1(CD), B-2, O-1, O-2 AND R-4
- PROPOSED ZONING: MUDD-O AND NS
- EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F, G & H AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "NS AREA") (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3)
- TOTAL BUILDING AREA: 106,000 SF
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE


At this point the current concept for the alignment is to tunnel under Idlewild Road. Further engineering will need to be advanced to determine how much ROW would be required

**SITE DEVELOPMENT DATA:**

- ACREAGE** = 17.43 ACRES
- TAX PARCEL #** = 1603-03-224, 1603-03-238, 1603-03-243, 1603-03-245, 1603-03-244, 1603-03-229, 1603-03-235, 1603-03-239 & 1603-03-243
- EXISTING ZONING**: B-1(CD), B-2, C-1, C-2 and R-4
- PROPOSED ZONING**: MUDD-O AND NS
- EXISTING USES**: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL
- PROPOSED USES**: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AS DESCRIBED IN THE TECHNICAL DATA SHEET RE: [COLLECTIVELY "THE MUDD-O AREAS"], AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F, G & H AS SPECIFIED ON THE TECHNICAL DATA SHEET RE: [COLLECTIVELY "THE NS AREA"] AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2.
- TOTAL BUILDING AREA**: 106,000 SF
- MAXIMUM BUILDING HEIGHT**: AS ALLOWED BY THE ORDINANCE.
- PARKING**: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

NOT APPROVED FOR  
CONSTRUCTION

PROJECT:  
COMMERCIAL  
REZONING PLAN

 **BOHLER**  
**ENGINEERING NC, PLLC**  
NCBELS P-1132  
**1927 S. TRYON STREET, SUITE 310**  
**CHARLOTTE, NC 28203**  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
***NC@BohlerEng.com***

SHEET TITLE:	
TECHNICAL DATA SHEET	
SHEET NUMBER:	
RZ-1	



10/22/16  
REZONING PETITION NO. 2016-

- ACREAGE** : ± 17.43 ACRES
- TAX PARCEL** : # 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-235, 163-03-234 and 163-03-223
- EXISTING ZONING** : B1-(CD), B2, C-1, O-2 and R-4
- PROPOSED ZONING** : MUDD-O AND NS
- EXISTING USES** : VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL
- PROPOSED USES** : USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES
- ZONING DISTRICT FOR DEVELOPMENT AREA A, B & C** AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F & H AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM BUILDING HEIGHT** : AS ALLOWED BY THE ORDINANCE.
- PARKING** : PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

a. **SITE LOCATIONS.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SELWYN PROPERTY GROUP ("PETITIONER") TO ACCOMMODATE THE REDEVELOPMENT OF CERTAIN LAND AND IMPROVEMENTS THEREON CONTAINING APPROXIMATELY 17.43 ACRES LOCATED AT THE INTERSECTION OF IDLEWILD ROAD AND MONROE ROAD TO PERMIT A NEW MIXED USE DEVELOPMENT (THE "SITE"); IT IS UNDERSTOOD THAT THE SITE INCLUDES BOTH THE MUDDO-O AREA AND THE NS AREA, EACH AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET R-1, AS DESCRIBED IN THE SITE DEVELOPMENT DATA ABOVE. THE MUDDO-O AREA SHALL CONSIST COLLECTIVELY OF DEVELOPMENT AREAS A, B AND C AS DEPICTED IN THE NS AREA SHALL CONSIST COLLECTIVELY OF DEVELOPMENT AREAS D, E, F, G & H, ALL AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET R-1. EACH OF THE REFERENCED DEVELOPMENT AREAS MAY BE REFERRED TO AS A "DEVELOPMENT AREA" OR COLLECTIVELY AS THE "DEVELOPMENT AREAS."

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") FOR THE APPLICABLE DISTRICTS. UNLESS THE REZONING PLAN ESTABLISHES ANOTHER DEVELOPMENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDDO ZONING CLASSIFICATION SHALL GOVERN THE MUDDO-O AREA AND THOSE WITHIN THE NS ZONING CLASSIFICATION SHALL GOVERN THE NS AREA, EACH AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET R-1.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY ("DEVELOPMENT SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHALL 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.

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.

- 4. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TEN (10). 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.
- 6. PLANNED/UNIFIED DEVELOPMENT.** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE WHICH ARE GENERALLY IDENTICAL OR SIMILAR, SUCH AS SUCH HIGHWAYS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED WITHIN THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE PORTION OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE WITHIN THE DEVELOPMENT AREAS AND CREATE LOTS WITHIN THE INTERIOR OF THE PORTION OF THE SITE WITHIN SUCH DEVELOPMENT AREAS WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS THAN THOSE EXPRESSLY SET FORTH IN THE ZONING ORDINANCE. HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND THOSE EXPRESSLY DESCRIBED IN THE REZONING PLAN SHALL BE ADHERED TO. IN ADDITION, ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN THIS REZONING PLAN AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN, WITHOUT LIMITING THE FOREGOING AND NOTWITHSTANDING THE GRAPHICS CONTAINED ON SHEET RZ-2, IT IS EXPRESSLY ACKNOWLEDGED THAT DEVELOPMENT AREA C WITHIN THE SITE SHALL BE DIVIDED INTO TWO (2) PARCELS TO PERMIT MULTIPLE USES IN LIEU OF THE SINGLE USE GENERALLY DEPICTED ON THE GRAPHICS ON SHEET RZ-2.
- f. PERSONAL SERVICES.** THE TERMS "PERSONAL SERVICE USES" AND/OR "PERSONAL SERVICES" (WHETHER CAPITALIZED OR NOT) WILL MEAN AND REFER TO USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISED BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND THE LIKE.
- g. EDEE USES.** REFERENCES TO THE TERM "EDEE" SHALL MEAN "EATING DRINKING ENTERTAINMENT ESTABLISHMENTS" AS DEFINED IN THE ORDINANCE AND SHALL INCLUDE WITHOUT LIMITATION RESTAURANTS
- h. LIMITED SERVICE RESTAURANT.** A "LIMITED SERVICE RESTAURANT" OR "LIMITED SERVICE RESTAURANT" (WHETHER CAPITALIZED OR NOT) SHALL MEAN A RESTAURANT WITH NO MORE THAN 3,000 SQUARE FEET OF GROSS FLOOR AREA SERVING PRIMARILY ITEMS SUCH AS COFFEE, ICE CREAM, YOGA JUICES, BAKED GOODS, SANDWICHES AND SIMILAR FOODS THAT DO NOT REQUIRE ONPREMISE COOKING OF FOOD OTHER THAN HEATING AND THE BAKING OF PREMIXED DOUGH.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE MUDD-O AREA PORTION OF THE SITE ONLY:

- a. TO ALLOW WALL SIGNS TO BE UP TO 220 SQUARE FEET OF SIGN SURFACE AREA PER WALL, OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.
- b. TO ALLOW ONE DETACHED GROUND MOUNTED SIGN PER STREET FRONT WITH A MAXIMUM HEIGHT OF 20 FEET AND CONTAINING UP TO 150 SQUARE FEET OF SIGN AREA.
- c. TO ALLOW, FREE-STANDING SINGLE-USE BUILDINGS, TO HAVE A DETACHED SIGN UP TO FOUR (4) FEET HIGH WITH UP TO 32 SQUARE FEET OF SIGN AREA.
- d. TO ALLOW UP TO TWO USES WITH ACCESSORY DRIVE-THROUGH WINDOWS IN THE CONFIGURATION AND WITH VEHICULAR STORAGE IN THE MUDD-O-AREA AS GENERALLY DEPICTED ON THE REZONING PLAN; PROVIDED, HOWEVER, NO MORE THAN ONE (1) EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED EXCEPT THAT SUCH LIMITATION SHALL NOT APPLY TO A LIMITED SERVICE RESTAURANT (AS DEFINED ABOVE) (NOTE: THESE LIMITATIONS DO NOT APPLY TO THE NS AREA).
- e. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF THE BUILDING(S) WHEN THE WIDTH OF THE SIDEWALK IS AT LEAST 10 FEET AND TO NOT REQUIRE DOORWAYS TO BE RECESSED WHEN SLIDING GLASS DOORS ARE USED TO PROVIDE ACCESS.
- f. TO NOT REQUIRE SURFACE AND STRUCTURE PARKING AREAS, OUTDOOR DINING AREAS, AND LOADING DOCK AREAS (OPEN OR ENCLOSED) TO BE COUNTED AS PART OF THE ALLOW GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE.
- g. TO ALLOW PARKING BETWEEN THE BUILDINGS LOCATED IN DEVELOPMENT AREAS A AND B AND IDLEWILD ROAD AND MONROE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- h. TO ALLOW WINDOWS AND WINDOW SIGNS LOCATED ON THE BUILDING WITHIN DEVELOPMENT AREA A THAT FACE MONROE AND IDLEWILD ROAD TO HAVE GRAPHIC IMAGES (NOT BOXES) APPLIED TO 100% OF THE GLAZING OF THE WINDOW OR WINDOW BOX. THESE WINDOWS AND GRAPHIC IMAGES MAY BE USED TO MEET THE STREET WALL REQUIREMENTS OF THE ORDINANCE AND WILL BE GENERALLY LOCATED AT THE GROUND FLOOR LEVEL OF THE BUILDING TO HELP ENHANCE THE PEDESTRIAN ENVIRONMENT AT THE BASE OF THE BUILDING. THIS OPTIONAL PROVISION DOES NOT PROHIBIT THE INSTALLATION OF WINDOW SIGNS AS ALLOWED BY ORDINANCE AS PART OF THE IMAGES APPLIED TO THE WINDOWS OR WINDOW BOXES.

**NOTE:** THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD-O AREA AND IS TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

- a. THE MUDD-O AREA MAY BE DEVELOPED WITH UP TO 80,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD-O ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT.
- b. ONLY TWO USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED IN THE MUDD-O AREA, AND ONLY ONE OF SUCH ACCESSORY USES MAY BE ALLOWED WITH AN EDEE USE, EXCEPT THAT SUCH LIMITATION SHALL NOT APPLY TO A LIMITED SERVICE RESTAURANT (AS DEFINED ABOVE).

- c. THE NS AREA MAY BE DEVELOPED WITH UP TO 333,26,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.
- d. A TOTAL OF FOUR USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED IN THE NS AREA (INCLUDING ANY FURTHER SUBDIVISIONS OF THE DEVELOPMENT AREAS WITHIN THE NS AREA).
- e. ONLY ONE GAS/CONVENIENCE STORE USE MAY BE PERMITTED ON THE SITE AND ONLY IN THE NS AREAS.

- a. ACCESS TO THE SITE WILL BE FROM LONG AVENUE, IDLEWILD ROAD AND E INDEPENDENCE BOULEVARD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL INSTALL THOSE PEDESTRIAN FEATURES ALONG THE SITE'S FRONTAGE WITH MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE FIXED WITH SPECIFIC BREAKS IN THE CONTROLLED ACCESS ALONG BOULEVARD 74 AND IDLEWILD ROAD. THE LONG AVENUE CONNECTION TO MONROE ROAD IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. IF AN ACCESSORY DRIVE-THROUGH WINDOW ASSOCIATED WITH AN ALLOWED USE IS CONSTRUCTED ON THE SITE, THE ACCESSORY DRIVE-THROUGH WINDOW MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDING AND MONROE ROAD OR IDLEWILD ROAD BUT MAY BE LOCATED TO THE REAR OF SIDE OF SUCH BUILDING.
- c. METER BANKS WILL BE SCREENED FROM VIEW FROM MONROE ROAD AND IDLEWILD ROAD AT GRADE.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE. HVAC AND RELATED MECHANICAL EQUIPMENT MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS.
- e. IN THE MUDD-O AREA, EXPANSES OF BLANK WALLS MAY NOT EXCEED 20 FEET IN LENGTH. A BLANK WALL IS A FAÇADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOOR OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION, WHEN THIS APPROACH IS NOT FEASIBLE ARCHITECTURAL ELEMENTS MUST BE USED ON THE BUILDING FAÇADE AT STREET LEVEL. ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: MOLDING, STRING COURSES; BELT COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; DISPLAY AREAS, PORCHES, OR STOOPS.
- f. THE SERVICE SIDE OF THE BUILDINGS WITHIN THE MUDD-O AREA MAY NOT BE ORIENTED TO MONROE ROAD.

- a. [ALONG THE SITE'S FRONTAGE ON MONROE ROAD AND IDELVILLE ROAD, THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.]
- b. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS EACH BUILDING ON THE SITE TO THE SIDEWALKS ALONG MONROE ROAD, IDELVILLE ROAD AND LONG AVENUE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET.
- c. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- d. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
- e. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- c. ANY EXISTING STREET TREES IN THE STREET RIGHT OF WAY ALONG WOODLAWN ROAD THAT ARE TO REMAIN MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION BY FENCING.

8. **SIGNAGE:**

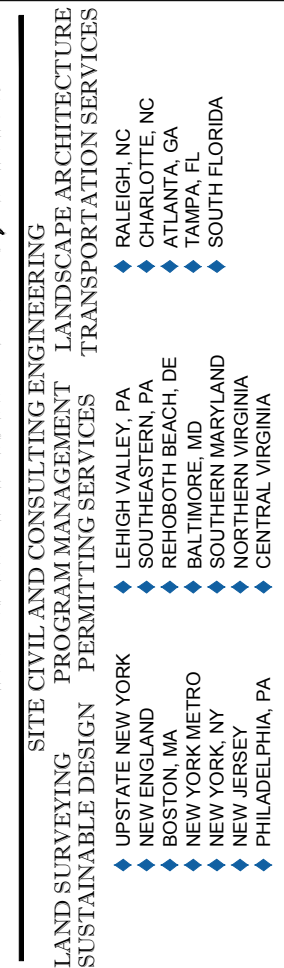
- a. SIGNAGE AS ALLOWED BY THE NS ZONING DISTRICT IN THE NS AREA MAY BE PROVIDED.
- b. SIGNAGE AS ALLOWED BY THE MUDD-O ZONING DISTRICT IN THE MUDD-O AREA MAY BE PROVIDED AND AS ALLOWED IN THE MUDD-O OPTIONAL PROVISIONS.
- c. WALL SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

- a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

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 OF ASSIGNS.

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 OF ASSIGNS.

[illegible]

PROJECT No.:	NCC152096
DRAWN BY:	PMK
CHECKED BY:	GPP
DATE:	10/24/2016
SCALE:	1" = 60'
CAD I.D.:	RZ

FOR

SELWYN  
PROPERTY  
GROUP  
LOCATION OF SITE



**1927 S. TRYON STREET, SUITE 310**  
**CHARLOTTE, NC 28203**  
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 Fax: (980) 272-3401  
***NC@BohlerEng.com***



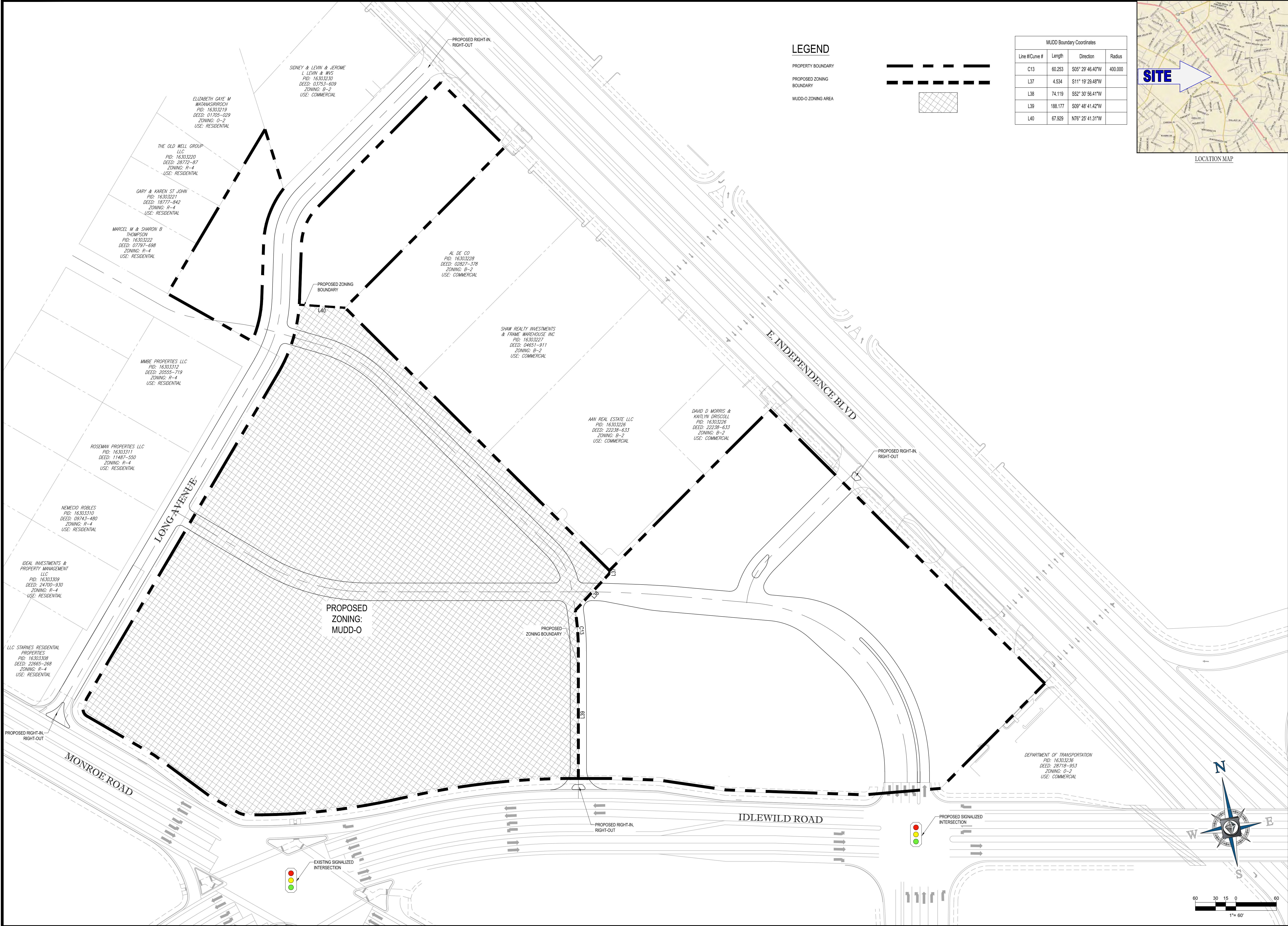
SHEET TITLE:

## DEVELOPMENT STANDARDS

SHEET NUMBER:

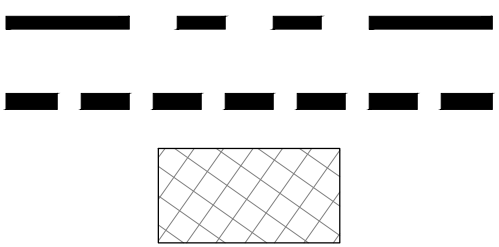
RZ-2



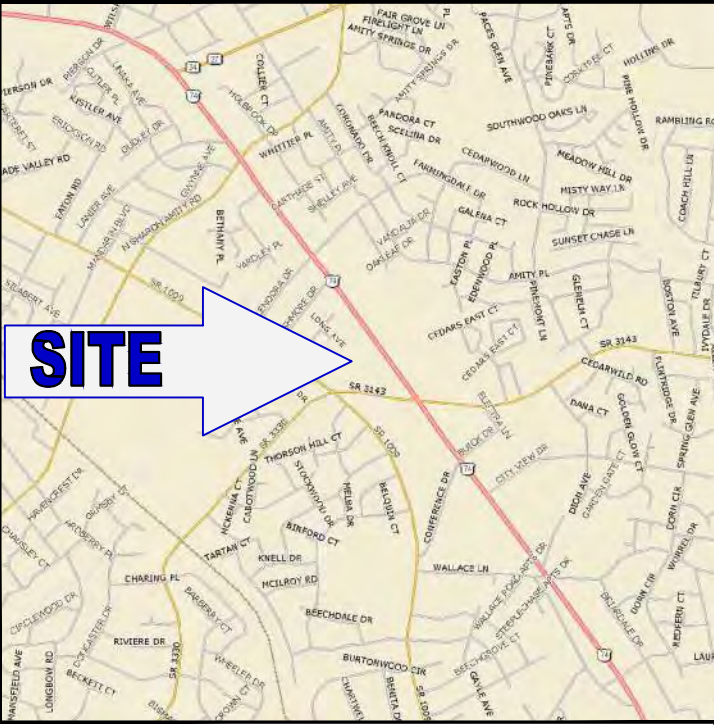


LEGEND

PROPERTY BOUNDARY  
PROPOSED ZONING BOUNDARY  
MUDD-O ZONING AREA



MUDD Boundary Coordinates			
Line #/Curve #	Length	Direction	Radius
C13	60.253	S05° 29' 46.40"W	400.000
L37	4.534	S11° 19' 28.48"W	
L38	74.119	S52° 30' 56.41"W	
L39	188.177	S09° 48' 41.42"W	
L40	67.929	N76° 25' 41.31"W	



**BOHLER**  
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SITE: 100% DEVELOPMENT, 100% CONSTRUCTION, 100% LAND SURVEYING, 100% PROGRAM MANAGER, 100% LANDSCAPE ARCHITECTURE, 100% PERMITTING SERVICES, 100% TRANSPORTATION SERVICES

RALEIGH, NC  
ASHEBORO, NC  
ATLANTA, GA  
BALTIMORE, MD  
BOSTON, MA  
CHICAGO, IL  
CINCINNATI, OH  
DENVER, CO  
FORT LAUDERDALE, FL  
HARTFORD, CT  
HOUSTON, TX  
INDIANAPOLIS, IN  
JACKSONVILLE, FL  
KANSAS CITY, MO  
LONG BEACH, CA  
LOS ANGELES, CA  
LYNN, MA  
MEMPHIS, TN  
MIAMI, FL  
MINNEAPOLIS, MN  
NEW YORK, NY  
PHILADELPHIA, PA  
PORTLAND, ME  
SAN ANTONIO, TX  
SAN FRANCISCO, CA  
SEATTLE, WA  
SPRINGFIELD, IL  
TAMPA, FL  
WASHINGTON, DC  
WICHITA, KS  
WILMINGTON, DE

REVISIONS			
REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: NOC152096  
DRAWN BY: PMK  
CHECKED BY: GPP  
DATE: 10/24/2016  
SCALE: 1" = 60'  
CAD I.D.: RZ

PROJECT: **COMMERCIAL REZONING PLAN**

FOR **SELWYN PROPERTY GROUP**

LOCATION OF SITE

**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

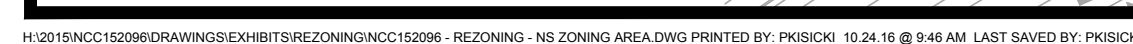
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
[NC@BohlerEng.com](mailto:NC@BohlerEng.com)

**SunCap**  
PROPERTY GROUP

SHEET TITLE: **MUDD-O ZONING AREA**

SHEET NUMBER: **RZ-3**









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SITE PLANNING  
LAND SURVEYING  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES  
PERMITTING SERVICES  
PROGRAM MANAGEMENT  
ARCHITECTURE

PALEHRA, NC  
CLAYTON, NC  
TAMPA, FL  
SOUTH FLORIDA  
LEHIGH VALLEY, PA  
UPSTATE NEW YORK  
BOSTON, MA  
NEW YORK METRO  
BALTIMORE, MD  
PHILADELPHIA, PA  
NORTH CAROLINA  
NEW JERSEY  
NORTH VIRGINIA

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: NCC152096  
DRAWN BY: PMK  
CHECKED BY: GPP  
DATE: 10/24/2016  
SCALE: 1" = 60'  
CAD I.D.: RZ

PROJECT:  
**COMMERCIAL  
REZONING PLAN**  
FOR  
**SELWYN  
PROPERTY  
GROUP**  
LOCATION OF SITE

**BOHLER**  
ENGINEERING NC, PLLC  
NCC152096  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
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NC@BohlerEng.com

**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**SCHEMATIC  
SITE PLAN**  
SHEET NUMBER:  
**RZ-5**