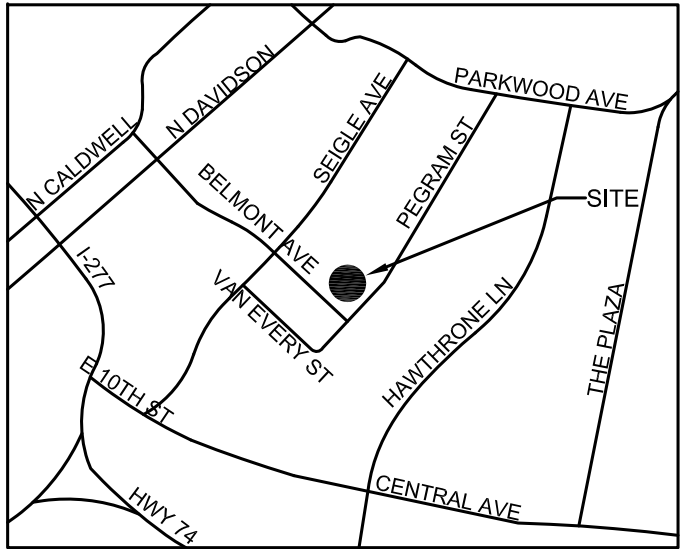
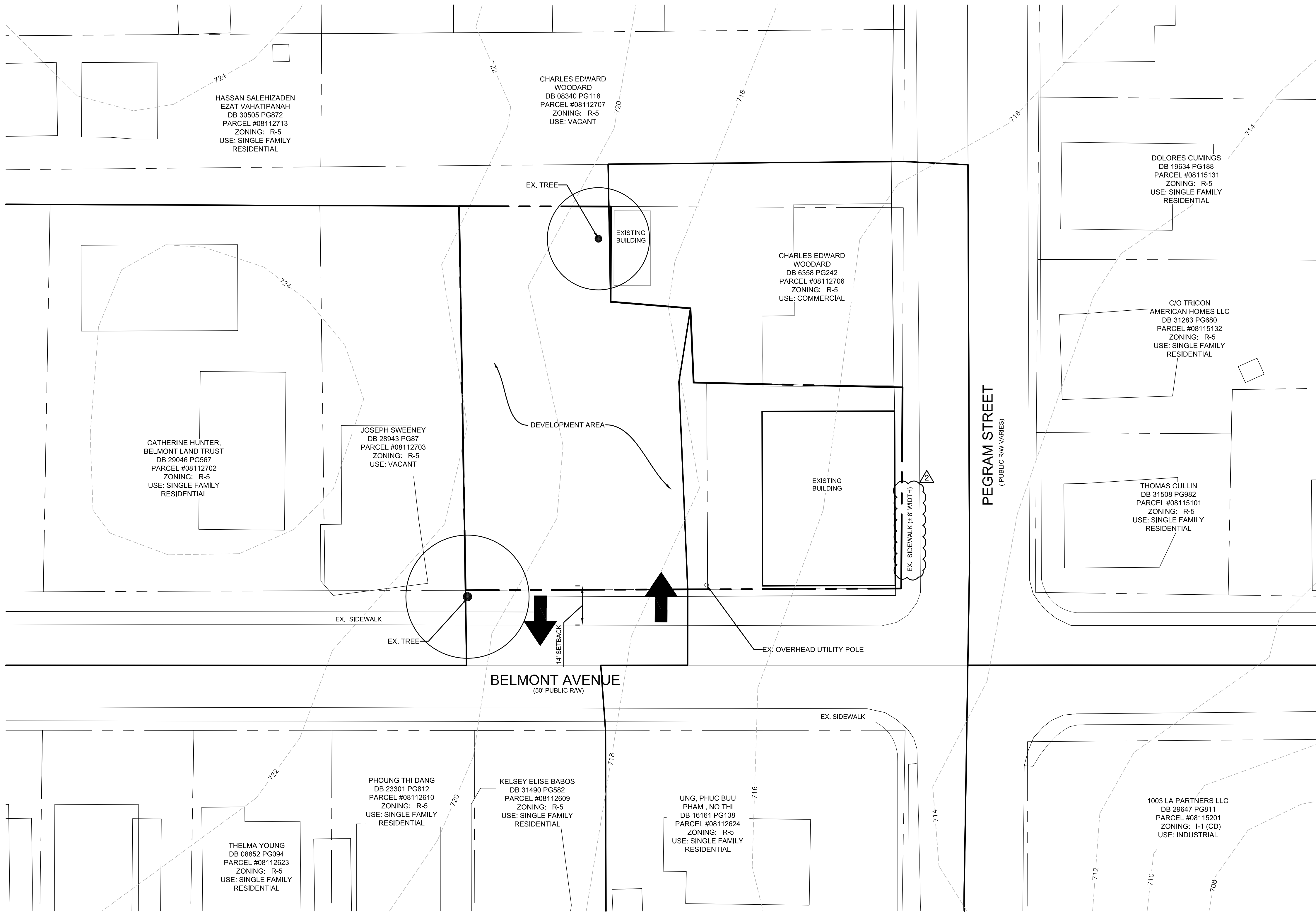


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VICINITY MAP

SITE DATA:

TAX PARCEL ID:
ACREAGE:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED USE:
BUILDING SIZE:
FRONT SETBACK:
MIN. SIDE YARD:
MIN. REAR YARD:
MAX. EXISTING BUILDING HEIGHT:

08112704, 08112705
± 0.357 AC (GROSS)
(R-5) SINGLE FAMILY RESIDENTIAL
(MUDD-O) MIXED USED DEVELOPMENT DISTRICT - OPTIONAL
VACANT COMMERCIAL BLDG (ZONED RESIDENTIAL)
SEE 4(a)
± 6048 S.F.
14' MIN
NONE
NONE
40'

Development Standards

1. General Provisions

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- d. The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings 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. Enclosed accessory buildings shall not exceed 600 SF total.

2. Optional Provisions

- a. The site may provide auto parking at a rate of 1 space per 400sf gross floor area of the primary building, regardless of use.
- b. Buffering provided for adjacent Single-family use or zoning may be satisfied by providing a 6' ht wire mesh "living screen" planted with evergreen climbing vegetation (not chain-link fence). Acceptable examples of "living screen" include:
- i. 6' h.t. wire mesh fencing with evergreen climbing vegetation spaced at 12" o.c.
- ii. 4"x4" pressure treated posts at 6' o.c. with a minimum of 6 strands of 14 gauge stainless steel wire spaced 12" horizontally with evergreen climbing vegetation 12" o.c.
- iii. Other materials as approved by Zoning
- c. Historic Landmarks requirements for windows on the existing building shall supersede Ordinance Requirements for windows (e.g. Zoning may not require new window openings in conflict with maintaining historic character of the building).

3. Purpose

- a. The purpose of this Rezoning application is to provide for the adaptive re-use of the existing "Red Front Department Store" (c. 1902) building to allow for uses as described in 4(a) below. To achieve this purpose, the application seeks the rezoning of the site to the Mixed Use Development - Optional (MUDD-O) district.

4. Permitted Uses

- a. Uses allowed on the property included in this Petition will be Eating, Drinking, and Entertainment Establishments (Type 1 or Type 2), neighborhood food and beverage services, exercise gym, general office, retail, and/or residential uses, as well as related accessory uses as are permitted in the MUDD-O district. **Outdoor entertainment will be limited to the hours of 8:00AM to 11:00PM. Hours of operation shall cease no later than 11:00 pm and open no earlier than 6:00 am.**
- b. If alcohol is sold on site, food must be offered for sale as well.

5. Transportation

- a. The site will have access via parking lot connections to Belmont Avenue at locations prescribed by CDOT as generally identified on the concept plan for the site.
- b. The Petitioner will dedicate and convey fee simple to the City, right of way (to be set at back of sidewalk along Pegram St & Belmont Ave) prior to the issuance of the building's first certificate of occupancy.

6. Architectural Standards

- a. The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material.
- b. Trash and recycling will be provided by dumpsters on site.
- c. Building facades will be articulated with details such as store front windows, canopies, porches, cornices, roof lines, and window details to avoid blank facades and encourage active pedestrian use.

7. Streetscape, Buffers, and Landscaping

- a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Belmont Avenue.
- b. The Petitioner will screen proposed parking from adjoining residential properties as described in 2(b) above.
- c. The site will comply with Tree Ordinance.

8. Environmental Features

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. All utilities within the Site will be placed underground.

9. Parks, Greenways, and Open Space

- a. Reserved

10. Fire Protection

- a. Reserved.

11. Signage

- a. Reserved

12. Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.

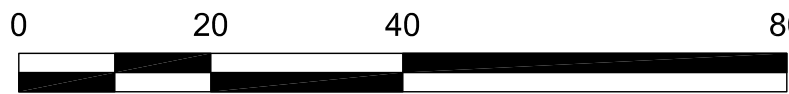
- b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.

13. Phasing

- a. Reserved

14. Binding Effect of the Rezoning Application

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time be involved in any future development thereof.
- c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.
- d.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1	4/7/17	KKF	REVISIONS FROM STAFF
2	5/22/17	KKF	REVISIONS FROM STAFF & PUBLIC HEARING

1125 BLEMONT AVENUE SITE
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC

CONCEPTUAL SITE PLAN

REZONING PETITION:
2017-48

CORPORATE CERTIFICATIONS
 NC PE : C-2930 NC LA : C-253
 SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: LHC

Drawn By: LHC

Checked By: MDL

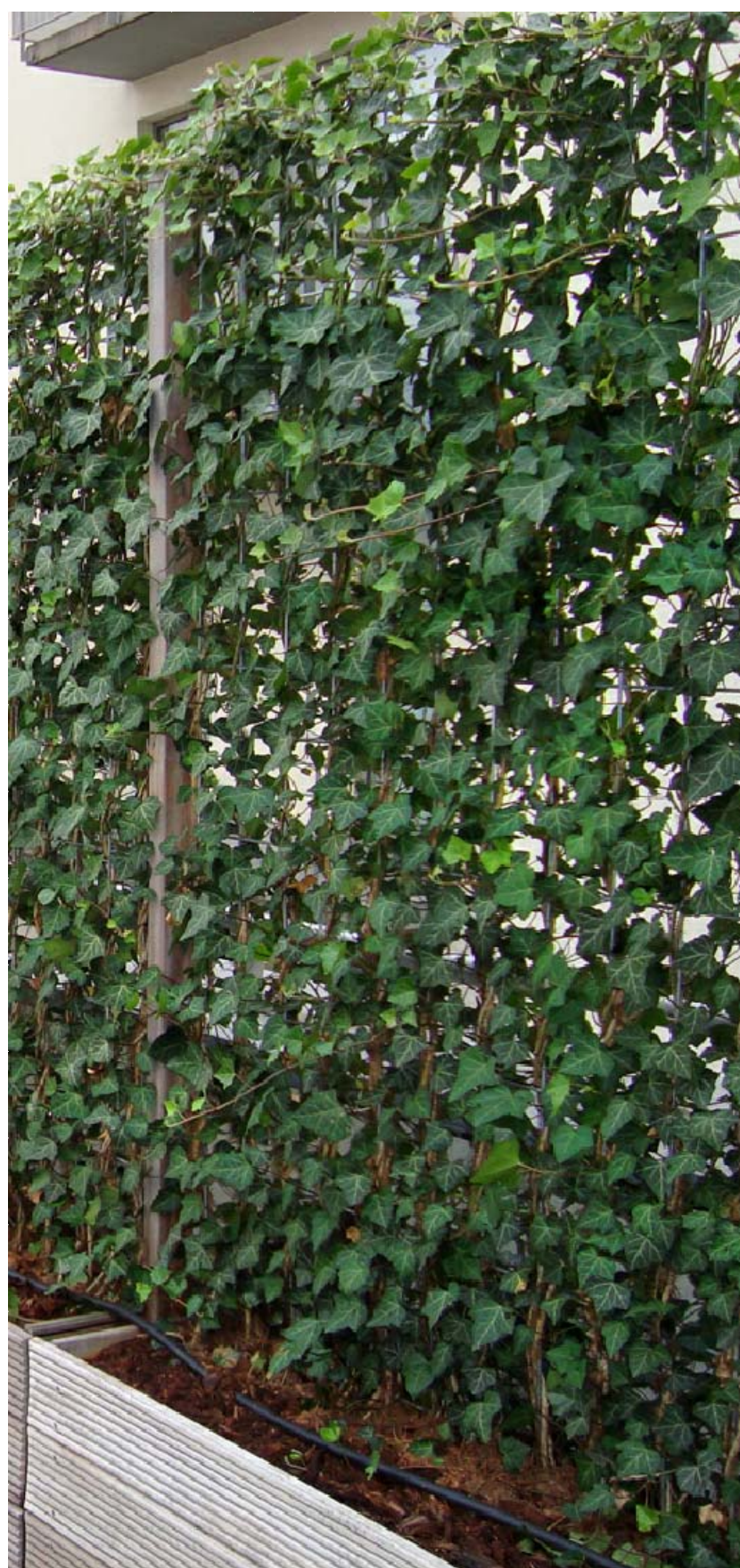
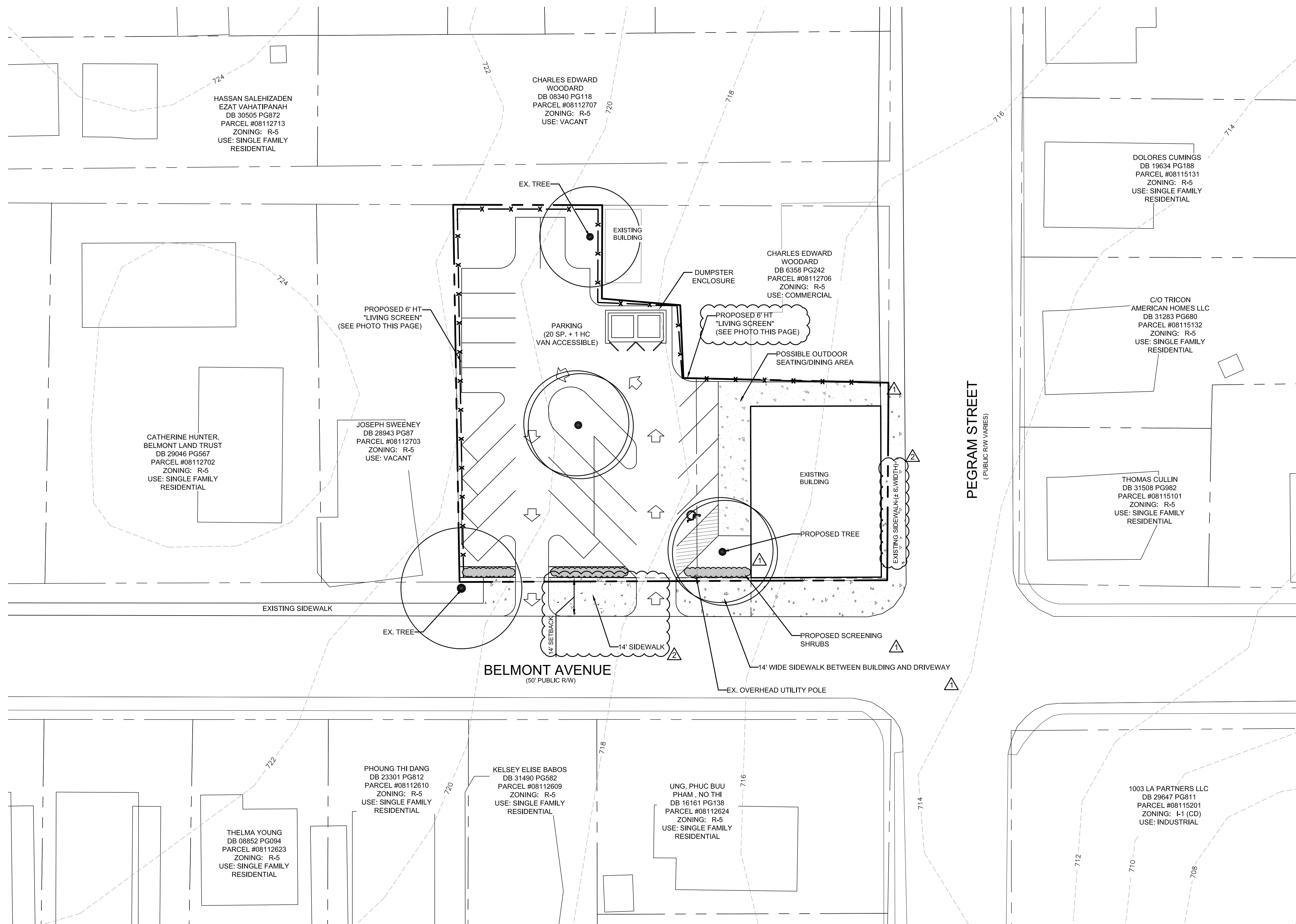
Date: 2/24/2017

Project Number: 16061

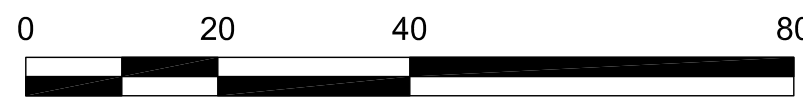
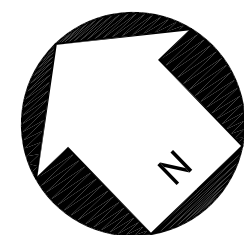
Sheet Number:

RZ-2

SHEET # 2 OF 2



1 LIVING FENCE PHOTO
RZ-2



SCALE: 1"=20'

No.	Date	By	Description
1	4/7/17	KKF	REVISIONS FROM STAFF
2	5/22/17	KKF	REVISIONS FROM STAFF