

SECTION 2 - GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MCSHANE PARTNERS LLC (THE "PETITIONER") FOR AN APPROXIMATELY 0.233 ACRE SITE LOCATED ON PARK DRIVE, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL # 12703401. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE DEVELOPMENT OF A TWO STORY OFFICE BUILDING WITH A SINGLE FAMILY RESIDENCE ABOVE IT.

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 THE DEVELOPMENT OF THE SITE.

SECTION 1 - DEVELOPMENT DATA TABLE

• SITE AREA:	10,149.48 SF (0.233 ACRES)
• TAX PARCEL NUMBER:	12703401
• EXISTING ZONING:	R-43MF
• PROPOSED ZONING:	MUDD-O
• EXISTING USE:	OFFICES
• PROPOSED USE:	OFFICES AND SINGLE FAMILY DWELLING
• MAXIMUM NUMBER OF BUILDINGS:	1
• MAXIMUM BUILDING HEIGHT:	4 STORIES
• PARKING:	(RESIDENTIAL) 1 SPACE PER DWELLING = 1 SPACE (ALL OTHER USES) 1 PER 600 SF = 6,600 / 600 = 11 SPACES TOTAL PARKING REQUIRED = 12 SPACES *SHARED PARKING ALLOWED FOR UP TO 50% OF REQUIRED SPACES

8 TOTAL PARKING SPACES PROVIDED ON SITE, WITH 4 ADDITIONAL SPACES BEING LEASED WITHIN 400' OF THE BUILDING

SECTION 3 - OPTIONAL PROVISIONS

PETITIONER REQUESTS THE APPROVAL OF THE FOLLOWING PROVISIONS:

A. BASED ON THE CURVED NATURE OF THE SITE THE PETITIONER REQUESTS THAT PARKING BE ALLOWED BETWEEN THE BUILDING AND THE SETBACK

B. THE SIDEWALK SHALL BE ALLOWED TO MEANDER AROUND EXISTING TREES

SECTION 4 - PERMITTED USES

A. UNLESS OTHERWISE EXCLUDED HERE, ANY USE PERMITTED IN SECTIONS 9.8502 & 9.8503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, INCLUDING WITHOUT LIMITATION, A PROFESSIONAL BUSINESS AND GENERAL OFFICES AS WELL AS A SINGLE-FAMILY DWELLING. ENTERTAINMENT ESTABLISHMENT (EDEC) SHALL BE EXCLUDED FROM PERMITTED USES FOR THE SITE.

SECTION 5 - TRANSPORTATION

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 ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT")

B. PROPOSED RIGHT-OF-WAY DEDICATION AND FEE SIMPLE CONVEYANCE TO THE CITY SHALL BE COMPLETED BEFORE THE SITE'S FIRST BUILDING CERTIFICATION OF OCCUPANCY IS ISSUED.

C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE OPENING THE BUSINESSES ON THE SITE

D. THE PETITIONER TO INSTALL 2 SHORT-TERM BICYCLE PARKING SPACES

SECTION 6 - ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 4 STORIES

B. DUMPSTER AND RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER AND RECYCLING AREAS MAY BE LOCATED IN THE SETBACKS AND BUFFER YARDS AS LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

C. THE BUILDING SHALL BE PLACED AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.

D. FACADES FRONTING STREETS SHALL INCLUDE WINDOWS AND/OR OPERABLE DOORS OR A COMBINATION OF THE FOREGOING FOR A MINIMUM OF 30% OF EACH FRONTAGE ELEVATION.

E. THE FACADES ON THE FIRST/GROUND FLOOR OF THE BUILDING ALONG STREETS SHALL INCORPORATE A MINIMUM OF 40% BRICK.

SECTION 7 - STREETScape AND LANDSCAPING

A. THE PETITIONER SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE MUDD-O ZONING DISTRICT.

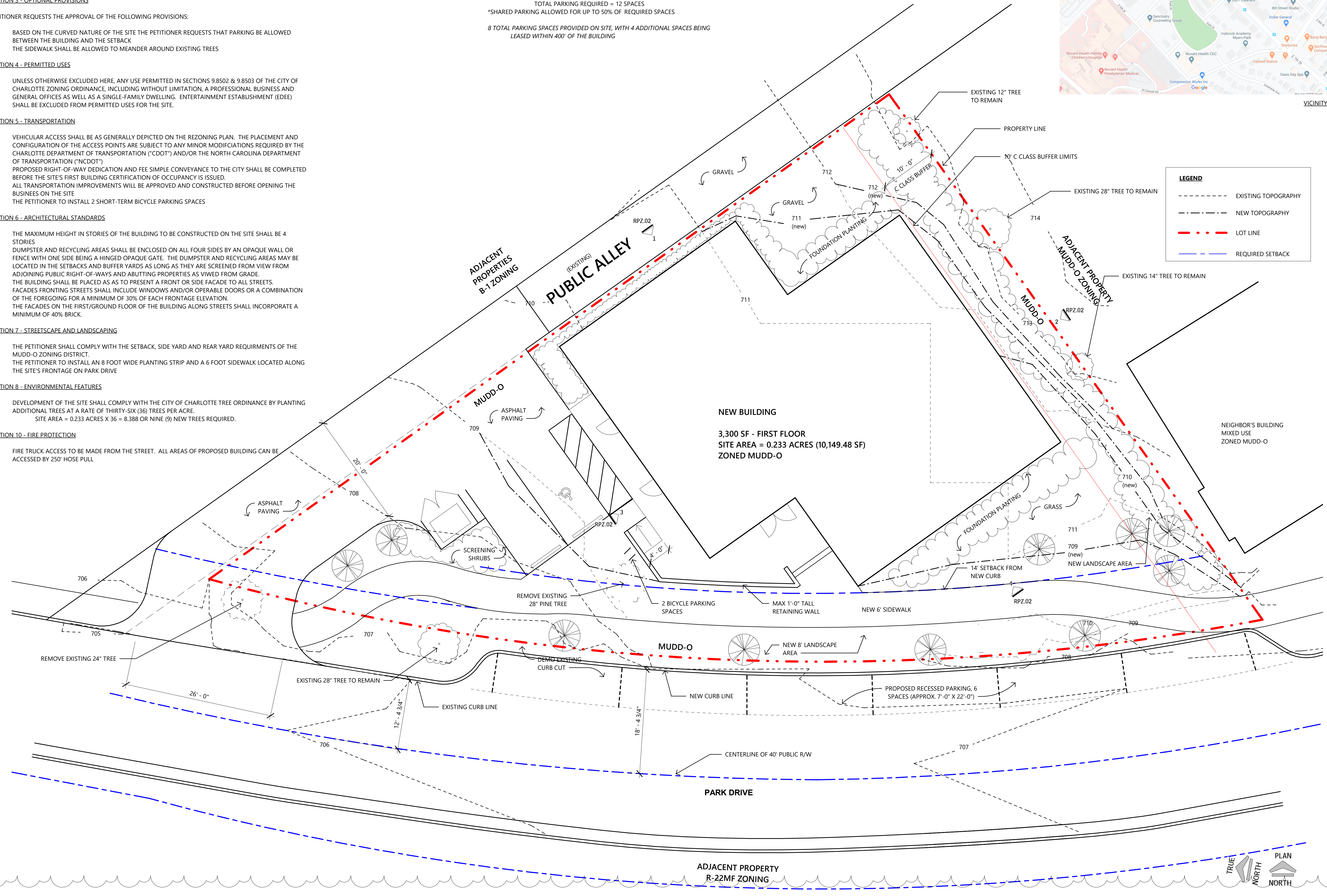
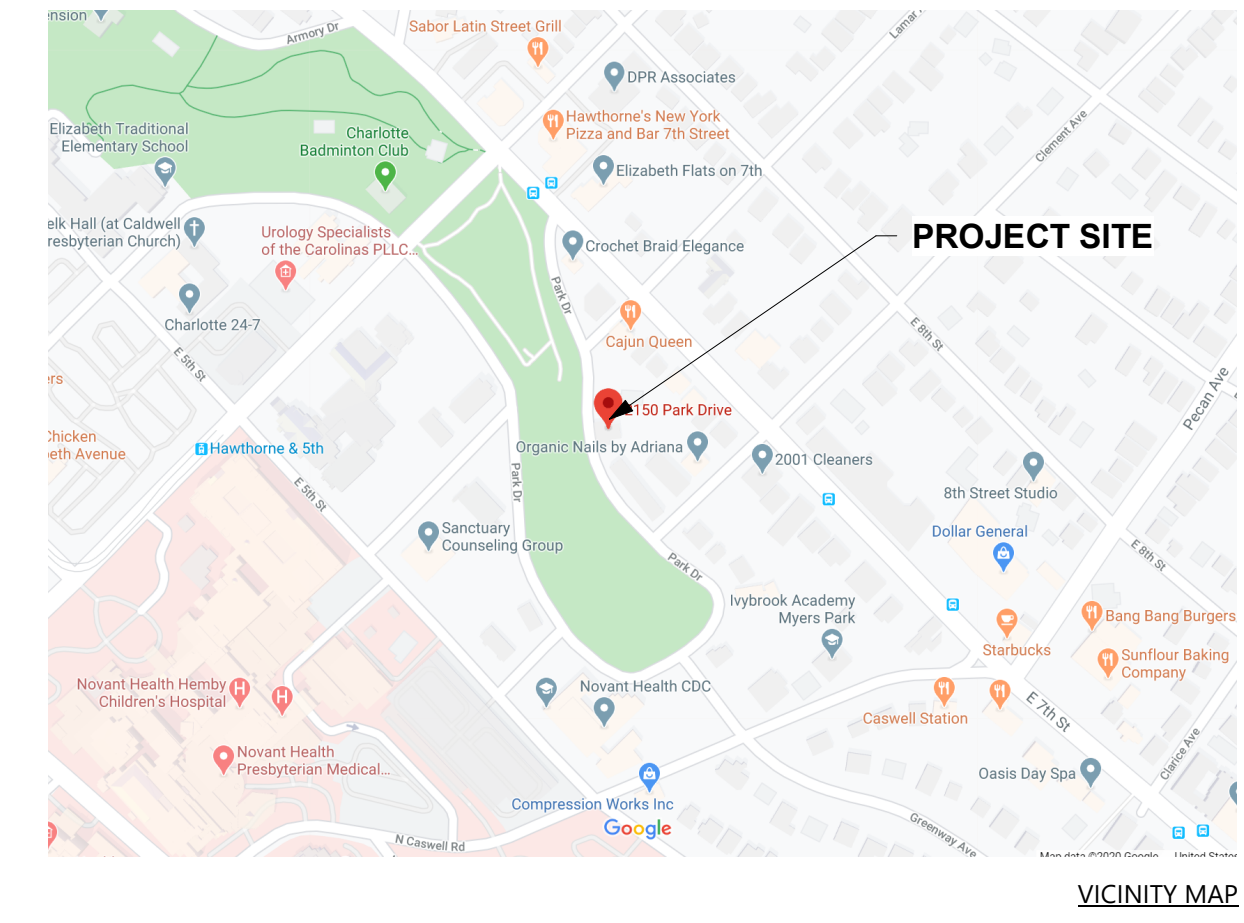
B. THE PETITIONER TO INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON PARK DRIVE

SECTION 8 - ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE BY PLANTING ADDITIONAL TREES AT A RATE OF THIRTY-SIX (36) TREES PER ACRE.
SITE AREA = 0.233 ACRES X 36 = 8.388 OR NINE (9) NEW TREES REQUIRED.

SECTION 10 - FIRE PROTECTION

A. FIRE TRUCK ACCESS TO BE MADE FROM THE STREET. ALL AREAS OF PROPOSED BUILDING CAN BE ACCESSED BY 250' HOSE PULL



LEGEND

- - - - - EXISTING TOPOGRAPHY
- - - - - NEW TOPOGRAPHY
- . - . - LOT LINE
- - - - - REQUIRED SETBACK

McSHANE PARTNERS OFFICE

2150 PARK DRIVE CHARLOTTE, NC 28204

McShane Partners
WEALTH & INVESTMENT ADVISORY

starr design
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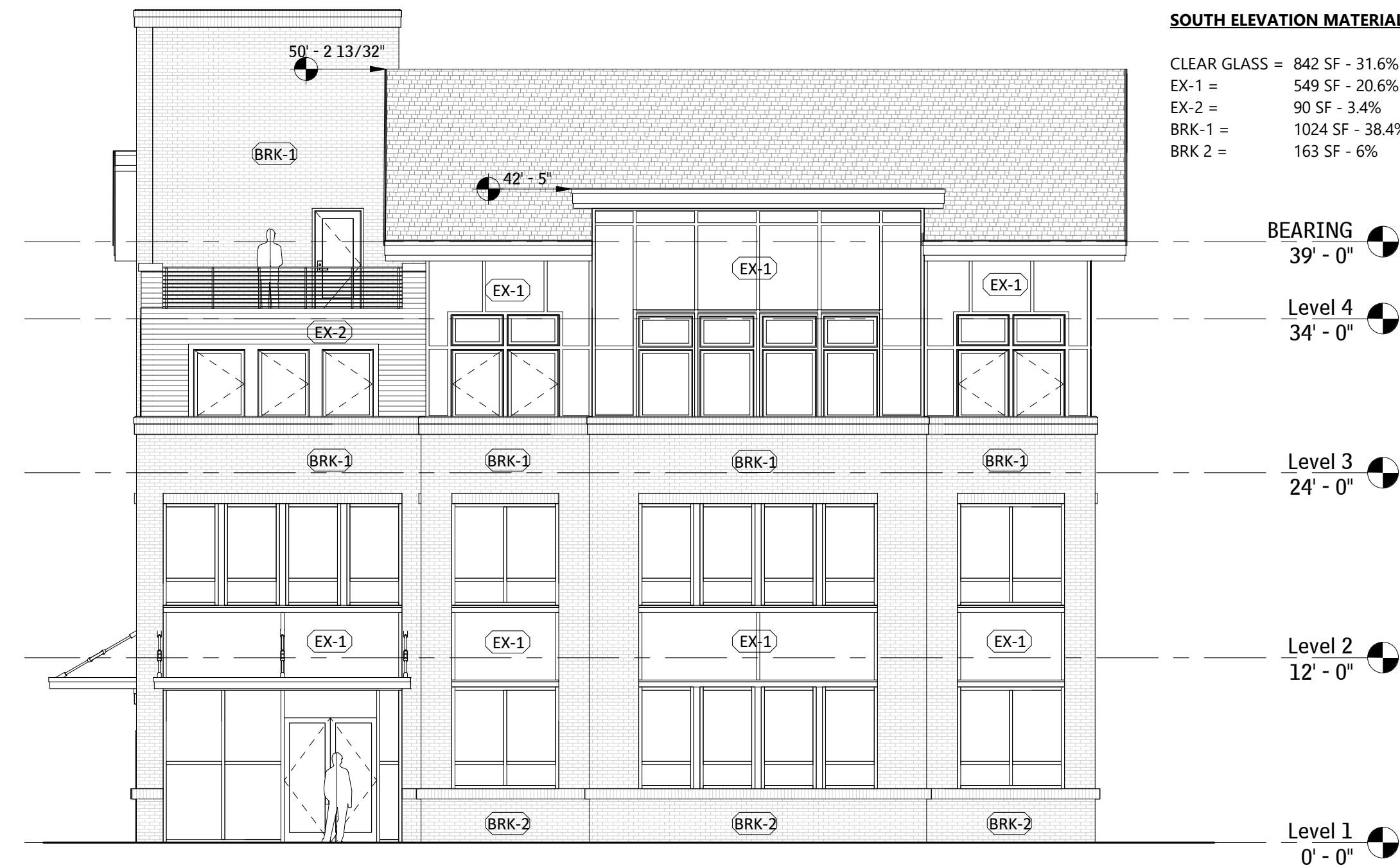
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RZP-2020-015
12/19/2019

No.	Description	Date
1	Revision 1	3/16/2020

project address | name
client
designers
revision
NOT FOR CONSTRUCTION
seal
sheet number | title

FINISH SCHEDULE - EXTERIOR				
KEY	PRODUCT INFORMATION			REMARKS
	MANUFACTURER	MODEL NUMBER	COLOR	
BRK-1	GENERAL SHALE	MILLSTONE, QUEEN 6040007503		EXTERIOR BRICK
BRK-2	GENERAL SHALE	GRAYSTONE VELOUR ROCKFACE		EXTERIOR BRICK
EX-1	JAMES HARDIE	HARDIEPANEL AND TRIM	SW7068	
EX-2	JAMES HARDIE	HARDIEPLANK LAP SIDING	SW9170	



SOUTH ELEVATION MATERIAL

CLEAR GLASS = 842 SF - 31.6%
EX-1 = 549 SF - 20.6%
EX-2 = 90 SF - 3.4%
BRK-1 = 1024 SF - 38.4%
BRK-2 = 163 SF - 6%

BEARING 39' - 0"
Level 4 34' - 0"
Level 3 24' - 0"
Level 2 12' - 0"
Level 1 0' - 0"

4 SOUTH ELEVATION
1/8" = 1'-0"

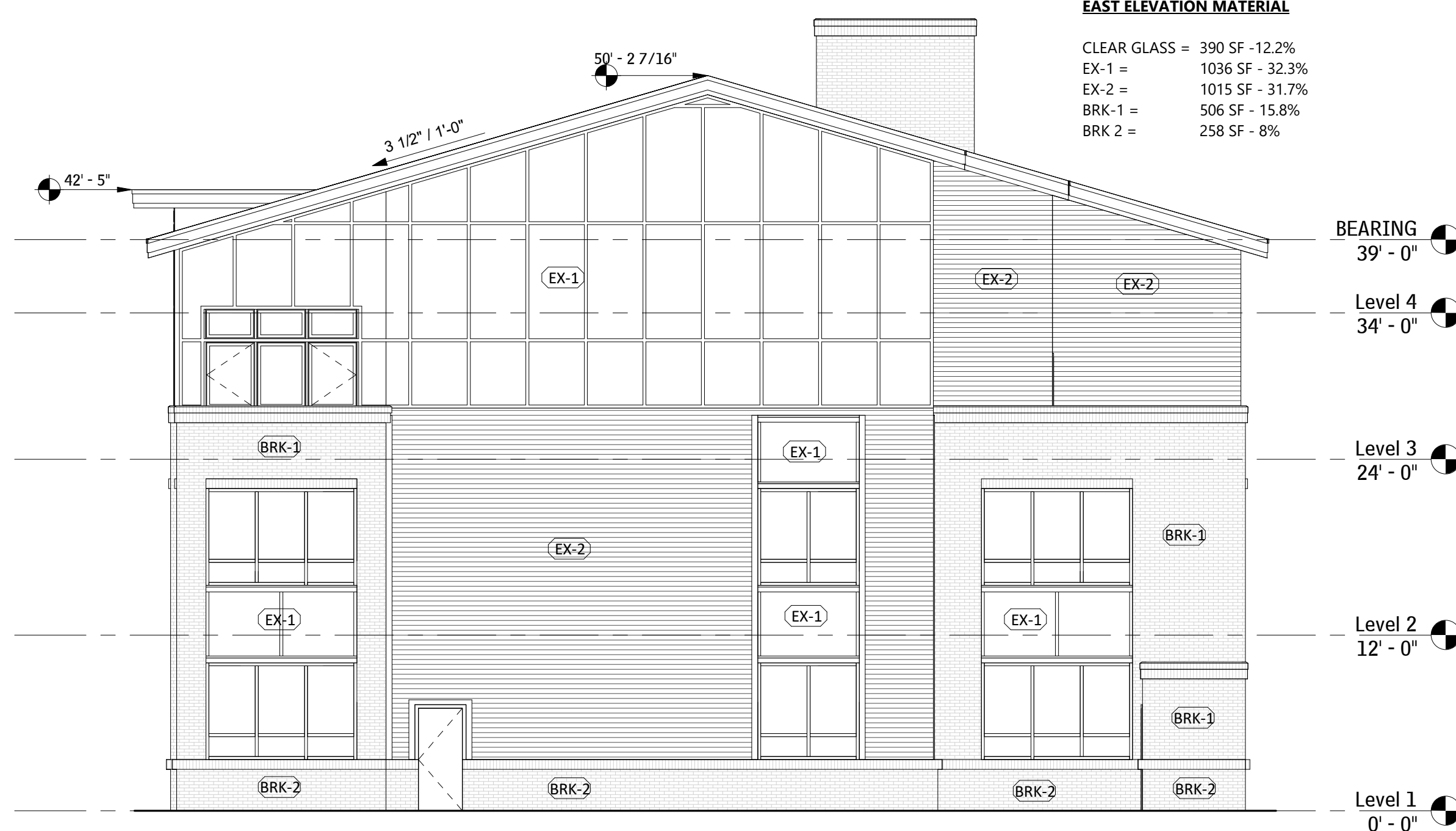


WEST ELEVATION MATERIAL

CLEAR GLASS = 400 SF - 12%
EX-1 = 797 SF - 24%
EX-2 = 744 SF - 22.4%
BRK-1 = 1179 SF - 35.5%
BRK-2 = 204 SF - 6.1%

BEARING 39' - 0"
Level 4 34' - 0"
Level 3 24' - 0"
Level 2 12' - 0"
Level 1 0' - 0"

3 WEST ELEVATION
1/8" = 1'-0"

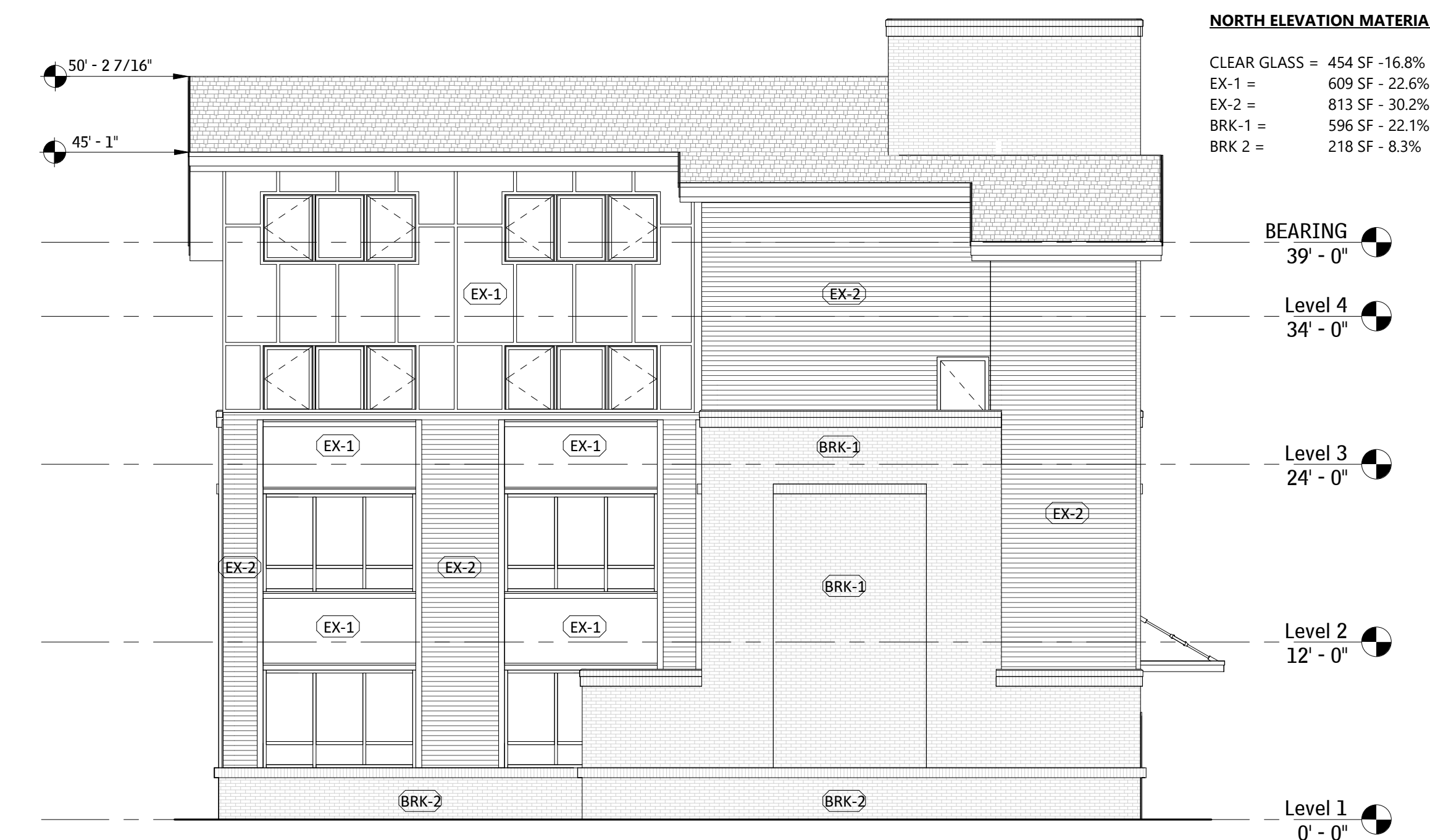


EAST ELEVATION MATERIAL

CLEAR GLASS = 390 SF - 12.2%
EX-1 = 1036 SF - 32.3%
EX-2 = 1015 SF - 31.7%
BRK-1 = 506 SF - 15.8%
BRK-2 = 258 SF - 8%

BEARING 39' - 0"
Level 4 34' - 0"
Level 3 24' - 0"
Level 2 12' - 0"
Level 1 0' - 0"

2 EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION MATERIAL

CLEAR GLASS = 454 SF - 16.8%
EX-1 = 609 SF - 22.6%
EX-2 = 813 SF - 30.2%
BRK-1 = 596 SF - 22.1%
BRK-2 = 218 SF - 8.3%

BEARING 39' - 0"
Level 4 34' - 0"
Level 3 24' - 0"
Level 2 12' - 0"
Level 1 0' - 0"

1 NORTH ELEVATION
1/8" = 1'-0"

RZP-2020-015
12/19/2019

No.	Description	Date

SCHMATIC
ELEVATIONS
RPZ.02



BRK - 1 GENERAL SHALE MILLSTONE



EX-1 SW7068



DARK BRONZE METAL



BRK - 2 GENERAL SHALE GRAYSTONE VELOUR ROCKFACE



EX-2 SW9170



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job status

No.	Description	Date

revision

seal

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PERSPECTIVE VIEW
RPZ.03

sheet number | title