

ZONED B1S CD

DEVELOPMENT STANDARDS

JULY 27, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE LINE LLC (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 1.49 ACRE SITE LOCATED ON THE NORTH SIDE OF RALEIGH STREET AT THE INTERSECTION OF RALEIGH STREET AND EAST SUGAR CREEK ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS CONSISTS OF TAX PARCEL NO. 091-051-40.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSIT ORIENTED DISTRICT ("TOD-M") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE PARCEL OF LAND THAT COMPRISES THE SITE MAY BE AT THE OPTIO OF PETITIONER SUBDIVIDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
- D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

- A. SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL BE PERMITTED BETWEEN THE EXISTING BUILDING AND THE REQUIRED SETBACK FROM RALEIGH STREET AND GREENSBORO STREET.
- B. THE SITE SHALL OPT OUT OF ALL MINIMUM PARKING REQUIREMENTS.

3. PERMITTED USES

- A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE TRANSIT ORIENTED DEVELOPMENT-MIXED USE DISTRICT IN THE ZONING ORDINANCE.
- B. THE EXISTING BUILDING WILL REMAIN AND MAY BE EXPANDED UP TO 5%, OUTDOOR DINING NOT TO BE INCLUDED. A REZONING WILL BE REQUIRED IF AN EXPANSION EXCEEDS 5%.

4. TRANSPORTATION

- A. THE PROPOSED DRIVEWAY CONNECTION(S) WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. ALL ATTEMPTS WILL BE MADE TO PROVIDE VEHICULAR ACCESS ON GREENSBORO STREET WITH VEHICLE ACCESS TO RALEIGH STREET AS A LAST OPTION AND WITH CDOT APPROVAL.
- B. PARKING AREAS ARE INDICATED ON THE REZONING PLAN FOR THE SITE.
- C. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS.
- D. A THIRTY-FOUR (34') FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB OF THE ENHANCED RALEIGH STREET WILL BE PROVIDED ALONG THE NORTH SIDE OF RALEIGH STREET, PROVIDED, HOWEVER, IN AS MUCH AS THE CROSS CHARLOTTE TRAIL (XCLT) IS IN THE DESIGN STAGE, IT IS ACKNOWLEDGED THAT THE SETBACK WIDTH FOR THE NORTH SIDE OF RALEIGH STREET AND THE ACCOMPANYING IMPROVEMENTS MAY BE MODIFIED TO RESULT IN A REDUCED SETBACK WIDTH. ANY ADJUSTMENTS TO SUCH SETBACK WIDTH SHALL BE DETERMINED IN COORDINATION WITH THE PLANNING DEPARTMENT, CDOT, AND ENGINEERING AND PROPERTY MANAGEMENT IN CONNECTION WITH THE FINAL DESIGN/ALIGNMENT OF THE CROSS CHARLOTTE TRAIL. ANY REDUCTION IN THE SETBACK WIDTH MAY OCCUR EITHER BEFORE OR AFTER COMPLETION OF THE BUILDINGS CONTEMPLATED BY THE DEVELOPMENT.
- E. THE ABOVE REFERENCED IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- F. DEDICATION AND FEE SIMPLE CONVEYANCE OF RIGHT OF WAY ALONG GREENSBORO STREET PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY. THE RIGHT OF WAY SHALL BE SET TWO (2') FEET BEHIND EXISTING SIDEWALK WHERE FEASIBLE, AS GENERALLY DEPICTED ON THE SITE PLAN.
- G. ±21' OF EXISTING RIGHT OF WAY ALONG RALEIGH STREET TO BE RECOMBINED WITH PETITIONED PARCEL. PETITIONER HAS REACHED OUT TO JEFF BOENISCH WITH REQUEST.

5. ARCHITECTURAL STANDARDS

- A. IF THE ENTERTAINMENT ESTABLISHMENT IS LOCATED ON A PUBLIC RIGHT-OF-WAY, PRIVATE STREET, OR RAPID TRANSIT LINE, THE EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT SHALL HAVE FENESTRATION THROUGH VISION GLASS, DOORS OR ACTIVE OUTDOOR SPACES ALONG THIRTY (30) PERCENT OF THE LENGTH OF THE BUILDING SIDE THAT FRONT THE PUBLIC RIGHT-OF-WAY, PRIVATE STREET, OR RAPID TRANSIT LINE. IF THE BUILDING ARCHITECTURE OR SITE PROHIBITS MEETING THE ABOVE CONDITION, THE PLANNING DIRECTOR, OR DESIGNEE, MAY APPROVE ALTERNATIVE APPROACHES.

6. STREETScape AND LANDSCAPING - RESERVED

7. ENVIROMENTAL FEATURES - RESERVED

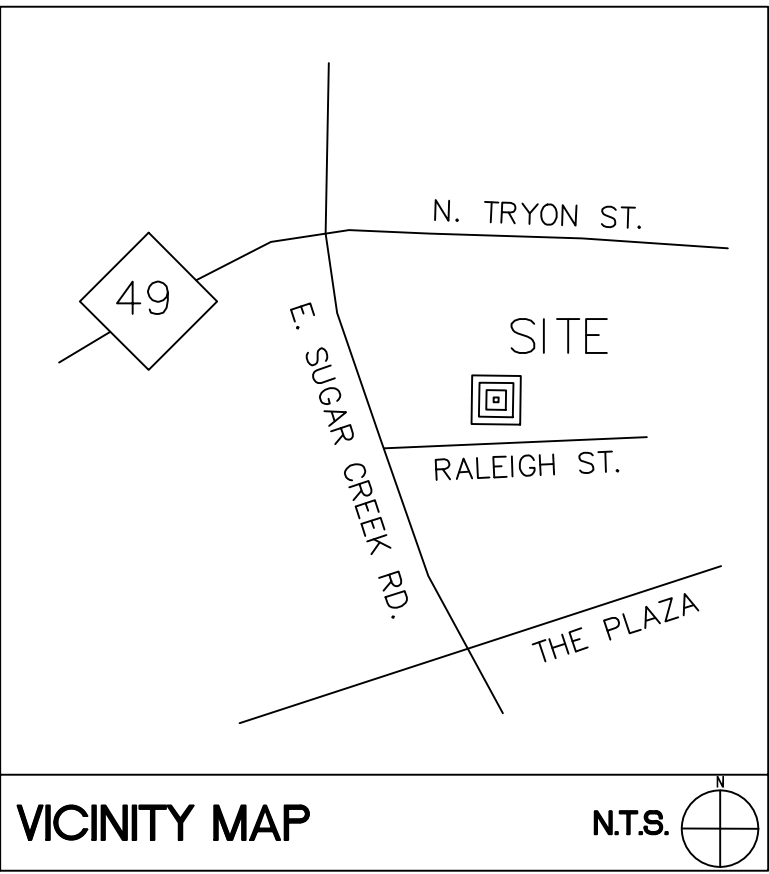
8. PARKS, GREENWAYS AND OPEN SPACE - RESERVED

9. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS, LANDSCAPING LIGHTING AND UPLIGHTING FOR THE BUILDINGS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

10. FIRE PROTECTION - RESERVED

11. SIGNANGE - RESERVED



SURVEY DISCLAIMER
BOWDEN SURVEYING & MAPPING. SURVEY ISSUE DATE OCTOBER 4, 2016. PROVIDED BY MICHAEL R. BOWDEN. 317 SOUTH LAUREL ST., LINCOLNTON, NC. (704) 691-5256

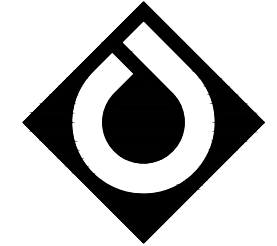
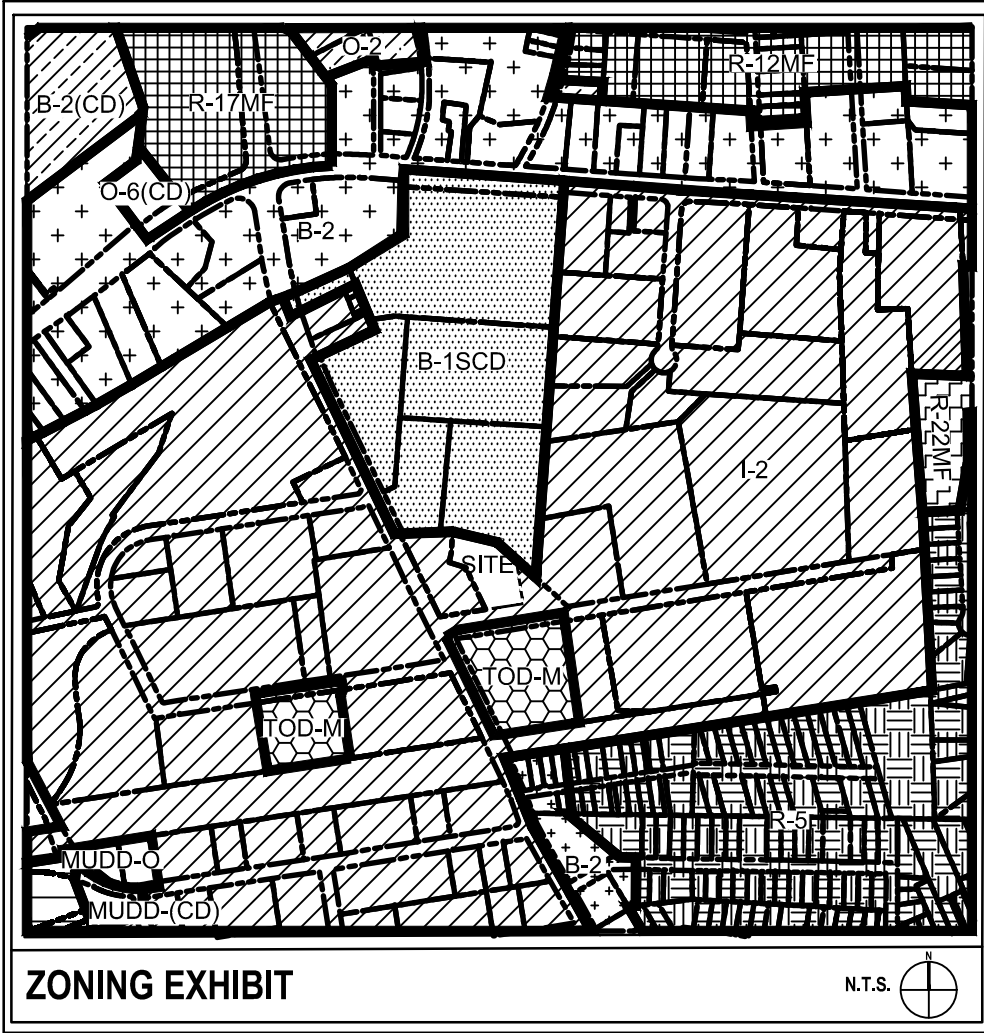
LEGEND

SYMBOL



REZONING SUMMARY

PARCEL AREA :	±1.49 AC
TAX PARCEL #:	091-051-40
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-M (O)
EXISTING USE:	INDUSTRIAL/"VACANT"
MINIMUM SETBACK:	16' (CLDS 9.1205 (18)(e)) FROM BACK OF CURB
MINIMUM SIDE YARD:	NONE
MINIMUM REAR YARD:	NONE
MAXIMUM BUILDING HEIGHT:	40 FEET
PARKING REQUIRED:	0
DEDICATED TREE SAVE:	DEVELOPER TO BUY OUT



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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TRYON THEATRE
REDEVELOPMENT

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CONDITIONAL
REZONING
PLAN (2017-127)

Project No.

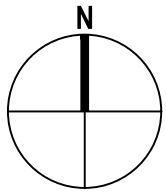
4547

Issued

07/27/17

Revised

10/16/17 - PER REZONING COMMENTS
11/21/17 - PER REZONING COMMENTS



SCALE: 1"= 30'
0 15' 30' 60'

RZ-100

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AIP MECKLENBURG, LLC
DEED BK. 25107 PG. 28
ZONED B1S CD

AIP MECKLENBURG, LLC
DEED BK. 24519 PG. 504
ZONED B1S CD

EXISTING NAIL
IN PAVEMENT

ONE STORY
BLOCK BUILDING

ONE STORY BLOCK BUILDING
(EXISTING)

DORTON HELEN, LLC.
DEED BK. 10482 PG. 789
ZONED I-2

EXISTING DOT
R/W DISK

SIDEWALK TO BE CONSTRUCTED UPON
REDEVELOPMENT OF PARCEL. OWNER TO BOND
ADDITIONAL RIGHT OF WAY IMPROVEMENTS TO
THE CITY OF CHARLOTTE WITH A SUNSET
PERIOD OF 10 YEARS FROM APPROVAL.

EXISTING 5/8" REBAR

EXISTING EDGE OF PAVEMENT
EXISTING SIDEWALK

PROPOSED RIGHT OF WAY/SETBACK

PROPOSED
PARKING/PRIVATE OPEN
SPACE ENVELOPE

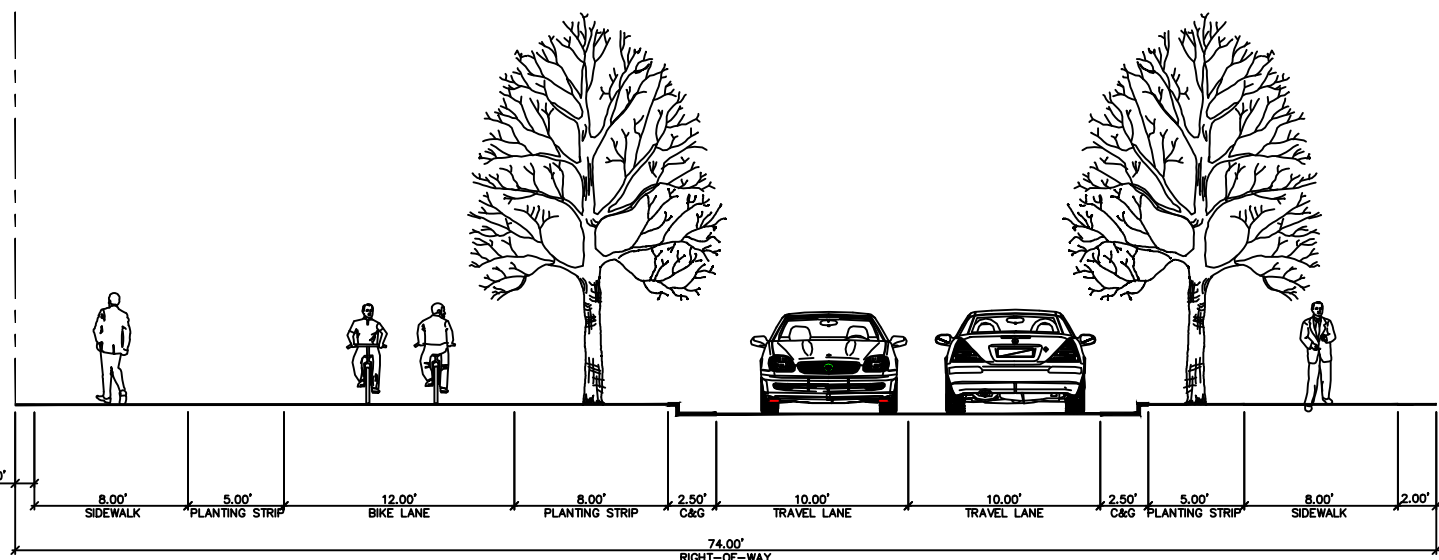
EXISTING THRU STREET UNDER CONSTRUCTION

EXISTING 3/4" REBAR

NO TREES PRESENT IN RIGHT
OF WAY OR SETBACK

100' PUBLIC RIGHT OF WAY

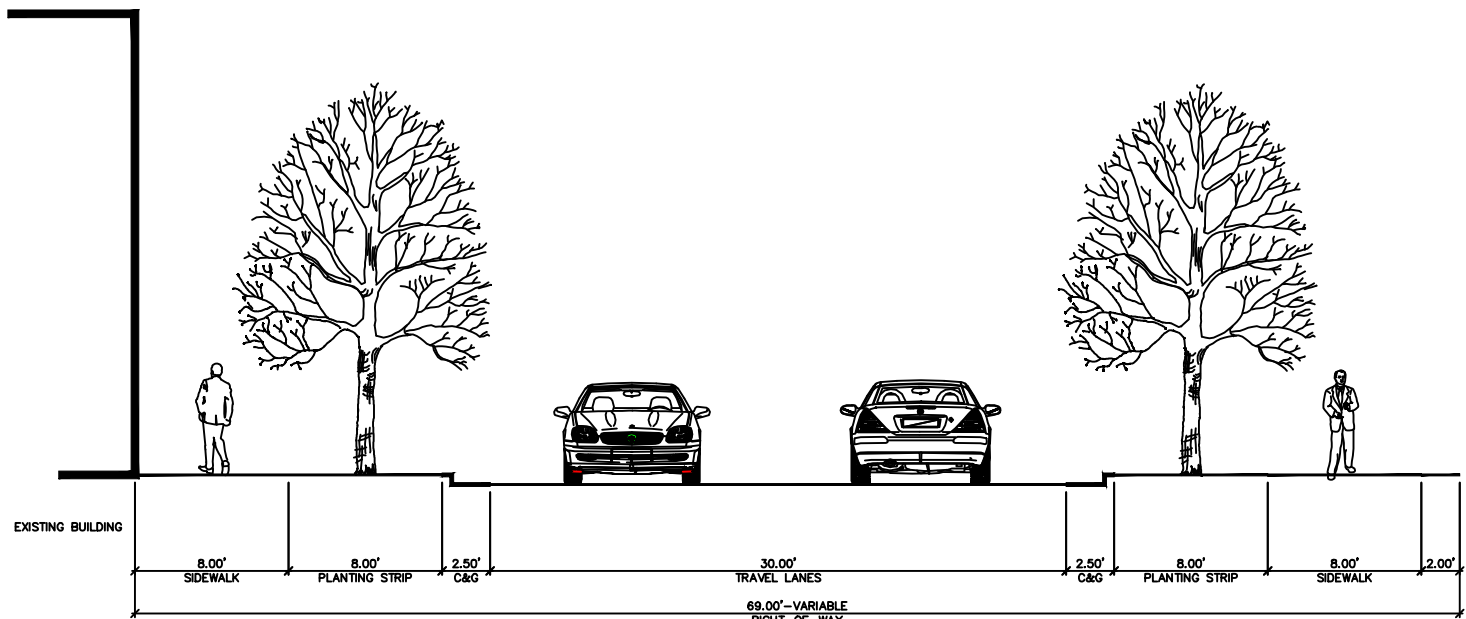
EXISTING RIGHT OF WAY
EXISTING EDGE OF PAVEMENT
PROPOSED SIDEWALK
FUTURE BIKE PATH/GREENWAY TRAIL BY CITY OF CHARLOTTE
PROPOSED RIGHT OF WAY/SETBACK
PROPOSED BACK OF CURB
PROPOSED EDGE OF PAVEMENT



RALEIGH STREET TYPICAL CROSS SECTION

SCALE: 1"=10'

*FINAL CROSS-SECTION TO BE DETERMINED AT TIME OF CONSTRUCTION DRAWINGS WITH CITY OF CHARLOTTE. MAXIMUM RIGHT OF WAY IS 46.50' FROM ROAD CENTERLINE OR 51.50' FROM ROAD CENTERLINE IF ON-STREET PARKING PRESENT ON NORTH SIDE OF RALEIGH STREET..



GREENSBORO STREET TYPICAL CROSS SECTION (EXISTING)

SCALE: 1"=10'