

1. General Provisions

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition 2019 – 174 to rezone property tax parcel 18313210 (the "Site") from O-6(CD) to the MUDD-O Zoning District, to accommodate an Office / Retail Building and Parking Structure as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, including building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or These Development Standards establish more stringent standards, the regulations established in the Ordinance for MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Optional Provisions

The development will be phased with the office building being constructed where adjacent parking currently exists. Once the office building is completed, the existing 2-story office will be demolished in order to construct the parking structure. Prior to issuance of demolition/grading permit of the parking area and construction permit for the office building, the Petitioner will provide the city with a signed agreement for off-site parking for all office tenants and construction workers. The agreement will remain in place until the certificate of occupancy is received for the parking garage. While this transition takes place, the Office Building will not meet the parking regulations of MUDD, and the petitioner seeks this allowance as an "Option".

3. Permitted Uses

The petitioner requests to be allowed all uses that are permitted in the MUDD Zone, including office, retail, personal service, and EDEE uses, except the following: Automotive service stations, Bus passenger stations, Dormitories, Dwellings, Group Homes, Hotels/Motels, Transit stations, Gas stations, or CBD/Vape/Smoke shops.

4. Transportation

The Vehicular access point shall be limited to one driveway on Coltsgate Road, as generally depicted on the Rezoning Plan. The petitioner will obtain a traffic impact study. Recommended transportation improvements will be approved and constructed prior issuance of the certificate of occupancy.

5. Architectural Standards

Allowable building materials include masonry, stucco, synthetic stucco, glass, cementitious siding, synthetic wood siding and architectural metal panels. The lower level of the Parking Structure and the Office building will engage the street with clear glass and operational entrance doorways.

6. Environmental Features - Landscaping

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Petitioner agrees to provide 8' landscaping strip and 8' sidewalk continuous along Coltsgate Road.

7. Lighting

The maximum height of any freestanding fixture shall not exceed 21' including its bases. All lighting will contain cut-off shields so that no exterior lighting will not shine onto adjacent properties.

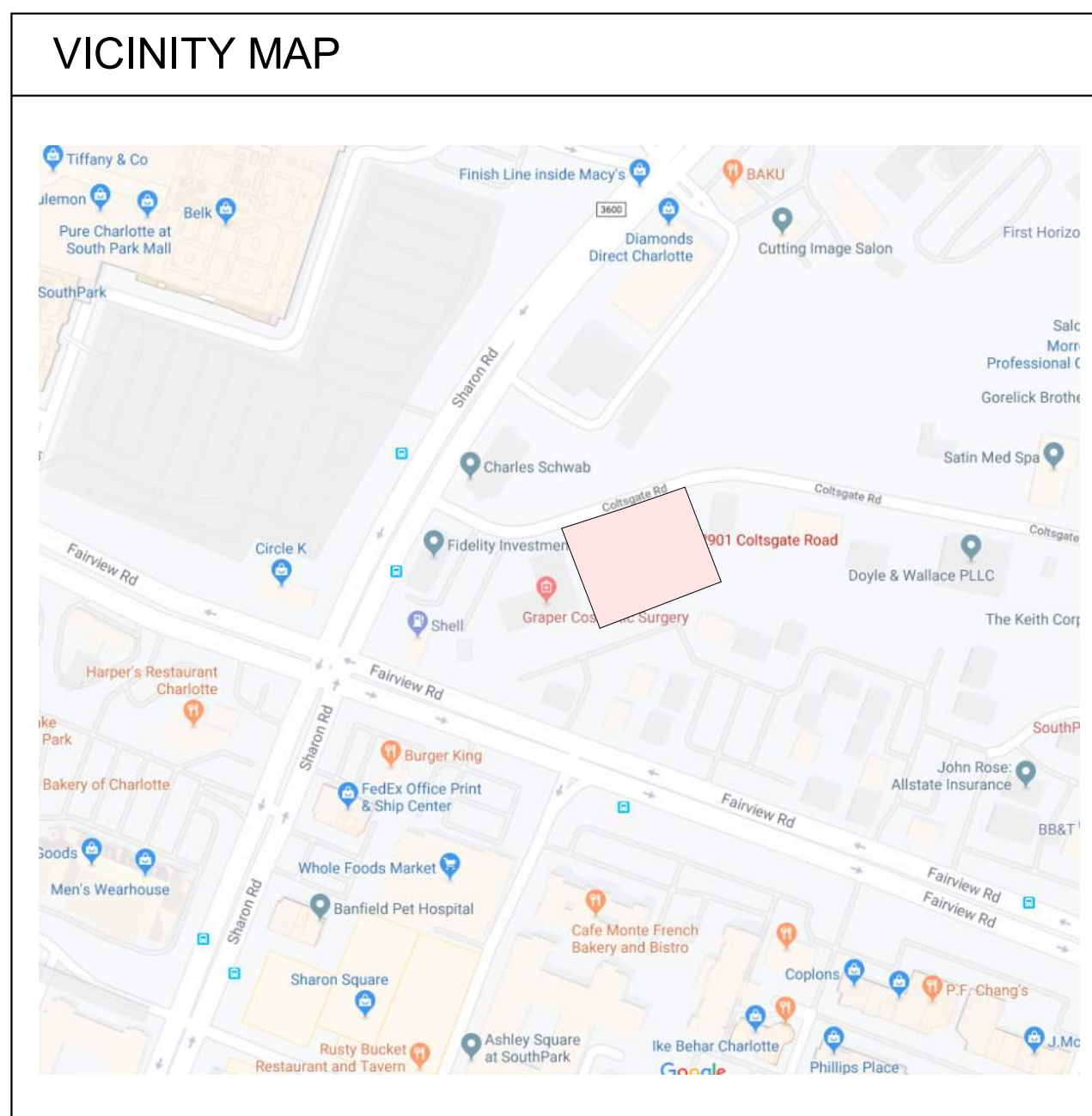
8. Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Documents and Definitions

If the Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

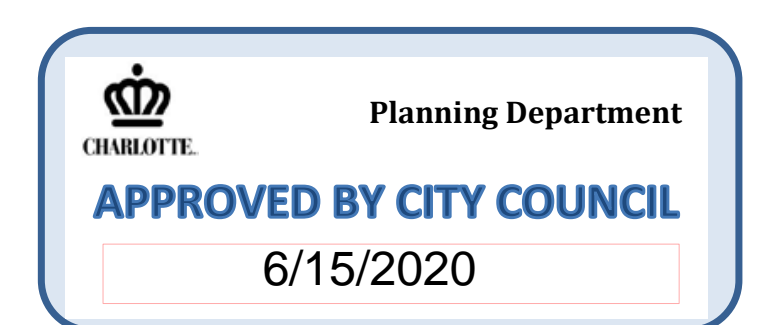
Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in the future development thereof.



DEVELOPMENT SUMMARY

- Tax Parcel Number: 18313210
- Acres: 1.124 Acres
- Existing Zoning: O-6 (CD)
- Proposed Zoning: MUDD-O
- Proposed Use: See permitted uses (Note 3)
- Proposed Areas: 96,000 sf total
 - Office: 92,500 sf (including up to 25,000 of medical office)
 - Non-Office: 3,500 sf
- Height: 6 stories: +/- 90'
- Open Space: Required: 500 sf
Provided: 650 sf
- Impervious Surface:
 - Existing: 36,415 sf
 - Proposed: 41,054 sf

10. Right of Way
The petitioner agrees to dedicate and fee simple conveyance of all rights of way to the City prior to the site's first certificate is issued. A 2' right of way behind the sidewalk will be provided where feasible.



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SEAL:

CONSULTANT:

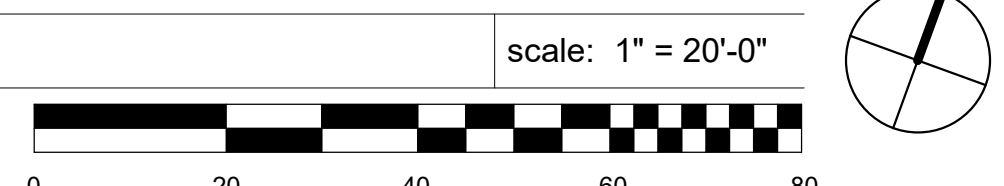
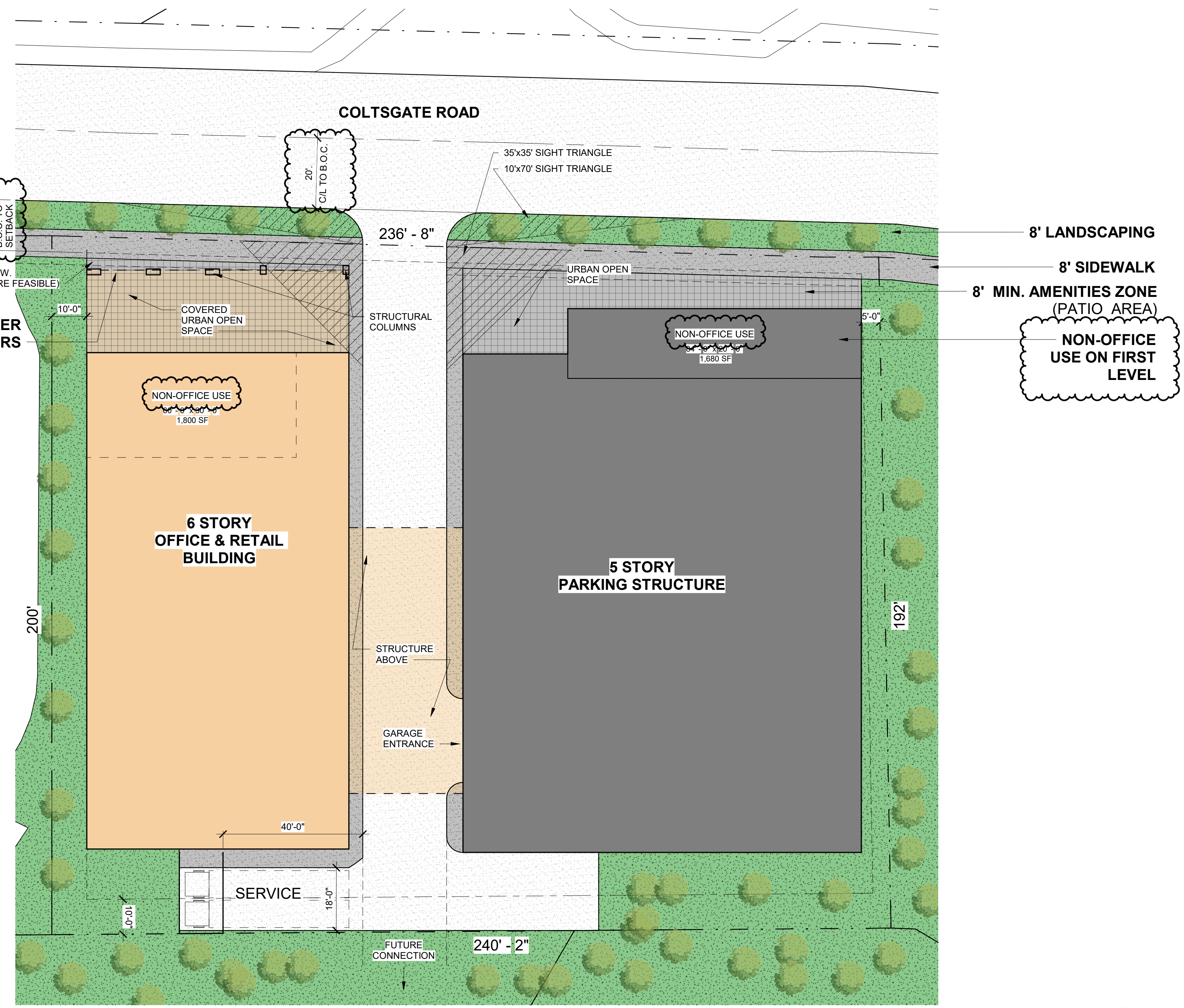
2901 COLTSGATE
Petition No. 2019-174
For Public Hearing
2901 Coltsgate Road
Charlotte, NC 28211
ODA Project No. 193447

ZONING
05.20.2020

REVISIONS		
No.	Description	Date
REVISION 1		02.10.2020
REVISION 2		05.28.2020

ILLUSTRATIVE PLAN & NOTES

RZ-1





EXTERIOR VIEW



EXTERIOR VIEW



VIEW DOWN COLTSGATE




VIEW FROM FAIRVIEW



NORTH ELEVATION

scale: 1/16" = 1'-0"


Planning Department
APPROVED BY CITY COUNCIL
 6/15/2020



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SCALE:
 CONSULTANT:

2901 COLTSGATE

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REVISIONS		
No.	Description	Date
REVISION 2		05.28.2020

EXTERIOR IMAGERY

RZ-2