SECTION 1 - DEVELOPMENT DATA TABLE:

SITE ANALYSIS

13,107 SF (0.3009 ACRES)
12901201
B-2 & PED OVERLAY
MUDD-O
COMMERCIAL RETAIL
RESTAURANT (TYPE 2)
1,981 SF
5,500 SF
7,481 SF
0.57
75 SF

SECTION 2 - GENERAL PROVISIONS

- A. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE ADAPTIVE RE-USE AND TO PRESERVE THE EXISTING BUILDINGS AND TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 0.30 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE PLAZA AND McCLINTOCK ROAD ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 12901201 (THE "SITE).
- B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE CONDITIONAL 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 IN THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD-O") ZONING DISTRICT SHALL GOVERN
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH IN THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED. HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 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.

SECTION 3 OPTIONAL PROVISIONS

PETITIONER REQUEST THE APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:

A. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG THE PLAZA AND McCLINTOCK PUBLIC STREET FRONTAGES SHALL REMAIN IN PLACE.

A. A MAXIMUM OF 7,481 SQUARE FEET (SF) OF EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) AND ANY OTHER USES THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD-O ZONING

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- B. THE SITE SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE AND AS DEPICTED
- C. IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE, A PORTION OF THE SITE'S MINIMUM PARKING REQUIREMENT MAY BE MET OFF-SITE.

SECTION 6 - ARCHITECTURAL STANDARDS

- A. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFIS AND METAL PANEL.
- B. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.
- C. DUMPSTER/REFUSE/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE SETBACKS AND BUFFER YARDS SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

SECTION 7 - SETBACKS & STREETSCAPE & LANDSCAPING

- A. SUBJECT TO ANY OPTIONAL PROVISIONS, DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE MUDD-O ZONING DISTRICT
- B. THE EXISTING SIDEWALK AND PLANTER STRIP AND ON-STREET PARKING LOCATED ALONG THE SITE'S THE PLAZA AND McCLINTOCK ROAD FRONTAGE SHALL REMAIN IN PLACE.

SECTION 8 - ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

SECTION 9 - PARKS, GREENWAYS AND OPEN SPACE

PETITIONER HAS ELECTED TO PROVIDE A MINIMUM OF 75 SF OF OPEN SPACE. SECTION 10 - FIRE PROTECTION

A. THIS SITE DOES NOT MEET THE MINIMUM THRESHOLD OF 50,000 SF FOR URBAN OPEN SPACE, HOWEVER THE

- A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION.
- B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. ANY NEW LIGHTING FIXTURES ATTACHED TO THE STRUCTURES ON THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

SECTION 13 - PHASING - N/A

SECTION 14 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND 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 THE 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 THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TIME WHO MAY BE INVOLVED IN ANY FUTURE
- 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.



LINE LEGEND:

SANITARY SEWER PIPE STORM DRAIN PIPE

TELEPHONE LINE

LEGEND:

RIGHT-OF-WAY (NOT SURVEYED)

EASEMENT FENCEPROPERTY LINE

SETBACK

POWER LINE

WATER LINE

WOOD FENCE

BFP - BACK FLOW PRESENTER C&G - CURB & GUTTER

CMP - CORRUGATED METAL PIPE

CPP - CORRUGATED PLASTIC PIPE

ECM - EXISTING CONCRETE MONUMENT

HVAC - HEATING, VENTILATION, AIR COND.

ICV - IRRIGATION CONTROL VALVE

N.G.S. - NATIONAL GEODETIC SURVEY

PIN - PARCEL IDENTIFICATION NUMBER

RCP - REINFORCED CONCRETE PIPE

SDMH - STORM DRAIN MANHOLE

TMH - TELEPHONE MANHOLE

TSB - TRAFFIC SIGNAL BOX

SSMH - SANITARY SEWER MANHOLE

EMM - EXISTING METAL MONUMENT

CP - CALCULATED POINT

EIP - EXISTING IRON PIPE

EIR - EXISTING IRON ROL

EOG - EDGE OF GRAVEL

FC - FIRE CONNECTION

FH - FIRE HYDRANT

GLT - GROUND LIGHT

JBX - JUNCTION BOX LMP - LAMP POST

LP - LIGHT POLE (M) - MEASURED

MBX - MAILBOX

M.B. - MAP BOOK

MW - MONITORING WELL

NIR - NEW IRON ROD NN - NEW NAIL

O/HANG - OVERHANG

PB - POWER BOX

PM - POWER METER

PP - POWER POLE

PVC - PLASTIC PIPE

R/W - RIGHT-OF-WAY

RW - RETAINING WALL

SMP - MULTI-POST SIGN

TB - TELEPHONE BOX TERR. - TERRACOTTA PIPE

TVB - CABLE TV BOX

WM - WATER METER

WV - WATER VALVE

WSP - WATER SPIGOT

WB - WATER BOX

SBB - BILLBOARD

PG. - PAGE

(T) - TOTAL

PMH - POWER MANHOLE

FP - FLAG POLE

FV - FIRE VALVE GDP - GUARD POST

GM - GAS METER GP - GATE POST

GV - GAS VALVE

GW - GUY WIRE

EOP - EDGE OF PAVEMENT EU - END UNKNOWN

EN - EXISTING NAIL

CB - CATCH BASIN

CI - CURB INLET

C/O - CLEAN OUT

D.B. - DEED BOOK

DI - DROP INLET

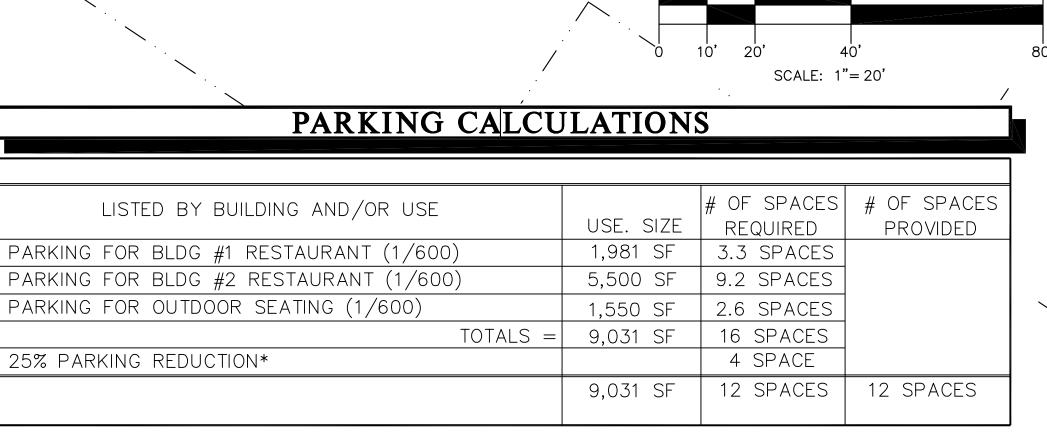
RIGHT-OF-WAY

EXISTING HARRIS TEETER PID#129-01-102 ZONED: B-2 EXISTING LAND USE: COMMERCIAL GROCERY STORE EXISTING CROSSWALKS. EXISTING CATS BUS STOP.-EXISTING ROAD CENTERLINE EXISTING BIKE RACK — EXISTING 10' PLANTER STRIP & 20' SETBACK (TO MATCH RECENTLY -APPROVED SUSHI GURU SITE PLAN, LDUPED-2015-00077) 1 STÖRY BRICK 20' SETBACK FROM BACK OF EXISTING CURB BLDG. #2 2,750 SQ. FT. EXISTING DRIVEWAY (TYP.) — OPEN SPACE - RECENTLY CONSTRUCTED PAVER PATIO AREA, INCLUDING OUTDOOR SEATING. EXISTING 1" WATER METER #106226199 EXISTING ON-STREET PARKING (TYP.) -RECENTLY INSTALLED ON-STREET ADA PARKING SPACE, ACCESS APRON AND CONCRETE SIDEWALK. 1,276 SQ." FT. BASEMENT 705 SQ. FT. EXISTING ON-STREET PARALLEL PARKING SPACES (TYP.) 1208 THE PLAZA PID#129-01-202 ZÖNED: 0−2 EXISTING LAND USE: OFFICE 1204 THE PLAZA PID#129-01-203



1200 THE PLAZA

PID#129-01-204



-EXISTING ON-STREET PARKING CORNER RESTRICTION (NO PARKING FROM SIGN BACK

TO INTERSECTION WITH THE PLAZA) SIGN MOUNTED ON THE EXISTING UTILITY POLE.

RECENTLY INSTALLED STREET TREES

TRASH CONTAINERS.

ESTABLISHMENT (TYPE 1 OR TYPE 2).

STAIRS, RAILINGS, ETC.), INCLUDING OUTDOOR SEATING.

∽ 8-FOOT TALL MASONRY SCREEN WALL BEGINS HERE AND GOES TO

SETBACK LINE ALONG McCLINTOCK (62' LONG)

─ 6-FOOT TALL WOODEN SCREEN WALL (81' LONG).

BE USED AS OFFICE AND STORAGE

SITE BOUNDARY (TYP.)

EXISTING TREE TO REMAIN (TYP.)

EXISTING GREEN(LANDSCAPE) OPEN SPACE.

-CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

BLDG #1 - 1ST STORY SHALL TO BE USED AS EATING, DRINKING AND

ENTERTAINMENT ESTABLISHMENT (TYPE 1 OR TYPE 2). BASEMENT SHALL

-EXISTING PROPERTY LINE (TYP.)

EXISTING SHRUBS (TYP.)

EXISTING BUILDING FOOTPRINT (TYP.)

■16' SETBACK FROM BACK OF EXISTING CURB

G CREPE MYRTLE

BASEMENT

EXISTING ON-STREET (SPACE AVAILABLE FOR 4 CARS).

EXISTING HARRIS TEETER DRIVEWAY (TYP.)

-EXISTING DELIVERY/RÈCEIVING

BOTH THE 1ST STORY AND BASEMENT OF BLDG #2 SHALL BE

PLAZA-VU CONDO FLATS

ZÖNED: B−2

EXISTING LAND USE: MULTI-FAMILY (CONDOMINIUMS)

PID#129-01-219

—EXISTING ON-STREET PARKING CONTINUES

VEHICULAR ACCESS

- MASONRY ENCLOSURE FOR ROLL-OUT

CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

- EMPLOYEE PARKING/LOADING SPACE

USED AS EATING, DRINKING AND ENTERTAINMENT

-RECENTLY CONSTRUCTED ADA ROUTE ELEMENTS (RAMPS, DECK,

* 25% PARKING REDUCTION APPLIED DUE TO PROXIMITY OF PUBLIC PARKING ON THOMAS AVE.

 ∞ ONING #20

PRESERVATION & REHABILITATION PLAN

1212 THE PLAZA

CHARLOTTE, NC 28208

MECKLENBURG COUNTY

REVISIONS

JOB NO.: 2018-107 DRAWN BY: MDN DATE.: 6.25.18 SCALE: 1"=20'

SCHEMATIC SITE **PLAN**

