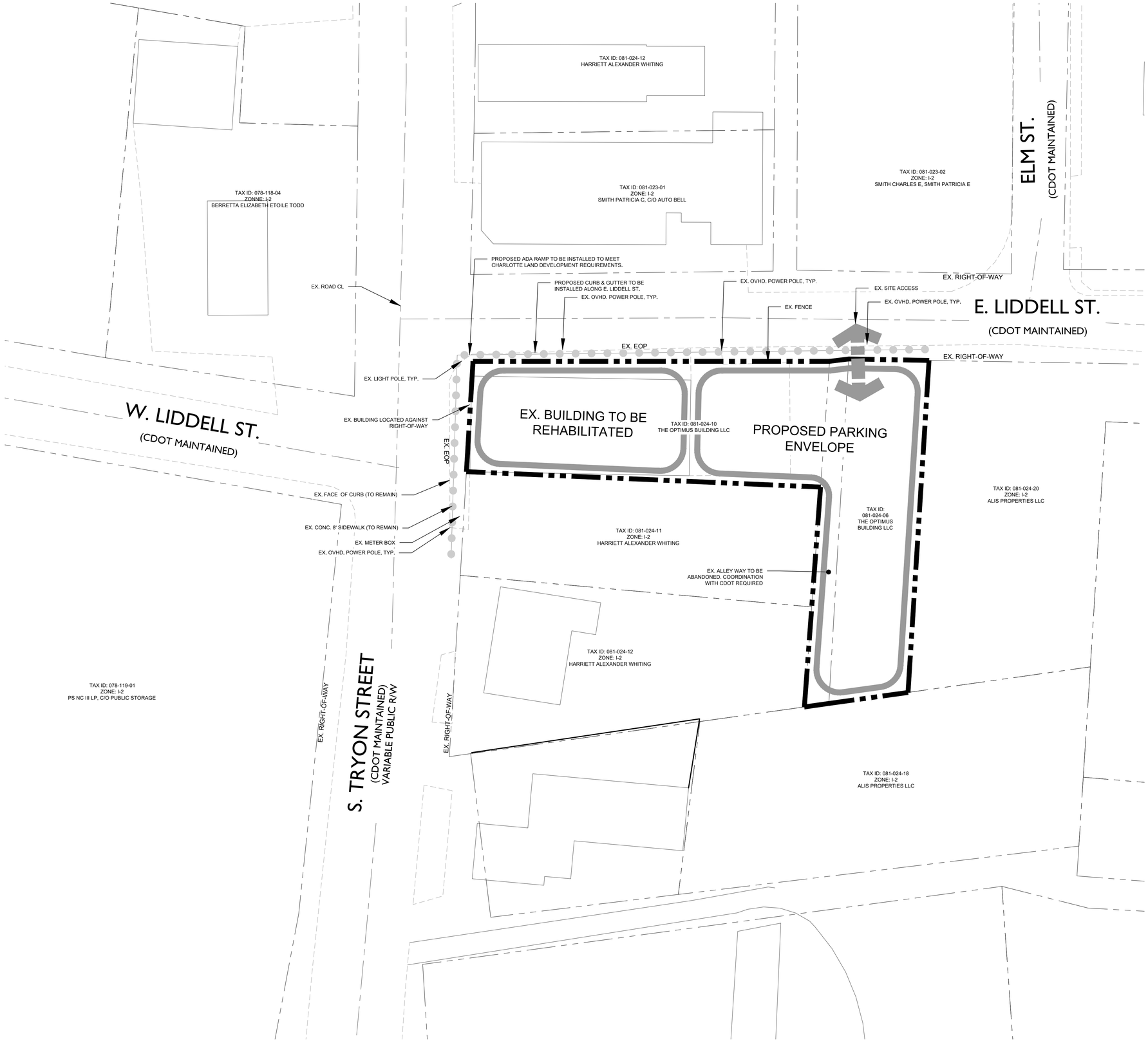

Site Development Data:

Acreage: ± 0.33 acres
Tax Parcel #s: 081-24-06, 081-24-10,
Existing Zoning: I-2
Proposed Zoning: MUDD
Existing Uses: Vacant commercial space
Proposed Uses: Rehabilitation of existing 2 story brick building. Up to 2,500 square feet of office and 2,500 square feet of food/drink area

Maximum Building Height: As allowed by the Ordinance. Existing building's height to be used.

Parking: Parking as required by the Ordinance and the Optional Provision below.

NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

LEGEND

VEHICULAR CIRCULATION
PEDESTRIAN CIRCULATION
SITE BOUNDARY

LandDesign.
223 NORTH GRAHAM STREET
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704.333.0325
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NC ENG. FIRM LICENSE # C-0658

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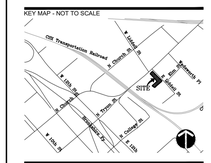
KEY MAP - NOT TO SCALE



SEAL

NORTH CAROLINA PROFESSIONAL ENGINEERING FIRM C-015 LandDesign, Inc.

PETITION NUMBER XXXX

PROJECT

1024 N. TRYON

ELITE
1024 N TRYON
CHARLOTTE, NC 28217

LANDDESIGN PROJ.#
1019346

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/17/2019

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ - 1

ORIGINAL SHEET SIZE: 24" X 36"

OWNER : THE OPTIMUS BUILDING, LLC
09/17/2019
Rezoning Petition No. 2019-XXX

Site Development Data Table

ACREAGE: ± 0.33 ACRES
Tax Parcel #s: 081-24-06, 081-24-10
Existing Zoning: I-2
Proposed Zoning: MUDD
Existing Uses: Commercial Uses
Proposed Uses: Non-residential uses as permitted by right, as allowed in the MUDD zoning district

Maximum Gross Square Feet of Development: Up to 5,000 (equal to the existing square footage) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the MUDD zoning district.

Maximum Building Height: As allowed by the ordinance.

Parking: Parking as required by the ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, and other site plan sheets from this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandDesign ("Petitioner") to accommodate the reuse of the existing building located 1027 N. Tryon Street with non-residential uses allowed by the MUDD zoning district. Approximately 0.33 acre site located at Tryon Street and E. Liddell St. (the "Site").

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"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations**. The depictions of the building and parking envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should 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.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

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.

2. **Permitted Uses, Development Area Limitations:**

a. Per MUDD use the Site may be developed with a 14 ft minimum setback from back of existing or proposed curb. If new construction incorporates an existing structure located within the required setback, the setback for the addition may be reduced to the established setback but in no even be less than 10 ft from the back of curb. However the site has an existing building which abuts the right-of-way on Tryon. The existing building will be rehabilitated therefore the right-of-way shall be used at the required setback. Any new structures within the site will follow MUDD setback requirements.

b. The allowed uses and the allowed square footage will be utilized within the existing buildings located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing buildings currently located on the Site need be preserved). Minor building additions will be allowed as long as the total allowed square footage is not exceed and the building additions occur within the building envelopes indicated on the Rezoning Plan.

3. Access:

a. Access to the Site will be from E. Liddell St as generally depicted on the Rezoning Plan.

b. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

c. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

d. The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.

e. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

f. The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.

4. Streetscape, Landscaping Open Space and Screening:

a. The site will not impact streetscape along Tryon's frontage therefore the Petitioner's is not required to provided improvement to the streetscape.

b. The Petitioner will improve the Site's side of the intersection E. Liddell Street by constructing new curb and gutter to create a smaller radius and to create a bump out as generally depicted on the Rezoning Plan.

c. The Petitioner will reconstruct the existing curb ramp on the Site's side of the intersection of N. Tryon St and E. Liddell St.

d. Per MUDD development standards an urban open space area for this Site is not required.

e. Per Chapter 12 of the Charlotte Zoning ordinance screening is not required between existing I-2 zoned parcels and he proposed MUDD site.

5. Architectural Standards:

a. Non-residential use of existing building to be rehabilitated.

6. Parking and Maneuvering Restrictions:

a. The existing and new parking areas and maneuvering for parking located in the setbacks will be allowed.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will meet the applicable Tree Ordinance requirements if required.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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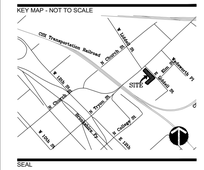
KEY MAP - NOT TO SCALE



SEAL

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECTURAL SEAL C-015 LandDesign, Inc.

PETITION NUMBER XXXX

PROJECT

1024 N. TRYON

ELITE
1024 N TRYON
CHARLOTTE, NC 28217

LANDDESIGN PROJ.# 1019346

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/17/2019

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

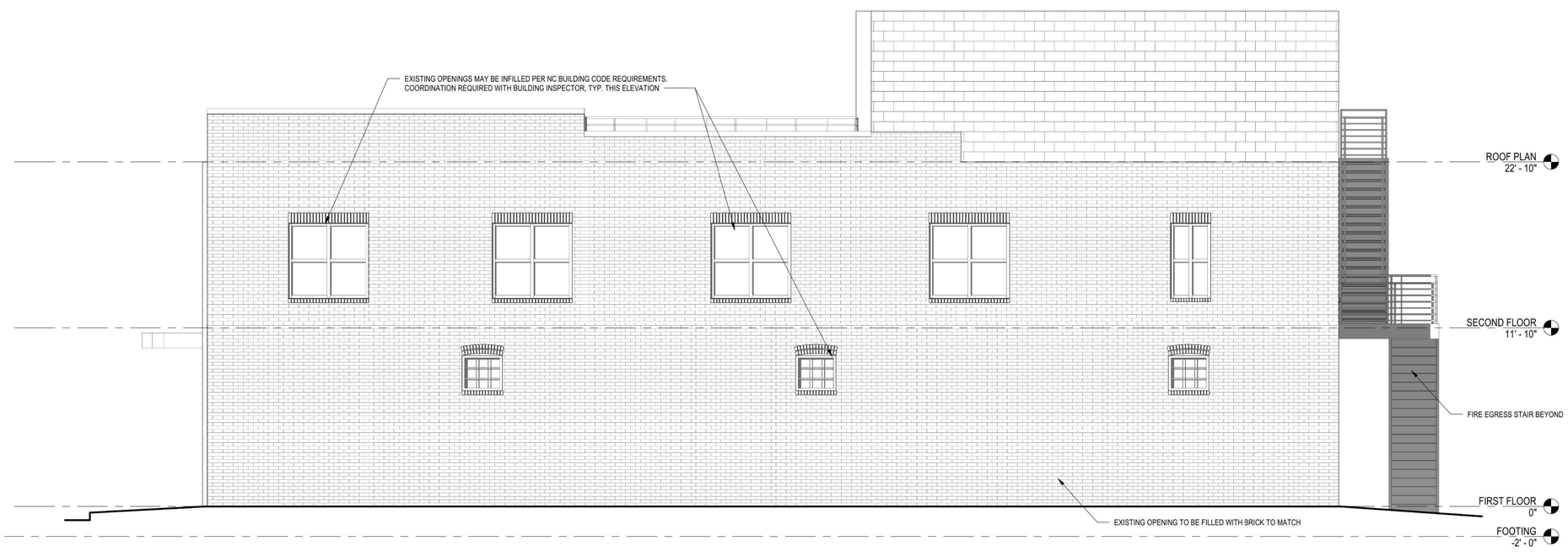
DEVELOPMENT STANDARDS NOTES

SHEET NUMBER

RZ - 2

1 / A201 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" R.E. = 1/A101



2 / A201 **EAST ELEVATION**

SCALE: 1/4" = 1'-0" R.E. = 1/A101

ELEVATION NOTES

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL.
2. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
3. COORDINATE ALL DOWNSPOUT TIE-INS WITH CIVIL DRAWINGS. PROVIDE SPLASH BLOCKS FOR DOWNSPOUTS W/OUT TIE-INS.
4. VERTICAL CONTROL JOINTS ARE ILLUSTRATED FOR REFERENCE PURPOSES IN BUILDING ELEVATIONS. CJ'S ARE RECOMMENDED WHERE TRANSITIONS IN BRICK HEIGHT OCCUR, AT THE CORNERS OF LARGE OPENINGS, ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS AND A MAXIMUM OF 30' O.C. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
5. NO MASONRY CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
6. EXPOSED STEEL LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTES, TYP.
7. ALL PENETRATIONS, INCLUDING WINDOWS AND DOORS, SHALL BE SEALED TO THE BACKUP WALL AT THE PRIMARY MOISTURE BARRIER.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.

EXTERIOR COLOR LEGEND

PAINT COLORS TO BE COORDINATED DURING CONSTRUCTION WITH ARCHITECT, OWNER AND HISTORIC LANDMARKS COMMISSION.

EXTERIOR SYMBOL LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

- 1t — DOOR TAG
- 1t — WINDOW TAG (REFER TO A602 FOR WINDOW SIZES AND INFORMATION)
- D.S. — DOWNSPOUT LOCATION
- CJ — CONTROL JOINT LOCATION
- SPOT ELEVATION MARKERS
- Name / Elevation — LEVEL MARKER
- ℄ — CENTER LINE
- DETAIL / SHEET 1 / A301 — SECTION DETAIL
- DETAIL / SHEET 1 / A501 — ENLARGED VIEW
- E1-A0 — EXTERIOR ASSEMBLY TYPE. SEE A030 FOR ASSEMBLY TYPES
- P1 — EXTERIOR FINISH COLOR. SEE COLOR LEGEND

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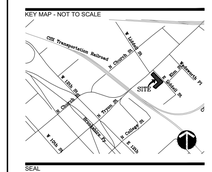
KEY MAP - NOT TO SCALE



SEAL

NORTH CAROLINA LICENSED ARCHITECTURE C-015 LandDesign, Inc.

PETITION NUMBER XXXX

PROJECT

1024 N. TRYON

ELITE

1024 N TRYON

CHARLOTTE, NC 28217

LANDDESIGN PROJ.#

1019346

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/17/2019

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE NORTH

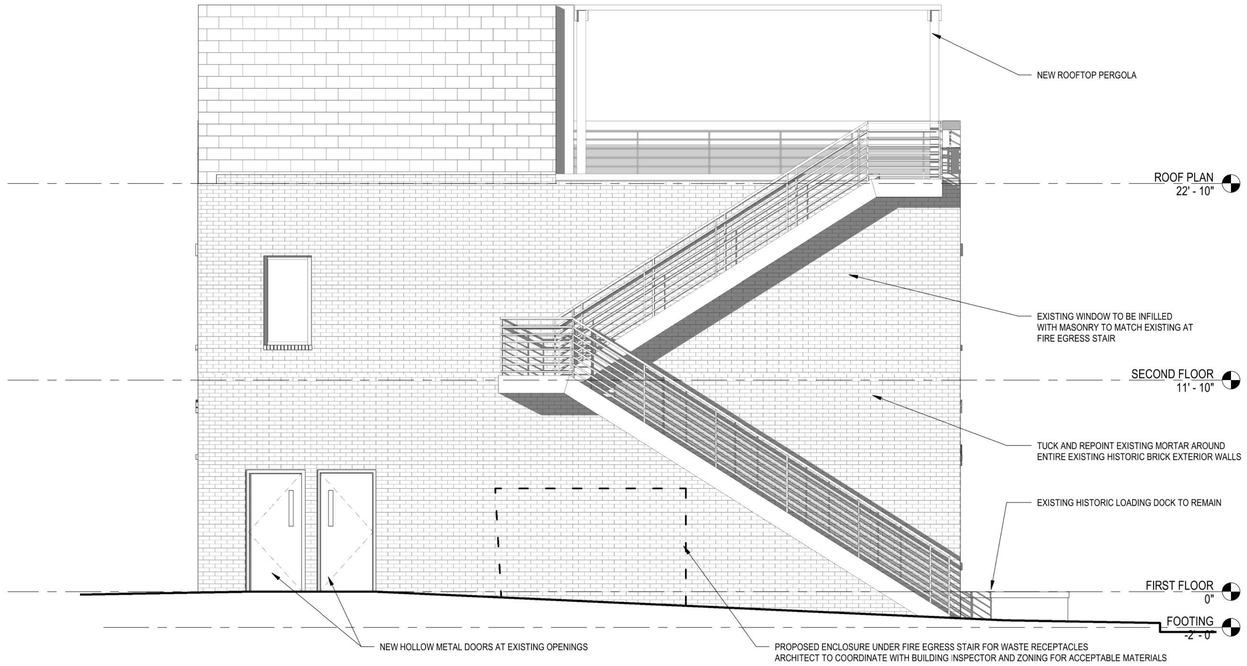
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ - 3



1 / A202 **NORTH ELEVATION**

SCALE: 1/4" = 1'-0" R.E. = 1/A101

ELEVATION NOTES

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL.
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9. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.

EXTERIOR COLOR LEGEND

PAINT COLORS TO BE COORDINATED DURING CONSTRUCTION WITH ARCHITECT, OWNER AND HISTORIC LANDMARKS COMMISSION.

EXTERIOR SYMBOL LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

- 1t — DOOR TAG
- 1t — WINDOW TAG (REFER TO A602 FOR WINDOW SIZES AND INFORMATION)
- D.S. — DOWNSPOUT LOCATION
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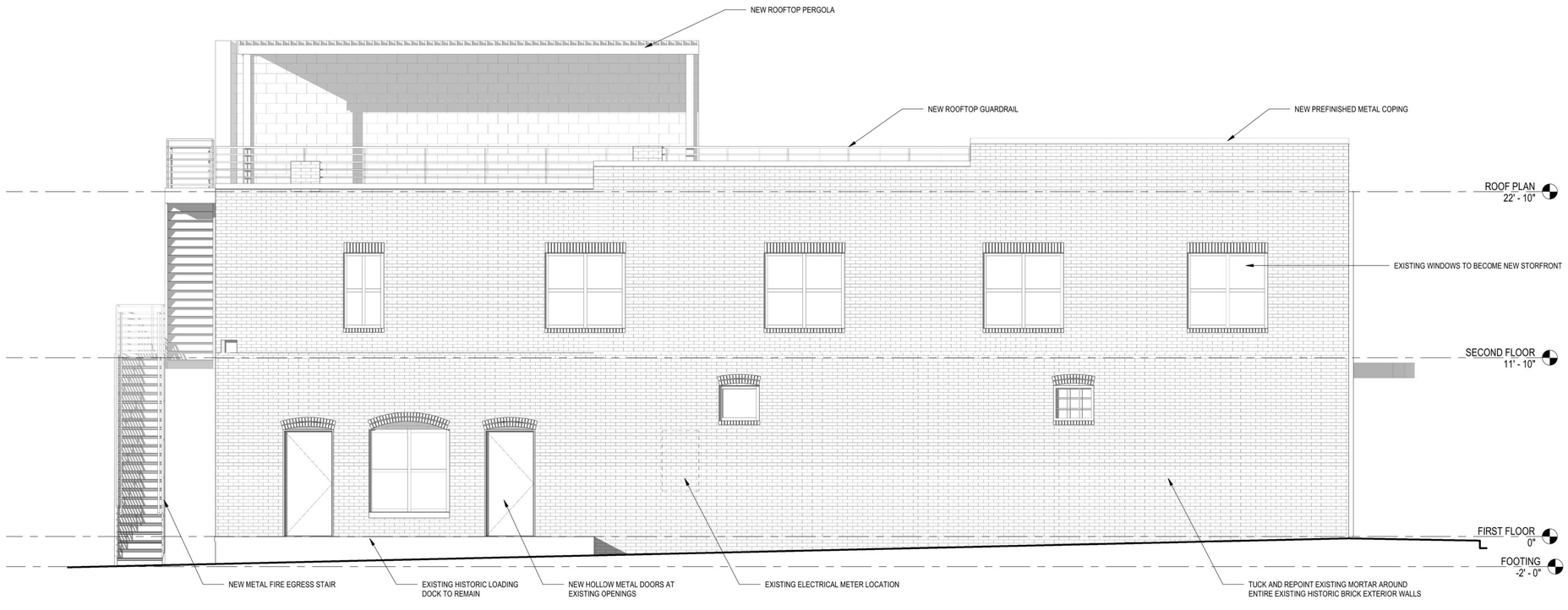

2 / A202 **WEST ELEVATION**

SCALE: 1/4" = 1'-0" R.E. = 1/A101

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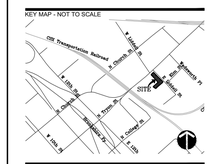
KEY MAP - NOT TO SCALE



SEAL

NORTH CAROLINA PROFESSIONAL ARCHITECTURAL SEAL C-015 LandDesign, Inc.

PETITION NUMBER XXXX

PROJECT

1024 N. TRYON

ELITE

1024 N TRYON

CHARLOTTE, NC 28217

LANDDESIGN PROJ.#
1019346

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	09/17/2019

DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ - 4