

PLAN VIEW SCALE AS NOTED -

DATA TABLE

DEVELOPMENT DATA

- SITE ACREAGE
 - EXISTING: 0.35 ACRE
 - PROPOSED: 0.31 ACRE
- TAX PARCEL INCLUDED IN REZONING: 15510337
- EXISTING ZONING: B1 - NEIGHBORHOOD BUSINESS
- PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT MUDD (CD)
- SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, ETC.): 2,452 SQ. FT.
- MAXIMUM BUILDING HEIGHT: 50 FEET
- PARKING: PARKING WILL BE PROVIDED PER ORDINANCE
- AMOUNT OF OPEN SPACE: N/A

GENERAL PROVISIONS

- SITE LOCATION: THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FROM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "RZP-2020-033 RE-ZONING SITE PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY ELAINE W. QUEEN BY DEBRA MCLVER (ATTORNEY IN FACT) TO ACCOMMODATE THE REUSE OF THE EXISTING BUILDING LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PROVIDENCE ROAD AND HUNTLEY PLACE NON-RESIDENTIAL USES AS DESCRIBED ABOVE AND ALLOWED BY THE MUDD (CD) ZONING DISTRICT AND THE OPTIONAL PROVISIONS BELOW ON AN APPROXIMATELY 0.31 ACRE SITE LOCATED AT 915 PROVIDENCE ROAD, CHARLOTTE, NC 28207 (THE "SITE").
- 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 (CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- GRAPHICS AND ALTERATIONS: THE DEPICTIONS OF THE BUILDING AND PARKING ENVELOPES, SIDEWALKS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTER 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 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 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 THE GRAPHICS IF THEY ARE:
 - 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 ATTORNEY IN FACT SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE ATTORNEY IN FACT APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY
 - NOTWITHSTANDING THE NUMBER OF THE BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.
 - FIFTH THIRD BANK DOES NOT USE FRONT END LOADING TRASH PICK UP SERVICES. DAILY TRASH IS PICKED UP DAILY BY THE JANITORIAL SERVICE AND DISPOSED OFF-SITE. NO FRONT-END DUMPSTER ENCLOSURE OR ROLL OUT CARTS WILL BE USED.

PURPOSE

- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROPOSE NEW CONSTRUCTION AND USE OF A FINANCIAL INSTITUTION, GENERAL AND MEDICAL OFFICE.
- TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM "B1" TO "MUDD (CD)", PROHIBIT AUTOMOTIVE SERVICE STATIONS.

PERMITTED USES

- FINANCIAL INSTITUTION, GENERAL AND MEDICAL OFFICE IS PERMITTED BY RIGHT.
- THE SITE WILL COMPLY WITH NOISE ORDINANCE

TRANSPORTATION

- DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT:
 - AS SHOWN ON PROVIDENCE ROAD
 - AS SHOWN ON HUNTLEY PLACE
- TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT:
 - FULL ACCESS DRIVEWAY TO HUNTLEY PLACE
 - INGRESS DRIVE FROM PROVIDENCE ROAD
- THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE ATTORNEY IN FACT 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.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE ATTORNEY IN FACT MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
- THE ATTORNEY IN FACT WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE ATTORNEY IN FACT WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

ARCHITECTURAL STANDARDS

- BUILDING WILL MEET MUDD (CD) ARCHITECTURAL STANDARDS.
- THE BUILDING FACADES FRONTING ON PROVIDENCE ROAD AND HUNTLEY PLACE SHALL INCLUDE WINDOWS FOR A MINIMUM OF 50% OF THE EXISTING FACADE FACING EACH FRONTAGE.
 - PROVIDENCE ROAD FACADE: 52% LINEAR GLAZING
 - HUNTLEY PLACE FACADE: 73% LINEAR GLAZING

STREETSCAPE & LANDSCAPE

- THERE ARE NO EXISTING ON-SITE TREES
- EASTERN BUFFER SHALL MEET CLASS C BUFFER STANDARD.
- HUNTLEY PLACE SHALL HAVE AN 8' PLANTING STRIP BEHIND BACK OF CURB.
- PROVIDENCE ROAD SHALL HAVE AN 8' PLANTING STRIP BEHIND BACK OF CURB.
- PARKING AREAS ARE REQUIRED TO BE SCREENED FROM ADJACENT RIGHTS-OF-WAY AND ABUTTING PROPERTIES.
- TREE SAVE AREA:
 - IN URBAN ZONES LOCATED IN WEDGE AREAS, A MINIMUM OF 15 PERCENT OF THE OVERALL COMMERCIAL SITE MUST BE PRESERVED AS TREE SAVE AREA. LESS THAN 15 PERCENT OF THE SITE HAS EXISTING TREES. ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE TO MEET THE COMMERCIAL TREE SAVE AREA REQUIREMENT. CALCULATION FOR THE NUMBER OF TREES REQUIRED IN THE TREE SAVE AREA IS BASED ON THE TREE SAVE ACREAGE AND NOT THE OVERALL SITE ACREAGE.
 - THERE IS A TREE LOCATED WITHIN THE PROPOSED DRIVEWAY ALONG HUNTLEY PLACE LESS THAN 8'.
 - TREE PLANTING REQUIRED = TOTAL SITE ACERAGE X 36 TREES = 0.31 AC. X 36 TREES = 12 TREES REQUIRED

LIGHTING

- LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: OUTDOOR LIGHTING SHALL BE SCREENED OR SHIELDED TO AVOID DIRECT ILLUMINATION TO RESIDENTIAL LOT TO THE EAST
- THE DETACH LIGHTING MAXIMUM HEIGHT: 20 FT.
- LOCATION AND HEIGHT OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING: N/A

SIGNS

- AS ALLOWED BY THE ORDINANCE

AMENDMENTS TO THE REZONING PLAN

- 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.

BINDING EFFECT OF THE REZONING APPLICATION

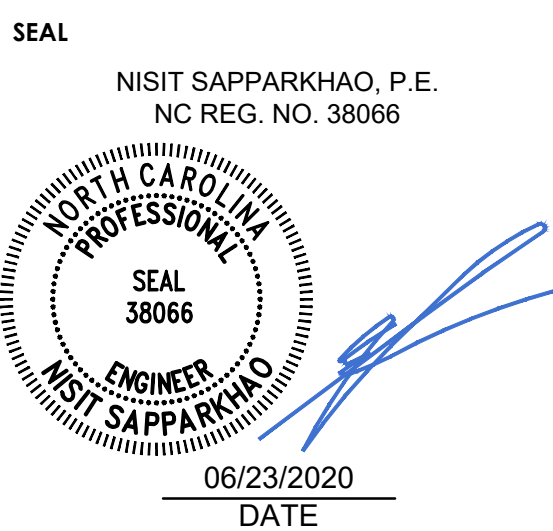
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE ATTORNEY IN FACT AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES PERSONAL REPRESENTATIVES, SUCCESSOR IN INTEREST OR ASSIGNS.



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ISSUE	BY	DATE	DESCRIPTION
		02.10.2020	ZONING SUBMITTAL
		03.25.2020	ZONING RE-SUBMITTAL
		05.08.2020	ZONING RE-SUBMITTAL
		06.01.2020	ZONING RE-SUBMITTAL
		06.23.2020	ZONING RE-SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	183490
DATE:	02.06.20
DRAWN BY:	VC
CHECKED BY:	VC

SHEET TITLE
RZP-2020-033
RE-ZONING
SITE PLAN

SHEET NUMBER
C02.00