

Site Development Data:

± 0.33 acres <u>Tax Parcel #s</u>: 081-024-06, 081-024-10,

Existing Zoning: I-2

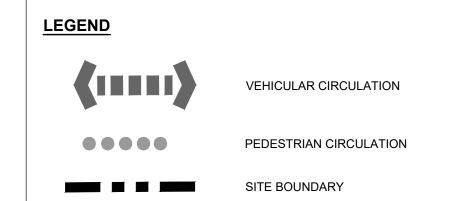
Proposed Zoning: MUDD-O Existing Uses: Vacant commercial space

Proposed Uses: Rehabilitation of existing 2 story brick building. Up to 2,890 square feet of office and 6,550 square feet of food/drink area (including rooftop)

Maximum Building Height: 75' max as allowed by the Ordinance. Existing building's height of 35' to be

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

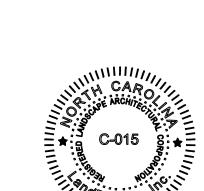
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.





Planning Department

APPROVED BY CITY COUNCIL February 17, 2020



ARCHITECTURE PLANNING INTERIORS

1635 West Trade Street, Suite 1A Charlotte, North Carolina 28216

T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

This drawing and the design shown are the property of Neighboring Concepts, PLLC.

The reproductin, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

©2017 Neighboring Concepts, PLLC

LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325

WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658

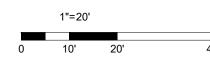
Norfolk-Southern Railroad

REZONING PETITION NUMBER 2019-143

OPTIMUS BUILDING

1024 N. TRYON ST. CHARLOTTE, NC 28217

CHARLOTTL, NO 20211		
No.	Description	Date
1	REZONING SUBMITTAL	09/17/20
2	REZONING SUBMITTAL	12/12/20
3	REZONING SUBMITTAL	01/28/202
4	REZONING SUBMITTAL	02/07/202





January 28, 2020

Site Development Data Table

ACREAGE: ± 0.33 ACRES Tax Parcel #s: 081-24-06, 081-24-10

Existing Zoning: MUDD-O Proposed Zoning:

Existing Uses:

Non-residential uses as permitted by right, as allowed in the Proposed Uses:

MUDD-O zoning district

Commercial Uses

Maximum Gross Square Feet of Development: Up to 9,950 (equal to the existing square footage + rooftop) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the MUDD-O zoning district.

Maximum Building Height: 75' max as allowed by the City of Charlotte Zoning Ordinance (the "Ordinance").

Parking: Parking as required by the Ordinance with optional provisions.

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-O 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 the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O 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. Optional Provisions:

- a. Existing parking, new parking, and maneuvering for parking located within the setbacks will be allowed as part of the optional provision set forth in this rezoning petition.
- b. The petitioner will work with CDOT during permitting to discuss sidewalk where site conditions do not allow for installation of required standards. Specifically the streetscape area located in front of the existing building.
- c. To provide a place for backflows that will allow for appropriate required screening, the Petitioner will be allowed to switch the required 8-foot planting strip and 6-sidewalk set forth in this rezoning petition. See "PROPOSED STREETSCAPE" exhibit shown to the right on this sheet for alternative streetscape design. The streetscape area on E. Liddell Street not located in front of the existing building will have a 6-foot sidewalk behind the back of curb and 8-foot planting area for trees and backflow.
- d. Screening between East Liddell Street and the parking lot will be provided in the planting area set forth in this petition and will be in compliance with MUDD-O parking screening requirements
- e. Due to existing Site conditions, a 20' drive aisle shall be used to meet MUDD-O parking count. The Petitioner will work with CDOT during permitting to discuss how to install driveway and drive aisle where site conditions do not

allow for installation of required standards.

OWNER: THE OPTIMUS BUILDING, LLC 02/07/2019 **Rezoning Petition No. 2019-143**

3. Permitted Uses, Development Area Limitations:

Per MUDD development standards 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 not less than 10 ft from the back of curb. The Site has an existing building which abuts the right-of-way on N. Tryon Street and portions on E. Liddell Street. The existing building will remain and be rehabilitated, therefore the required setback on N. Tryon Street and E. Liddell Street shall be located at the existing right-of-way. Any newly constructed structures on Site, not attached to the existing building 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 exceeded and the building additions occur within the building envelopes indicated on the Rezoning Plan.

4. 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

5. Streetscape, Landscaping Open Space and Screening:

- a. The proposed zoning requires a streetscape of an 8-foot planting strip and 6-foot sidewalk along Tryon Street and East Liddell Street frontages. However, the building is to remain and will not allow the full streetscape to be implemented. See "REQUIRED STREETSCAPE" exhibit to the right showing building impacts to the with required streetscape along East Liddell Street. The Site will not impact streetscape along Tryon's frontage, therefore the Petitioner is not required to provide improvement to the streetscape. See section 2, optional provision section on this sheet for petitioners allowed streetscape.
- b. The Petitioner will improve the Site's side East Liddell Street by constructing new
- c. The Petitioner will reconstruct the existing curb ramp on the site's side of the CDOT requirements.
- d. Per MUDD-O 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 the proposed MUDD-O site. See section 2,

6. Architectural Standards:

7. Parking and Maneuvering Restrictions:

a. As allowed in MUDD-O Zoning Ordinance with optional provisions.

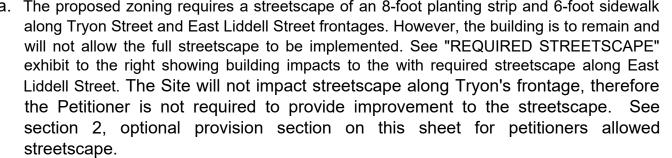
- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements if required

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

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development

before the Site's first building certificate of occupancy is issued.



- vertical curb along the site's frontage. No existing curb is present today.
- intersection of N. Tryon St and E. Liddell St. per Charlotte Land Development and
- optional provision section on this sheet for parking lot screening.

a. N/A

8. Environmental Features:

9. Amendments to the Rezoning Plan:

with the provisions herein and of Chapter 6 of the Ordinance.

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.

ARCHITECTURE PLANNING INTERIORS

1635 West Trade Street, Suite 1A Charlotte, North Carolina 28216 T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

Neighboring Concepts, PLLC.
The reproductin, copying, or other use of this drawing without their written consent is prohibited and any

©2017 Neighboring Concepts, PLLC

LandDesign.

CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658

REQUIRED STREETSCAPE

(not proposed because of existing building constraints)

SCALE: 1"=40'

E. LIDDELL ST.

PROPOSED STREETSCAPE

SCALE: 1"=40'

E. LIDDELL ST.

— EX. CONCRETE STEPS

BUILDING FOUNDATION

MAINTAIN EXISTING SIDEWALK WIDTH

TO MEET REQUIRED CLDS SLOPES

NEXT TO LOADING DOCK. NEW SIDEWALK

RECONSTRUCTED STEPS

- EX. RAISED SOLID CONCRETE

EX. BUILDING DOORS TO BE UTILIZED

LOADING DOCK TO REMAIN

PROPOSED _ _ _ EX. R/W

EX. BUILDING DOORS TO BE UTILIZED

EX. RAISED SOLID CONCRETE LOADING

DOCK POSSIBLY ATTACHED TO EXISTING

REQ. 8' PLANTING STRIP

REQ. 6' SIDEWALK

REQ. 14' SETBACK

PROP 8' WIDE PLANTING AREA

AND BACKFLOW LOCATION.

PROPOSED

PROPOSED

SETBACK AT R/W

EX. CONCRETE STEPS

EX. BUILDING

TO REMAIN

EX. BUILDING

PROPOSED

SETBACK AT R/W

POWER POLE TO REMAIN

CUSTOM ADA RAMP TO BE APPROVED BY CDOT. COMBINATION OF CLDS DETAIL #10 35A & #1040A

APPROXIMATE LOCATION OF EXISTING

EX. ASPHALT RAMP

PROP. VERTICAL -

APPROXIMATE LOCATION OF

PROP. VERTICAL

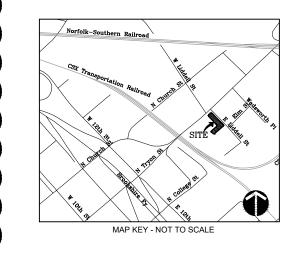
RECONSTRUCTED -

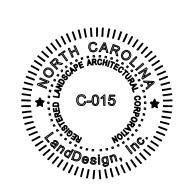
EXISTING POWER POLE TO REMAIN

S. TRYO

CONFLICT WITH

EXISTING STRUCTURES





REZONING PETITION NUMBER 2019-143

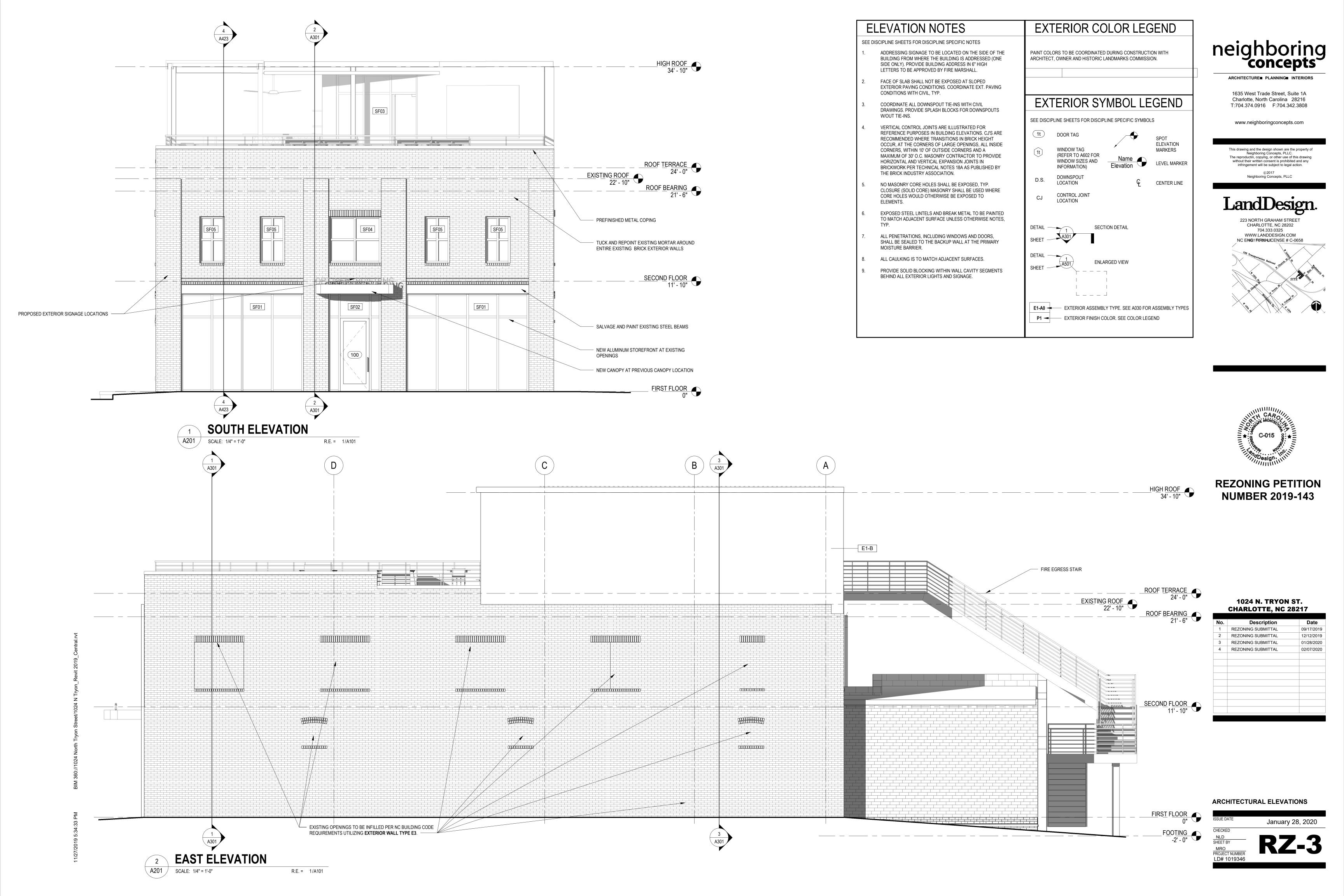
OPTIMUS BUILDING

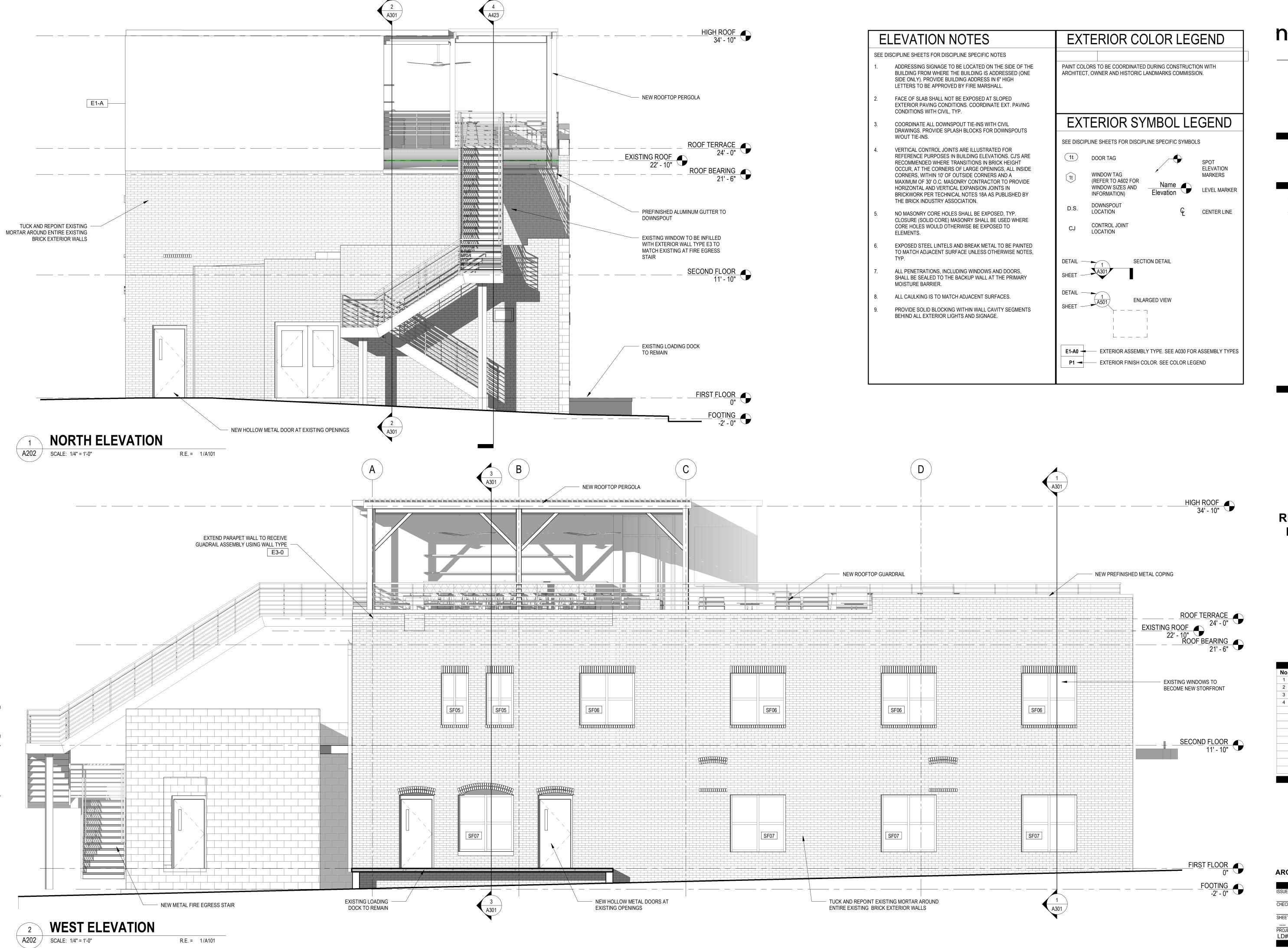
1024 N. TRYON ST. CHARLOTTE, NC 28217

No.	Description	Date	
1	REZONING SUBMITTAL	09/17/2019	
2	REZONING SUBMITTAL	12/12/2019	
3	REZONING SUBMITTAL	01/28/2020	
4	REZONING SUBMITTAL	02/07/2020	

DEVELOPMENT STANDARDS NOTES January 28, 2020 MRO PROJECT NUMBER

 $\sim\sim\sim\sim\sim\sim$





neighboring concepts

ARCHITECTURE■ PLANNING■ INTERIORS

1635 West Trade Street, Suite 1A Charlotte, North Carolina 28216 T:704.374.0916 F:704.342.3808

www.neighboringconcepts.com

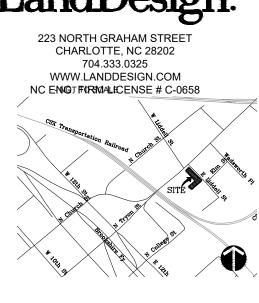
This drawing and the design shown are the property of Neighboring Concepts, PLLC.

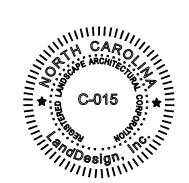
The reproductin, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

©2017

Neighboring Concepts, PLLC

LandDesign





REZONING PETITION NUMBER 2019-143

1024 N. TRYON ST.

CHARLOTTE, NC 28217

No.	Description	Date
1	REZONING SUBMITTAL	09/17/2019
2	REZONING SUBMITTAL	12/12/2019
3	REZONING SUBMITTAL	01/28/2020
4	REZONING SUBMITTAL	02/07/2020

ARCHITECTURAL ELEVATIONS

SHEET BY

DROUGET NUMBER