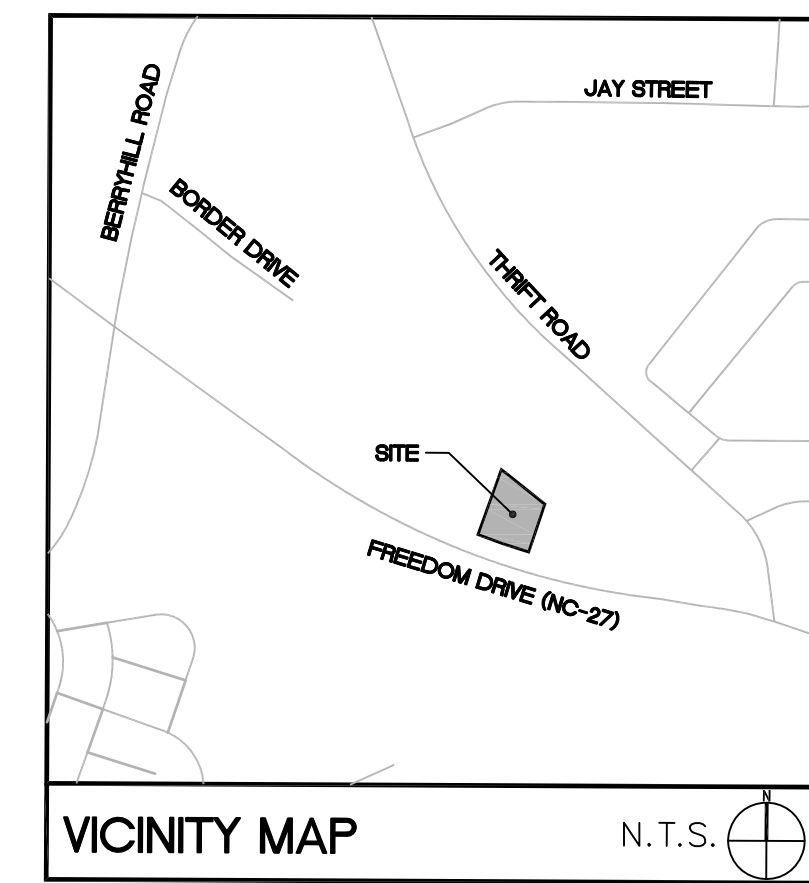


**ColeJenest & Stone**

Shaping the Environment  
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Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
P: 704.376.1555 F: 704.376.7851  
info@colejeneststone.com



VICINITY MAP

N.T.S.

## FREEMORE, LLC

1101 SOUTH BOULEVARD  
SUITE 205  
CHARLOTTE, NC 28203

## 1930 FREEDOM DRIVE

1930 FREEDOM DRIVE  
CHARLOTTE, NC 28208

## TECHNICAL DATA SHEET

Project No.  
**4704**

Issued  
04/10/2020

Revised

### LEGEND

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

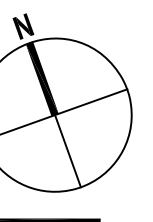
### REZONING SUMMARY:

|                               |   |
|-------------------------------|---|
| 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:                 | ALL USES ALLOWED IN THE MUDD-O DISTRICT |
| BUILDING SETBACK:             | 14' FROM BACK-OF-CURB                   |
| MIN. SIDE YARD:               | NONE                                    |
| MIN. REAR YARD:               | NONE                                    |
| MAX. HEIGHT:                  | 120'                                    |
| NO. OF RESIDENTIAL UNITS:     | 10                                      |
| RESIDENTIAL DENSITY:          | 21 DUA                                  |
| AREA OF NON-RESIDENTIAL USES: | 4,000 SQ. FT.                           |
| MAX. NO. OF BUILDINGS:        | 1                                       |
| REQUIRED PARKING:             | PER ORDINANCE                           |
| REQUIRED OPEN SPACE:          | PER ORDINANCE                           |

### GENERAL REZONING NOTES:

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS

SCALE: 1"=10'



## RZ-1

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2020-XXX

N/F  
SUMMIT AVENUE THRIFT  
ROAD HOLDINGS, LLC  
PID: 071-051-23  
D.B. 33235 PG. 485  
EX. ZONING: I-1  
USE: INDUSTRIAL/OFFICE

N/F  
VECA INVESTMENTS, LLC  
PID: 071-051-05  
D.B. 12827 PG. 083  
EX. ZONING: I-1  
USE: INDUSTRIAL/OFFICE

SOLID WASTE AREA: FINAL LOCATION TO BE DETERMINED DURING SITE PERMITTING. SOLID WASTE SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES AS REQUIRED BY THE ORDINANCE

ZONING BOUNDARY/PROPERTY LINE

SCREENING PER ORDINANCE SHALL BE REQUIRED ALONG ALL PARKING AREAS ABUTTING PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES

N/F  
SUNRAY PROPERTIES, LLC  
PID: 071-051-03  
D.B. 27923 PG. 493  
EX. ZONING: I-1  
USE: INDUSTRIAL/OFFICE

EXISTING BUILDING  
(10,220± SF)

EXISTING BUILDING  
(1920 FREEDOM DRIVE)

VEHICULAR PARKING AND  
MANEUVERING ENVELOPE

14'± SETBACK  
FROM S.O.C.

PEDESTRIAN ACCESS  
BETWEEN BUILDING  
AND PUBLIC RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY  
LINE

EXISTING CONCRETE SIDEWALK

EXISTING FREEDOM DRIVE  
BACK-OF-CURB

VEHICULAR ACCESS POINT:  
FINAL LOCATION TO BE  
COORDINATED WITH NCDOT  
AND CDOT DURING SITE  
PERMITTING.

FREEDOM DRIVE  
(100' PUBLIC R/W)  
NCDOT MAINTAINED

## 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
  
- PROPOSED USES: ALL USES ALLOWED IN THE MUDD-O DISTRICT
  
- MAXIMUM BUILDING HEIGHT: 120 FEET
- NO. OF RESIDENTIAL UNITS: 10
- RESIDENTIAL DENSITY: 21 DUA
- AREA OF NON-RESIDENTIAL USES: 4,000 SQ. FT.
- MAXIMUM NO. OF BUILDINGS: 1
- PARKING: PER ORDINANCE
- OPEN SPACE: 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 WILL REMAIN.

## 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.

## 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.
- b. 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.
- c. 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 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.

## 6. ARCHITECTURAL STANDARDS

- a. THE PETITIONER WILL PROVIDE ADDITIONAL BUILDING FENESTRATION INCLUDING WINDOWS ALONG THE EXISTING BUILDING'S FREEDOM DRIVE FRONTAGE 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

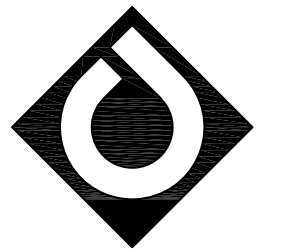
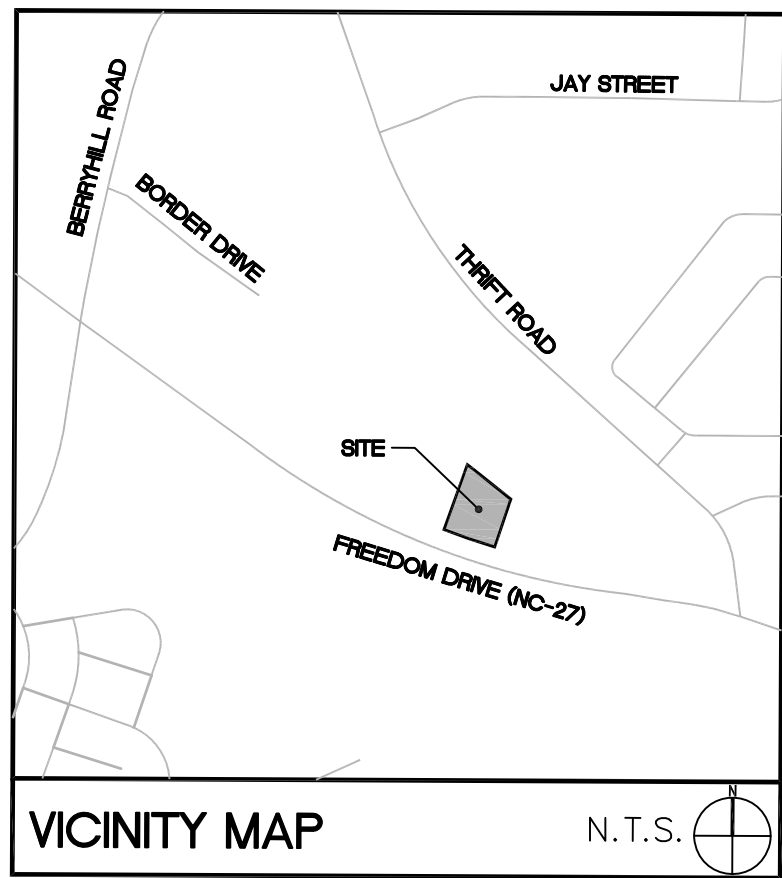
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

## 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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## DEVELOPMENT STANDARDS

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## RZ-2

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