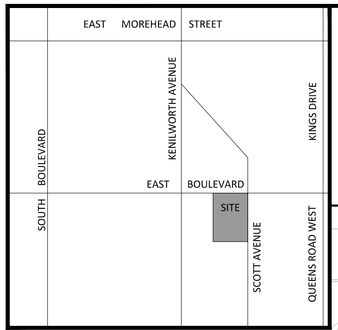
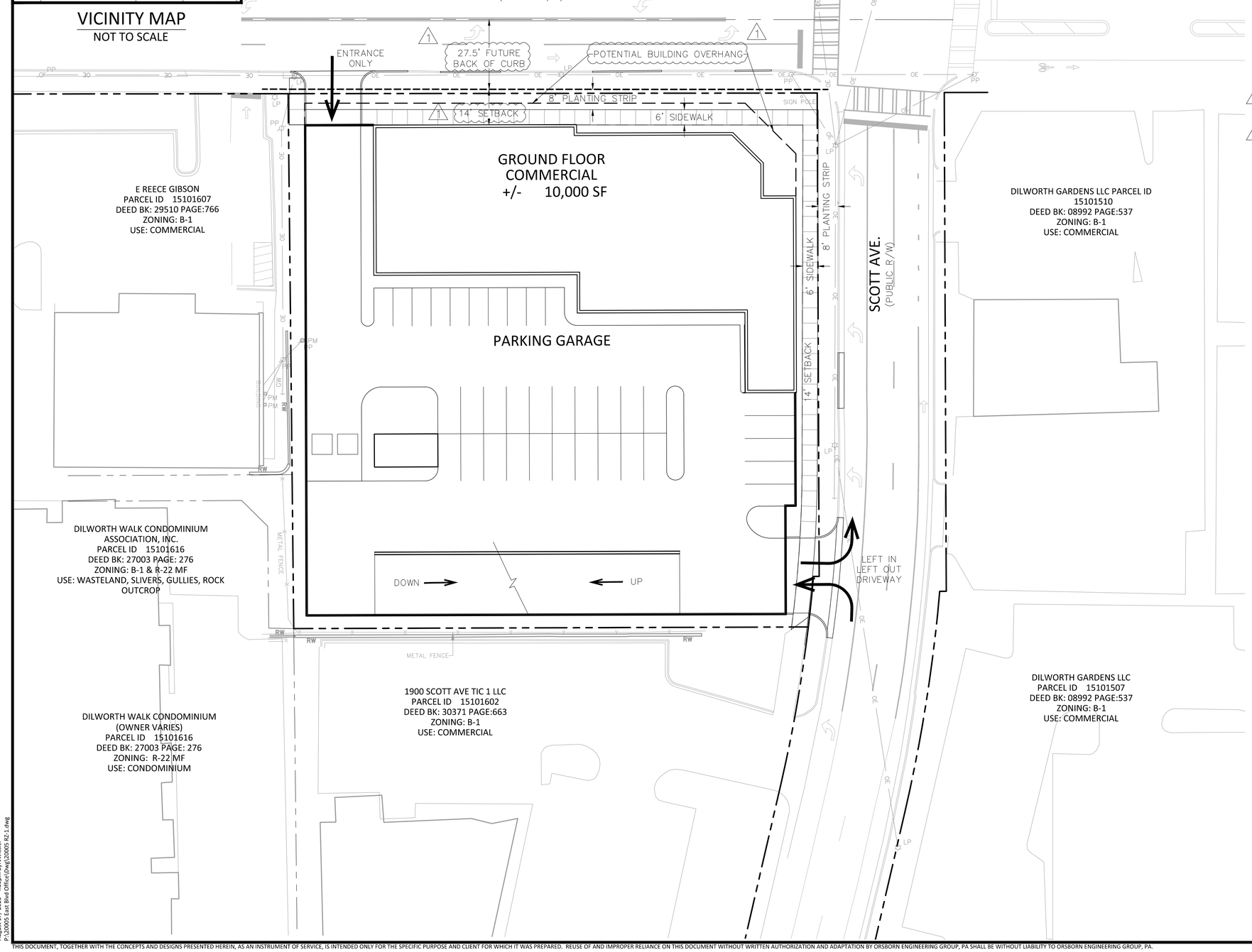


VICINITY MAP
NOT TO SCALE



DEVELOPMENT STANDARDS
Petitioner: Selwyn Property Group, Inc.
Rezoning Petition No. 2020-052 1
8/17/2020

Site Development Data:

--Acreage: ± 1 acre
--Tax Parcels: 151-016-03, 151-016-04, 151-016-05
--Existing Zoning: NS
1 **--Proposed Zoning:** MUDD-(CD)
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
1 **--Maximum Development, subject to conversion rights:**
a. Up to 80,000 square feet of office uses; and
b. Up to 10,000 square feet of retail, EDEE or personal service or other commercial uses.
--Maximum Building Height: 85 feet
--Parking: As required by the Ordinance for the MUDD zoning district.

1. General Provisions:

1 a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Selwyn Property Group, Inc. ("Petitioner") to accommodate development of a mixed use project on an approximately 1-acre site located at the intersection of East Boulevard and Scott Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 151-016-03, 151-016-04, 151-016-05 (the "Site").

1 b. **Intent.** This Rezoning is intended accommodate development on the Site of a pedestrian-focused mixture of MUDD-permitted uses including but not limited to office, residential (if conversion rights are utilized), retail and other commercial uses.

1 c. **Zoning Districts/Ordinance.** Unless otherwise requested in the Optional Provisions, below, 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, or as requested in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

d. **Planned/Unified Development**. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

1 **2. Optional Provisions**

The Petitioner requests the ability to construct an overhead encroachment into the streetscape area along East Boulevard in order to accommodate a cantilevered building design starting at a minimum of sixteen (16) feet above the sidewalk, as generally labeled on the Rezoning Plan as "Potential Building Overhang." For the sake of clarity, this encroachment area shall not be permitted at the building's base level.

1 **3. Permitted Uses**

Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

4. Maximum Development and Restrictions

a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed may be developed with up to: (i) 80,000 square feet of gross floor area of office uses and (ii) 10,000 square feet of retail, personal service, EDEE, and other commercial uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district.

1 b. Prohibited Uses: Car washes (except for residential car wash stations); Automobile Service Stations; EDEEs with accessory drive-through service windows.

1 c. Conversion Rights: Office uses may be converted at a rate of 500 square feet of office uses to one (1) residential unit so converted.

5. Transportation

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

1 b. The proposed driveway access along the Site's frontage of East Boulevard shall be one-way-in-only, as generally depicted on the Rezoning Plan.

1 c. Petitioner shall provide streetscape improvements as depicted on the Rezoning Plan. Trees may be located in grates along sidewalk areas or in planting strips.

1 d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

1 e. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

2. Design Guidelines:

a. **General Design Guidelines.**

1. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

1 2. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

a. Base of High Rise Building(s) (those exceeding five (5) stories): The base of building sides (equivalent to the first three (3) floors at street grade) greater than 120 feet in length fronting a public street shall be distinguished from the remainder of the building and include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.

b. Building elevations facing public streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

1 3. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

1 a. The Site's frontage of Scott Avenue shall be a minimum of 50% active uses.

1 b. Building facades fronting public streets shall include a minimum of 50% of each frontage non-reflective elevation glass or openings within the fenestration zone, 35% of which may be screened by film, decals, and other opaque material, glazing finishes or window treatments.

1 i. The fenestration zone shall be the area between two (2) to ten (10) feet above the ground floor of a building along a public street (East Boulevard and Scott Avenue).

1 4. If structured parking is developed, exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from network-required public or private streets through the use of decorative louvers and/or architectural panels.

1 5. Meter banks shall be located outside of the setback.

1 6. All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure.

1 7. If a rooftop terrace is provided, it shall be permitted only for office uses (no rooftop terraces associated with EDEE uses shall be allowed).

8. Environmental Features

1 a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
b. The Petitioner shall comply with the Tree Ordinance or other arrangement as coordinated with Urban Forestry.

9. Lighting:

a. All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

10. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

11. 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 Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

TECHNICAL SITE PLAN
PETITION #2020-052
FOR
EAST BOULEVARD OFFICE
1312,1318, 1324 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

SELWYN PROPERTY GROUP, INC.
605 LEXINGTON AVE., SUITE 101
CHARLOTTE, NC 28203

NORTH CAROLINA PROFESSIONAL CORPORATION ORSBORN ENGINEERING GROUP, P.A. C-3139

	DATE	REVISIONS
1	08/17/20	REVISED PER COMMENTS

JOB #	20005
DATE:	03/06/20
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ 1.0

August 17, 2020 - 4:00pm By: JWorley
P:\20005 East Blvd Office\Dwg\20005 RZ-1.dwg

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