

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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FREEMORE, LLC

1101 SOUTH BOULEVARD
SUITE 205
CHARLOTTE, NC 28203

1930 FREEDOM DRIVE

1930 FREEDOM DRIVE
CHARLOTTE, NC 28208

LEGEND

- SYMBOL
- ZONING BOUNDARY
 - PROPERTY LINE/RIGHT-OF-WAY
 - PARKING ENVELOPE
 - EXISTING BUILDING

REZONING SUMMARY:

PETITIONER:	FREEMORE, LLC
PROPERTY OWNER:	FREEMORE, LLC
REZONING SITE AREA:	0.48± AC
TAX PARCEL#:	071-051-04
EXISTING ZONING:	I-1
PROPOSED ZONING:	MUDD-O
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	VACANT INDUSTRIAL BUILDING
PROPOSED USE:	RESIDENTIAL AND COMMERCIAL
BUILDING SETBACK:	14' FROM FUTURE BACK-OF-CURB
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	40' (INCLUDES FUTURE 2ND FLOOR)
MAX. NO. OF RESIDENTIAL UNITS:	10
RESIDENTIAL DENSITY:	21 DUA
MAX. AREA OF NON-RESIDENTIAL USES:	4,000 SQ. FT.
MAX. NO. OF BUILDINGS:	1
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE
REQUIRED SCREENING:	PER ORDINANCE

GENERAL REZONING NOTES:

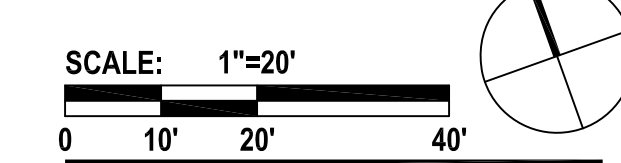
- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS

TECHNICAL DATA SHEET

Project No.
4704

Issued
04/10/2020

Revised
08/17/20 - STAFF REVIEW COMMENTS
09/28/20 - STAFF REVIEW COMMENTS



RZ-1

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2020-072

SITE DEVELOPMENT DATA:

- ACREAGE: 0.48 ACRES ±
- TAX PARCEL #: 071-051-04
- EXISTING ZONING: I-1
- PROPOSED ZONING: MUDD-O
- EXISTING USES: VACANT INDUSTRIAL BUILDING (EXISTING BUILDING FORM TO REMAIN)
- PROPOSED USES: REFER TO SECTION 3 - PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS

- MAXIMUM BUILDING HEIGHT: 40 FEET (INCLUDES FUTURE 2ND FLOOR)
- MAXIMUM NO. OF RESIDENTIAL UNITS: 10
- RESIDENTIAL DENSITY: 21 DUA
- MAXIMUM AREA OF NON-RESIDENTIAL USES: 4,000 SQ. FT.
- MAXIMUM NO. OF BUILDINGS: 1
- PARKING: PER ORDINANCE
- OPEN SPACE: PER ORDINANCE
- SCREENING: PER ORDINANCE

1. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY FREEMORE, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF AN EDEE DEVELOPMENT ON AN APPROXIMATELY 0.48 ACRE SITE LOCATED AT 1930 FREEDOM DRIVE (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 CITY OF CHARLOTTE ZONING ORDINANCE (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/MODIFICATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, BUILDING MATERIALS, STREETSCAPE PERSPECTIVES, DRIVEWAYS, STREETS, 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.
- d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). THE EXISTING COMMERCIAL BUILDING WILL REMAIN. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.
- e. **GROSS FLOOR AREA.** WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVICE AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

2. OPTIONAL PROVISIONS.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO ALLOW VEHICULAR PARKING AND MANEUVERING BETWEEN THE BUILDING AND FREEDOM DRIVE SETBACK.
- b. TO ALLOW A MODIFIED SIDEWALK AND PLANTING STRIP WIDTH AND QUANTITY OF STREET TREES ALONG FREEDOM DRIVE AS PRACTICAL DUE TO EXISTING SITE CONDITIONS. THE EXISTING FREEDOM DRIVE STREETSCAPE [SIX FOOT (6) PLANTING STRIP AND FIVE FOOT (5) SIDEWALK] WILL REMAIN. THE PETITIONER WILL WORK WITH CDOT AND URBAN FORESTRY STAFF ON MODIFICATIONS DURING PERMITTING.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- a. THE SITE MAY BE DEVELOPED WITH ALL USES ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT EXCEPT FOR THOSE LISTED BELOW. THESE PROHIBITED USES INCLUDE:
 - ACTIVE ADULT RETIREMENT COMMUNITIES
 - AUCTION SALES OR AUCTION HOUSES
 - AUTOMOTIVE SERVICE STATIONS
 - REPAIR OR SERVICING OF ANY ARTICLE
 - SHOPPING CENTERS
 - STRUCTURED PARKING DECKS AS A PRINCIPAL USE
 - TELECOMMUNICATIONS AND DATA STORAGE FACILITY
 - TEMPORARY BUILDINGS AND STORAGE OF MATERIALS
 - TRANSIT STATIONS (BUS OR RAIL) AND ASSOCIATED PARKING FACILITIES
 - UTILITY AND RELATED FACILITIES
 - ADULT ESTABLISHMENTS
 - CHILDCARE CENTERS IN A RESIDENCE
 - ELECTRIC AND GAS SUB STATIONS
 - NURSING HOMES, REST HOMES, AND HOMES FOR THE AGED
 - RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE, AND SIMILAR STRUCTURES
 - SHORT TERM CARE FACILITIES
 - STADIUMS, COLISEUMS, AND ARENAS
 - WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR SELF-STORAGE FACILITY ONLY

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

- I. **PROPOSED IMPROVEMENTS:**
 - a. VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED FROM FREEDOM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS ACCESS WILL BE RIGHT-IN, RIGHT-OUT ONLY.
 - b. THE PETITIONER WILL CLOSE THE FREEDOM DRIVE MEDIAN BREAK AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - c. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTIONS CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT, CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT), AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) DURING THE URBAN REVIEW AND APPROVAL PROCESS.
 - d. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, AS APPROVED BY CDOT AND NCDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED TO FOR APPROVAL BY CDOT AND NCDOT IN ACCORDANCE WITH THE PUBLISHED STANDARDS.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. ALL NEW RIGHTS-OF-WAY WILL BE DEDICATED AND CONVEYED FEE SIMPLE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- b. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

5. PEDESTRIAN ACCESS AND CIRCULATION DESIGN

- a. PEDESTRIAN ACCESS WILL BE PROVIDED FROM FREEDOM DRIVE TO THE MAIN ENTRANCE OF THE BUILDING.
- b. THE PETITIONER WILL MAKE EVERY EFFORT TO MAKE A PEDESTRIAN CONNECTION TO PARCEL NO. 071-051-23 AS GENERALLY DEPICTED ON SHEET RZ-1. THIS CONNECTION IS CONTINGENT ON COOPERATION FROM ADJACENT PROPERTY OWNER AS NEEDED FOR EASEMENTS AND ACCESS AGREEMENTS.

6. ARCHITECTURAL STANDARDS

- a. THE PETITIONER WILL PROVIDE ADDITIONAL BUILDING FENESTRATION INCLUDING WINDOWS ALONG THE EXISTING BUILDING'S FREEDOM DRIVE FRONTAGE TO MEET ALL CLEAR GLASS AND OPERABLE DOOR REQUIREMENTS PER THE MUDD ZONING DISTRICT REGULATIONS.
- b. SERVICE AREA SCREENING - ANY SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING REGULATIONS.

7. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS.

8. LIGHTING:

- a. LIGHTING AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ADDITION TO THE LIGHTING OTHERWISE ALLOWED IN THIS SECTION.
- b. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- c. DETACHED LIGHTING ON THE SITE, EXCEPT DECORATIVE LIGHTING OR ART WORK THAT UTILIZES LIGHTING ELEMENTS WHEN LOCATED IN THE PUBLIC OPEN SPACE AREAS AND STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

9. ENVIRONMENTAL FEATURES

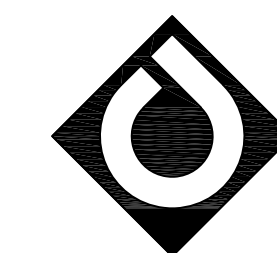
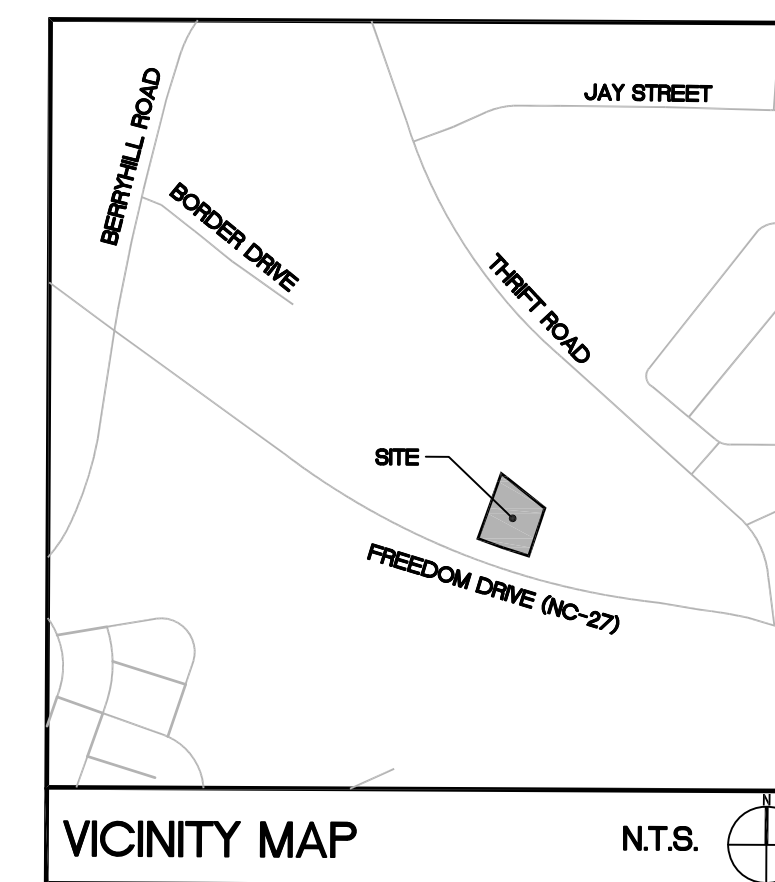
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 OF THE CITY CODE.

10. AMENDMENTS TO THE REZONING PLAN:

- 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

- a. 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 DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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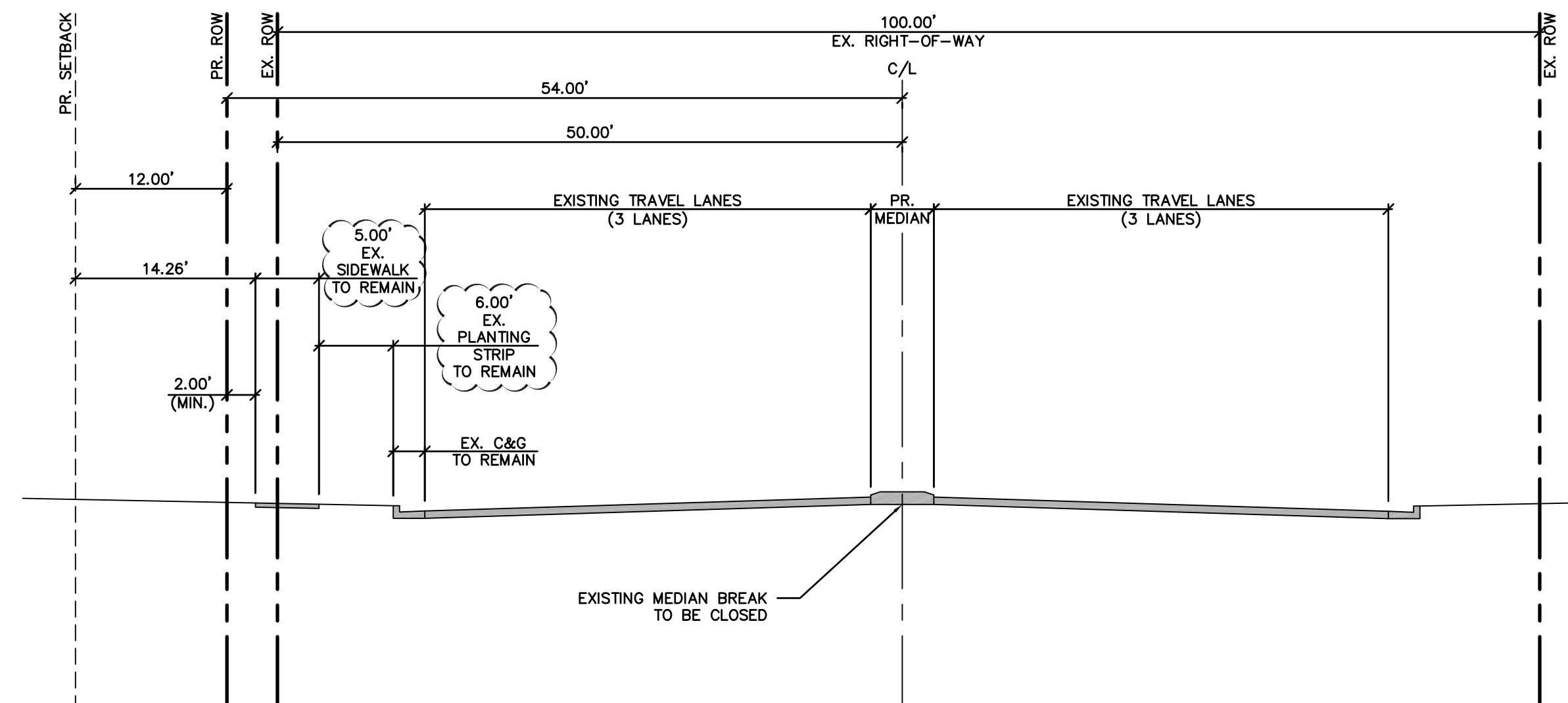
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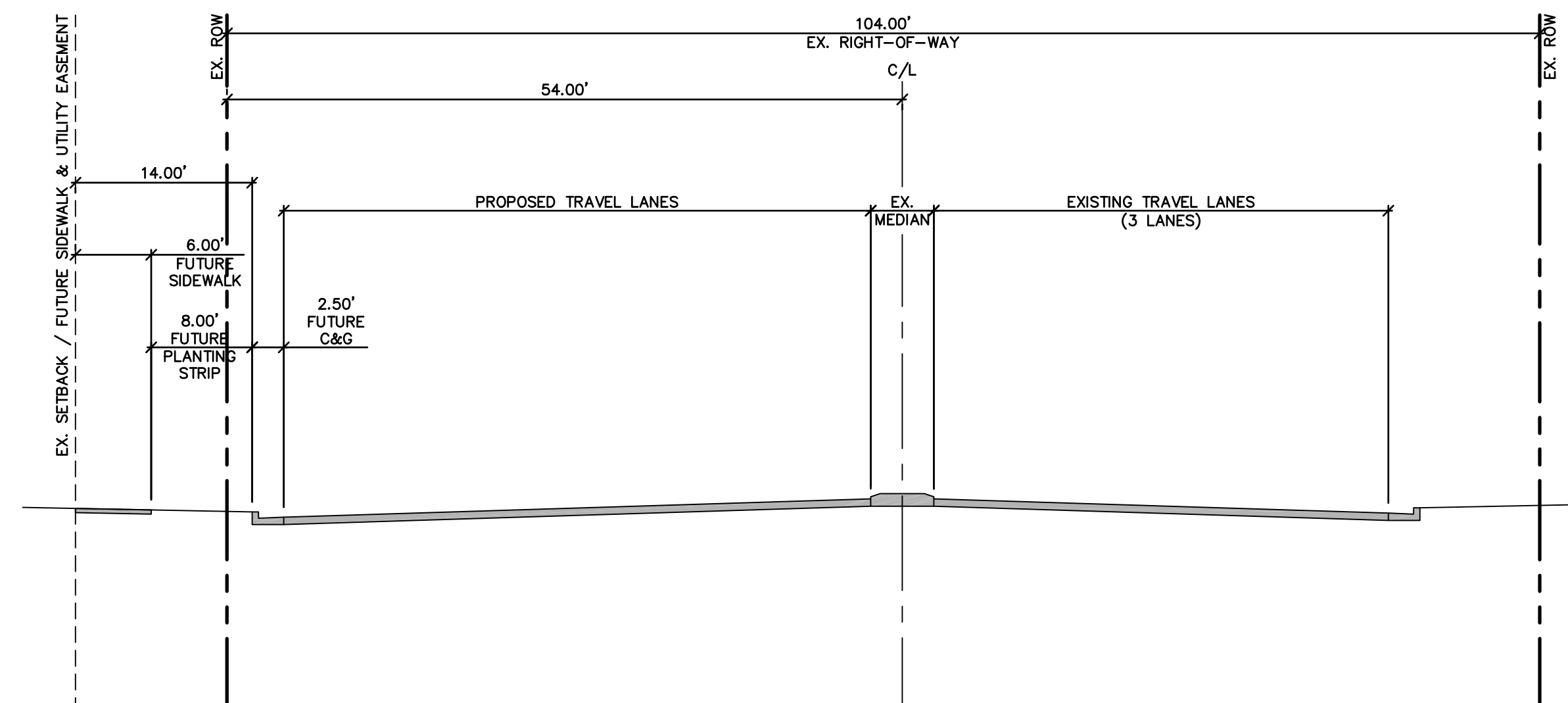
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EXISTING/PROPOSED FREEDOM DRIVE CROSS-SECTION

SECTION A-A
N.T.S.



FUTURE FREEDOM DRIVE CROSS-SECTION

SECTION A-A
N.T.S.