

DEVELOPMENT SUMMARY

REZONING SITE AREA:	2.43 ACRES
TAX PARCEL ID:	127-037-02, 127-037-03, 127-037-04, 127-037-05, 127-037-06, 127-037-07
EXISTING ZONING:	O-2, R-43MF
PROPOSED ZONING:	MUDD-O
EXISTING USES:	OFFICE / MULTIFAMILY
PROPOSED USES:	PER ORDINANCE REQUIREMENTS
PROPOSED SF:	PER ORDINANCE REQUIREMENTS
PARKING:	SEE DEVELOPMENT STANDARDS NOTES SECTION 4.
BUILDING HEIGHT:	90' (MAX.)- SEE DEVELOPMENTS STANDARDS NOTES SECTION 5.

BANKS ENGINEERING, PLLC
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BB+M ARCHITECTURE
 1435 W. MOREHEAD ST.
 SUITE 160
 CHARLOTTE, NC 28208

OWNER:
THE KEITH CORPORATION
 4500 CAMERON VALLEY PKWY.
 SUITE 400
 CHARLOTTE, NC 28211

PROJECT:
KINGS COLLEGE REZONING
 PETITION 2020-XXX

SHEET: **TECHNICAL DATA PLAN**

REV.	DATE	DESCRIPTION

811
 Know what's below.
 Call before you dig.

SCALE: 1"=30'
 0 15 30 60

DESIGNED: JDB
 DRAWN:
 CHECKED:
 PROJECT: 1054001
 DATE: 05.01.20

RZ-01

**The Keith Corporation
Development Standards
4/30/2020
Rezoning Petition No. 2020-**

Site Development Data:

- Acreage: ± 2.397 acres
- Tax Parcel #: 127-037-02, 127-037-03, 127-037-04, 127-037-05, and 127-037-06
- Existing Zoning: O-2 and R-43MF
- Proposed Zoning: MUDD-O
- Existing Uses: Office/Residential
- Proposed Uses: Office and residential dwelling units as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development: Up to 120,000 square feet of gross floor area of office uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Number of Residential Dwelling Units: Up to eight (8) attached (townhome style) units, either for sale or for rent, as allowed by right and under prescribed conditions in the MUDD zoning district.
- Maximum Building Height: Buildings will be limited to a maximum building height of ninety (90) feet as measured by Ordinance and as further described in Section 5 below.
- Parking: As set forth in Section 4 below.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with a Rezoning Petition filed by The Keith Corporation to accommodate development of a mix of residential and office uses allowed in the MUDD zoning district on an approximately ± 2.397 acre site located on the southwest side of W. 5th Street between Lamar Avenue and Clement Avenue (the "Site").

b. **Zoning District/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.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, 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. Since the project has not undergone the design development and construction documentation 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 graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
- iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in 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 will be limited to two (2) buildings not including the accessory parking structure. 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 within the same Development Area 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, below grade parking, corridors and elevators within such facilities) and enclosed loading dock/service areas.

f. **Principal Building.** The term "Principal Building" shall refer to the office building to be constructed on the site. Provisions set forth herein specific to the Principal Building shall not apply to the accessory structure parking unless otherwise noted.

2. Optional Provisions.

- a. To not require doorways to be recessed into the face of the building(s).
- b. To allow to the use of opaque and spandrel glass per Section 5 below.

3. Permitted Uses & Development Limitations:

The Site may be developed as follows:

- a. **Development Area A** may be developed with up to 120,000 square feet of gross floor area devoted to office uses with below grade parking.
- b. **Development Area B** may be developed with structure parking (accessory to the principal building) and up to eight (8) attached (townhome style) units.
- c. **Development Area C** shall be preserved as open space.

4. Transportation and Access:

- a. Access to the Site shall be provided as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.
- b. The alignment of vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.

c. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary 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 primary sidewalk where feasible excluding the elevated sidewalk as generally depicted on Sheet RZ-02.

e. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

f. Parking for office uses shall be provided at a rate of 4 parking spaces per 1,000 square feet of gross floor area. Parking for residential uses shall be provided per ordinance. Bike parking shall be provided per ordinance. The final location of the bike parking shall be determined during land development permitting.

5. Architectural Standards:

a. **Building Height:** The maximum building height shall be ninety (90) feet as measured per Ordinance along the 5th Street frontage and shall be forty-five (45) feet as measured by Ordinance along the Park Drive frontage.

b. **Conceptual Renderings.** The elevations provided on Sheet RZ-00 are conceptual, architectural renderings that are intended to depict the general conceptual architectural style, character of the building, and overall design intent. Accordingly, each elevation shall be designed and constructed so that each elevation is substantially similar in appearance to the relevant conceptual, architectural elevation with respect to architectural style and character. As such, the use of color is not intended to depict a specific material or the location and amount of a material unless otherwise noted. Notwithstanding the foregoing, changes, refinements, and further development to the exterior of the building which do not materially change the overall conceptual architectural style and character shall be permitted. **[RENDERINGS TO BE FORTHCOMING]**

c. **Office Building Architectural Standards.** The following provisions shall apply to the office building to be constructed on the site:

- i. The primary building material shall be masonry products.
- ii. All glazing on the ground floor shall be clear vision glass. The use of spandrel glass shall be limited to the upper stories and between floor lines.
- iii. Glass utilized on upper stories will have a reflectivity level to balance low reflectivity with energy code requirements.
- iv. Building materials shall be utilized to architecturally differentiate the ground floor from upper stories along public streets.
- v. The use of exposed non-architectural CMU masonry on the exterior of the principal building shall not be permitted. Thin brick shall not be permitted as a principal material on the exterior of the building.
- vi. Vinyl shall not be a permitted exterior cladding material on the building.
- vii. Corrugated metal and CMU block (concrete block) shall not be permitted exterior building materials on the 5th Street and Park facades of the principal building(s) to be constructed on the Site. The aforementioned materials are permitted on the proposed parking structure as generally depicted on Sheet RZ-A1. **[RENDERINGS TO BE FORTHCOMING]**
- viii. The exterior building materials for all retaining walls installed on the Site shall be brick, stone or architectural block.
- ix. Unless otherwise noted on Sheet RZ-A1, fiber cement (hardiplank) shall not be permitted.
- x. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

d. **Structured Parking.** The exterior vertical walls of the structured parking facility that are visible from public rights of way or adjacent parcels of land shall be clad in brick and brick clad precast with masonry accents and/or include public art or screening as generally depicted on the relevant conceptual, architectural renderings.

e. **Residential Architectural Standards.** The following provisions shall apply to the residential building(s) to be constructed on the site:

- Townhome style units with private garages on at least 75% of the units. Due to site constraints, some units may require parking within the parking structure.
- Townhomes shall adhere to the following standards.
 - Units will be constructed of materials consistent with those required for the primary office building structure, however, may utilize fiber cement products. Fiber cement may only account for a maximum of 25% of the exterior building materials.
 - Units will be 3 stories above grade with sloped roofs. For accommodating architectural detail elements, some small areas of flat roof are acceptable.

f. **Loading and Trash.** All loading and trash related aspects shall occur interior to the Site as generally depicted on Sheet RZ-02 or within the structured parking deck. The final location of the loading and trash related aspects shall be determined during land development permitting.

6. Streetscape, Landscaping, Sidewalks:

- a. A sixteen (16) foot setback shall be provided along East 5th Street and Park Drive as measured from the existing/future back of curb as generally depicted on the Rezoning Plan.
- b. A twenty (20) foot setback shall be provided along Clement Avenue and Lamar Avenue as measured from the existing/future back of curb as generally depicted on the Rezoning Plan.
- c. An eight (8) foot planting strip and eight (8) foot sidewalk shall be provided along East 5th Street, Park Drive, Clement Avenue and Lamar Avenue as generally depicted on the Rezoning Plan.

7. Environmental Features:

a. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance and Tree Ordinance.

8. Signage:

a. Signage as allowed by the MUDD-O zoning district.

9. Lighting:

a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination so that direct illumination does not extend past any property line of the Site.

b. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet.

c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative and capped.

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 portion of the Site affected by such amendment in accordance with the provisions 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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NC License #P-1370
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OWNER:



4500 CAMERON VALLEY PKWY.
SUITE 400
CHARLOTTE, NC 28211

ARCHITECT:



1435 W. MOREHEAD ST.
SUITE 160
CHARLOTTE, NC 28208

PROJECT:

KINGS COLLEGE
REZONING
PETITION 2020-XXX

SHEET:

DEVELOPMENT
STANDARDS
NOTES

REV.	DATE	DESCRIPTION

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1054001
DATE:	05.01.20

RZ-03



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SHEET:
**EXISTING
 CONDITIONS**

REV.	DATE	DESCRIPTION

DESIGNED: JDB
 DRAWN:
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 DATE: 05.01.20

RZ-04

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