

**Development Data Table:**

Site Area: +/- 3.501 acres  
 Tax Parcel: 123-064-09, 123-064-08, 123-064-07, 123-064-06, 123-064-05, 123-064-04, 123-064-02, 123-064-01

Existing Zoning: TOD-UC  
 Proposed Zoning: MUDD-O  
 Existing Use: Commercial  
 Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in MUDD zoning district not otherwise excluded herein or as otherwise provided in the Optional Provisions.

Maximum Building Ht: As permitted in TOD-UC zoning district  
 Parking: Not to exceed TOD-UC standards

PROPOSED MAX USE: 325 APARTMENTS  
 365,000 RSF OFFICE  
 28,000 RSF RETAIL

**I. General Provisions**

- Site Description.** The approximately 3.501-acre property is bound by East Kingston Avenue, South Boulevard, East Boulevard, and the LYNX Blue Line light rail in Charlotte, more particularly described as Mecklenburg County Tax Parcel Numbers 123-064-09, 123-064-08, 123-064-07, 123-064-06, 123-064-05, 123-064-04, 123-064-02, and 123-064-01 (the "Site"). The purpose of this rezoning request is to incorporate the TOD-UC design standards while allowing flexibility to preserve the existing Dilworth Artisan building and provide an internally-located drive-through accessory use on the Site.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the **TOD-UC zoning district** shall govern the development and use of the Site, subject to the Optional Provisions and Additional Commitments below.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**II. Optional Provisions & Additional Commitments**

- It is noted that the standards as contained in the Ordinance under the TOD-UC zoning district (Chapter 15) shall apply to the design standards for this Site and be incorporated herein by reference, and the Petitioner hereby opts out of the MUDD zoning district standards with the exception of the MUDD permitted uses contained in Sections 9.8502 through 9.8505 of the Ordinance. In addition, the Petitioner requests the following:
  - The Petitioner shall preserve the existing building located at 118 E Kingston Avenue for adaptive reuse (unless deemed impractical or unreasonable due to structural or environmental issues as determined by a third-party engineer licensed in North Carolina). For the sake of clarity, the existing skybridge connecting the 118 E Kingston Avenue building (i.e., the preserved building) to a building located at 1708 South Boulevard is not included in this preservation commitment. The Petitioner asserts that preserving the character of the existing building is a public benefit as an adaptive reuse project.
  - The Petitioner requests the ability to provide a maximum of one (1) internally-located drive-through facility that shall not be visible from public streets and the Rail Trail. The drive-through facility shall also satisfy the standards contained in Section 15.8.4.C.1. of the Ordinance (prescribed conditions for accessory drive-through facilities as permitted in the TOD-TR zoning district).

**III. Permitted Uses**

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. However, the following uses shall be prohibited: Car washes (except for accessory residential car wash stations) and Automobile Service Stations.

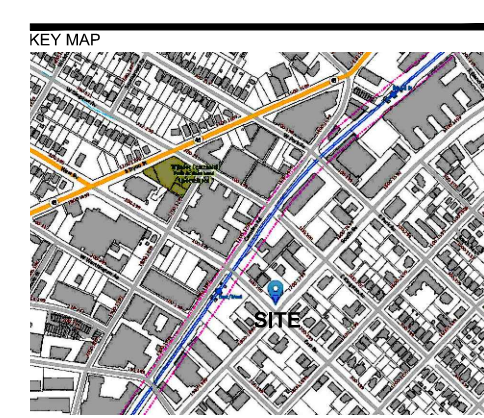
**IV. Design Standards**

Architectural and design standards for the Site shall be governed by the provisions of the TOD-UC zoning district, with the exception of the proposed internal drive-through which shall be required to meet the standards of the TOD-TR zoning district contained in Section 15.8.4.C.1 of the Ordinance and the commitments contained in Section II.1.b. herein requiring internal location for the drive-through.

**V. Transportation**

- When the Petitioner files for permitting, if the proposed development on the Site is estimated by CDOT calculations to exceed 2,500 vehicular trips per day (based on the Transportation Engineer's *Trip Generation Handbook* or other commonly accepted methodology at the time of permitting), or if otherwise deemed necessary by CDOT, the Petitioner will conduct a Traffic Impact Study (TIS) in coordination with CDOT during the permitting phase of development, to be completed prior to the issuance of the first building certificate of occupancy for new construction buildings. The TIS shall, at a minimum, include the following elements:
  - Identify the development's transportation impacts, via traffic analysis as well as multi-modal analysis;
  - determine off-site mitigation required (if any) based on the transportation impacts of the proposed development;
  - identify appropriate phasing of the development; and
  - determine the appropriate access design that should be incorporated into the site plan.
- The Petitioner will complete and submit an Alley Abandonment Petition form to CDOT for review related to the existing alleyway through the Site. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right-of-Way Abandonment process that is controlled by North Carolina General Statutes.

REZONING PETITION #2020-192



PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,

XXXXX XXXXXXXX #000 5/3/21

TITLE SHEET DATE

NOT FOR CONSTRUCTION

1700 SOUTH BLVD REZONING ABW SITE

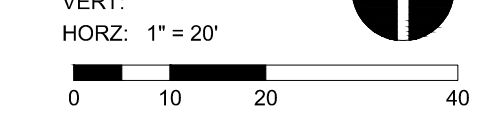
WHITE POINT  
4064 COLONY ROAD  
CHARLOTTE, NC

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	02.09.2021

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE: HORIZ: 1" = 20'



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

