

COMMERCIAL  
 TX ID: 08111307  
 B-2 ZONING

MULTI FAMILY  
 TX ID: 08118105  
 B-2 ZONING

**SITE LEGEND**

PROPOSED PROPERTY LINE	
REQUIRED SETBACK LINE	
REQUIRED BUILD-TO LINE	
PROPOSED FULL ACCESS MOVEMENT	
EXISTING BUILDING ENVELOPE	
PROPOSED BUILDING ENVELOPE	
POTENTIAL LOCATION PROPOSED PARKING GARAGE ENVELOPE	
POTENTIAL LOCATION PROPOSED PUBLIC OPEN SPACE	
ACCESS MOVEMENT NAME	

**SITE DEVELOPMENT DATA**

TAX PARCEL ID#:	08111113, 08111106, 08111114
ACREAGE:	±1.91 AC (±83,320 SF)
EXISTING ZONING:	TOD-CC, MUDD-O
PROPOSED ZONING:	TOD-CC-EX
EXISTING USES:	COMMERCIAL, OFFICE CONDOMINIUM

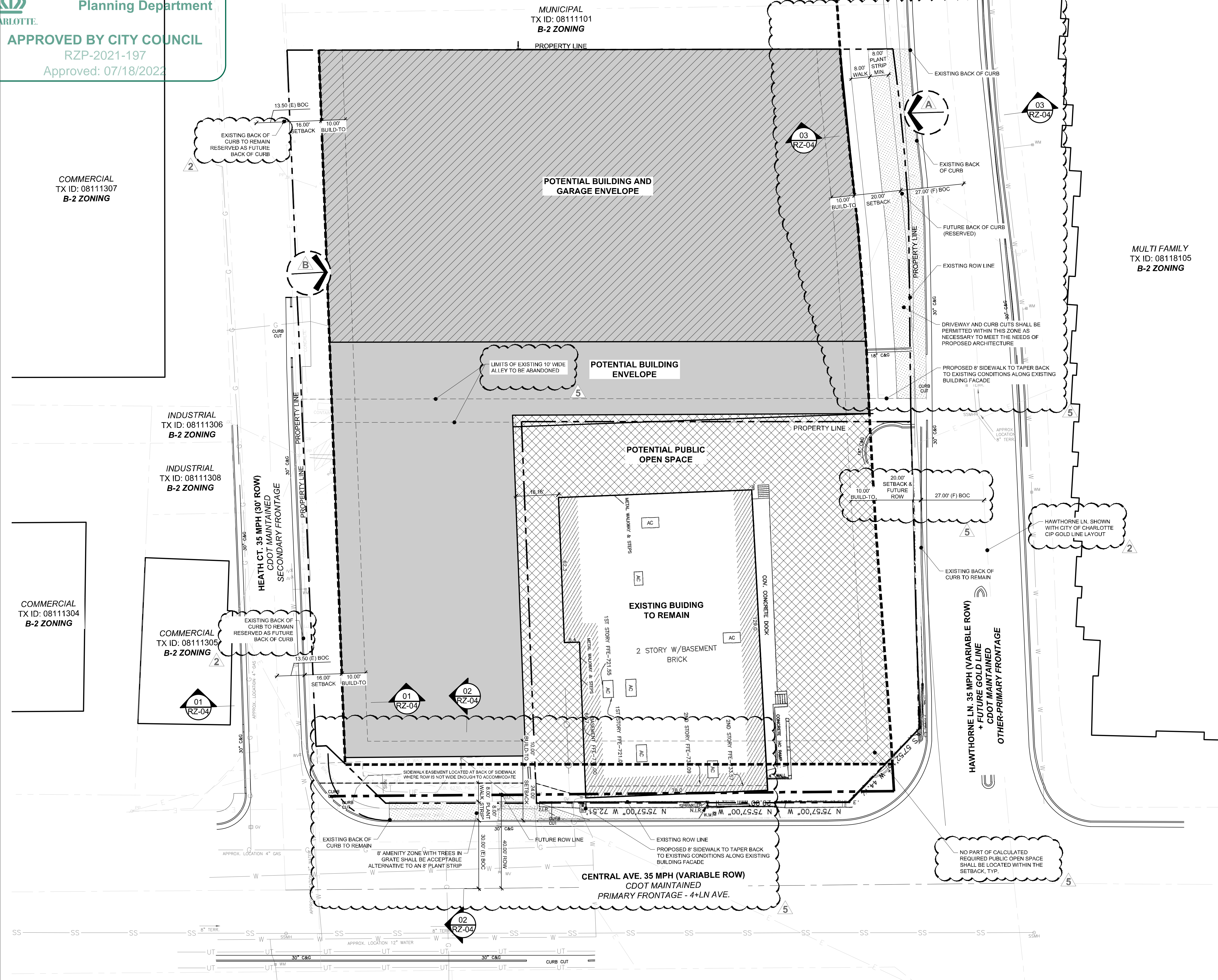
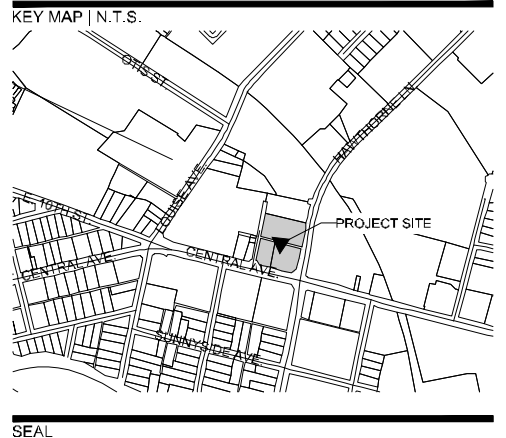
**URBAN OPEN SPACE REQUIREMENTS (BY RIGHT)**

REQUIRED OPEN SPACE:	10% OF LOT AREA
REQUIRED PUBLIC OPEN SPACE:	VARIABLES BY DEVELOPMENT TYPE
- COMMERCIAL DEVELOPMENT:	50% OF REQUIRED OPEN SPACE
- MIXED-USE DEVELOPMENT:	25% OF REQUIRED OPEN SPACE
- RESIDENTIAL DEVELOPMENT:	NOT REQUIRED
PROVIDED PUBLIC OPEN SPACE:	MINIMUM OF 150% REQUIRED PUBLIC OPEN SPACE

**TOD-CC-EX PROPOSED PUBLIC BENEFITS**

SUSTAINABILITY:	ADAPTIVE REUSE OF EXISTING BUILDING
PUBLIC BENEFIT:	THE CREATION OF PUBLICLY ACCESSIBLE OPEN SPACE IN EXCESS OF CODE MINIMUM

- GENERAL NOTES:**
- BASED UPON THE RE-USE OF THE EXISTING BUILDING ON SITE, AND ADJACENT PUBLIC OPEN SPACE RELATIONSHIPS TO HAWTHORNE AND CENTRAL AVENUE, CONDITIONS EXIST WHERE THE PUBLIC OPEN SPACE WILL BE GREATER THAN 18" FROM THE ADJACENT SIDEWALK GRADE AN ACCESSIBLE PATH WILL BE PROVIDED TO CONNECT THE PUBLICLY ACCESSIBLE OPEN SPACE. SEE SHEET RZ-03 FOR ADDITIONAL OPEN SPACE DETAILS.
  - THE GROUND FLOOR PARKING GARAGE ALONG HEATH CT. WILL BE TREATED THROUGH THE USE OF ARCHITECTURAL MEANS (I.E., ENHANCED MATERIALS, ART INSTALLATIONS, CLIMBING VINES, OR OTHER AESTHETIC TREATMENTS.) AND IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED CHAPTER 15 TOD DISTRICTS MANUAL.



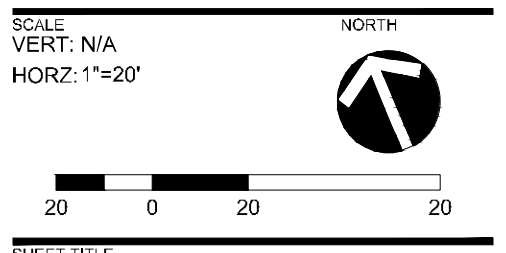
**REZONING PETITION NO. 2021-197**

CRESCENT COMMUNITIES  
 1111 CENTRAL AVE.  
 CHARLOTTE, NC, 28204

LANDDESIGN PROJ# 1020231

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	1ST SUBMITTAL	08/12/2021
02	2ND SUBMITTAL	01/18/2022
03	3RD SUBMITTAL	02/04/2022
04	4TH SUBMITTAL	02/14/2022
05	5TH SUBMITTAL	04/22/2022

DESIGNED BY: LD  
 DRAWN BY: BF  
 CHECKED BY: BF



TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-01**

SITE AREA: +/- 1.91 ACRES  
 TAX PARCEL: 081-111-13, 081-111-06, AND 081-111-14  
 EXISTING ZONING: TOD-CC AND MUDD-O  
 PROPOSED ZONING: TOD-CC-EX  
 EXISTING USE: COMMERCIAL, OFFICE CONDOMINIUM  
 PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN TOD-CC ZONING DISTRICT.  
 MAXIMUM BUILDING HEIGHT: AS PERMITTED IN TOD-CC ZONING DISTRICT  
 PARKING: NOT TO EXCEED TOD-CC STANDARDS

**I. GENERAL PROVISIONS**

1. **SITE DESCRIPTION.** THE APPROXIMATELY 1.91-ACRE PROPERTY IS LOCATED AT THE NORTHWEST INTERSECTION OF CENTRAL AVENUE AND HAWTHORNE LANE IN CHARLOTTE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 081-111-13, 081-111-06, AND 081-111-14 (THE "SITE"). THE SOLE PURPOSE OF THIS TOD-EXCEPTION REQUEST IS TO MODIFY THE GROUND FLOOR ACTIVATION REQUIREMENTS FOR A PAPER RIGHT-OF-WAY KNOWN AS HEATH COURT WHILE PRESERVING AN EXISTING BUILDING FOR ADAPTIVE REUSE.
2. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-CC ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE, SUBJECT TO THE EXCEPTION PROVISION BELOW.
3. 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.COMMITMENTS TO SUSTAINABILITY AND PUBLIC BENEFITS**

1. THE PETITIONER SHALL PRESERVE THE EXISTING BUILDING LOCATED AT 1111 CENTRAL AVENUE FOR ADAPTIVE REUSE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. THE PETITIONER SHALL EXCEED THE PUBLIC OPEN SPACE REQUIREMENTS BY PROVIDING A MINIMUM OF 150% OF THE REQUIRED PUBLIC OPEN SPACE THAT WOULD TYPICALLY BE APPLIED FOR THE SITE, WITH A MINIMUM OF 7,000 SQUARE FEET OF PUBLIC OPEN SPACE IRRESPECTIVE OF THE USE.
  - a. BASED UPON THE REUSE OF THE EXISTING BUILDING ON THE SITE AND ADJACENT PUBLIC OPEN SPACE RELATIONSHIPS TO HAWTHORNE LANE AND CENTRAL AVENUE, CONDITIONS EXIST WHERE THE PUBLIC OPEN SPACE WILL BE GREATER THAN EIGHTEEN (18) INCHES FROM THE ADJACENT SIDEWALK GRADE. AN ACCESSIBLE PEDESTRIAN PATH WILL BE PROVIDED TO CONNECT THE PUBLICLY ACCESSIBLE OPEN SPACE.
  - b. THE OPEN SPACE AT THE MAIN INTERSECTION OF HAWTHORNE AVENUE & CENTRAL AVENUE SHALL BE A DYNAMIC AND PROGRAMMABLE PUBLIC SPACE. THE ADJOINING EXISTING BUILDING SHALL HAVE GROUND FLOOR USES THAT ACTIVATE THE SPACE. THE OPEN SPACE SHALL BE DESIGNED TO ENABLE PROGRAMMED ACTIVATION, SUCH AS OUTDOOR DINING/OUTDOOR FOOD VENDORS, CASUAL LOUNGE SEATING, AND/OR PROGRAMMED EVENTS. THERE IS A SIGNIFICANT GRADE CHANGE ALONG HAWTHORNE AVENUE AND PORTIONS OF THE PUBLIC OPEN SPACE MAY BE A FEW FEET ABOVE THE STREET SIDEWALK. THE GRADE CHANGE WILL BE CREATIVELY RESOLVED WITH A COMBINATION OF SLOPED PLANTING AREAS, RETAINING WALL CONDITIONS, AND/OR STEPS CREATED TO PROVIDE FOR WELCOMING ACCESS TO THE PUBLIC SPACE. THERE SHALL BE ACCESSIBLE ROUTES TO ENTER PUBLIC SPACE FROM THE ADJOINING STREETS.
  - c. THE OPEN SPACE DESIGN SHALL CONSIST OF THREE (3) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:
    - i. ENHANCED URBAN PLANTINGS;
    - ii. SPECIALTY PLAZA AND STREETSCAPE PAVING;
    - iii. SHADE TREES AND/OR SHADING ELEMENTS

- iv. SEATING OPTIONS FOR CONVERSATIONAL SEATING, DINING TABLES, MOVEABLE CAFÉ TABLES/CHAIRS, DECORATIVE SEAT WALLS AND BENCHES, ADIRONDACK CHAIRS;
  - v. DECORATIVE PLAZA AND STREETSCAPE LIGHTING, SUCH AS HANGING PENDANTS, AMBIENT AREA LIGHTING, TREE UPLIGHTING, UNDER BENCH LIGHTING, IN-PAVER LIGHTING;
  - vi. OUTDOOR ELECTRICAL PROVISIONS FOR USERS;
  - vii. POP UP VENDOR KIOSKS; AND/OR
  - viii. PUBLIC ART/SCULPTURE IN THE PLAZA, ARTFUL FURNISHINGS.
- d. THE PUBLIC OPEN SPACE AREA SHALL MEET OR EXCEED THE TOD MINIMUM DIMENSION REQUIREMENT OF TWELVE (12) FEET IN BOTH DIRECTIONS.

**III. MODIFICATIONS OF THE TOD-CC-EX DISTRICT REGULATIONS**

1. THE PETITIONER SHALL NOT BE REQUIRED TO MEET TOD GROUND FLOOR ACTIVATION STANDARDS FOR PARKING STRUCTURES AS CONTAINED IN CHAPTER 15.3.3 OF THE ORDINANCE FOR THE PARKING STRUCTURE FRONTAGE THAT IS ADJACENT TO THE PAPER RIGHT-OF-WAY HEATH COURT. ALL OTHER FRONTAGES SHALL COMPLY WITH TOD ORDINANCE STANDARDS.
  - a. THE GROUND FLOOR OF THE PARKING STRUCTURE ALONG HEATH COURT WILL BE TREATED THROUGH THE USE OF ARCHITECTURAL MEANS (I.E., ENHANCED MATERIALS, ART INSTALLATIONS, CLIMBING VINES, OR OTHER AESTHETIC TREATMENTS) SO THAT THE FAÇADE WILL NOT CONTAIN BLANK WALLS IN EXCESS OF TWENTY (20) FEET IN ALL DIRECTIONS.
2. THE PETITIONER MAY MAINTAIN THE EXISTING ROAD DIMENSIONS OF HEATH COURT AND ENHANCE THE STREETSCAPE AS SHOWN ON CROSS SECTION INCLUDED IN THE REZONING PLAN.

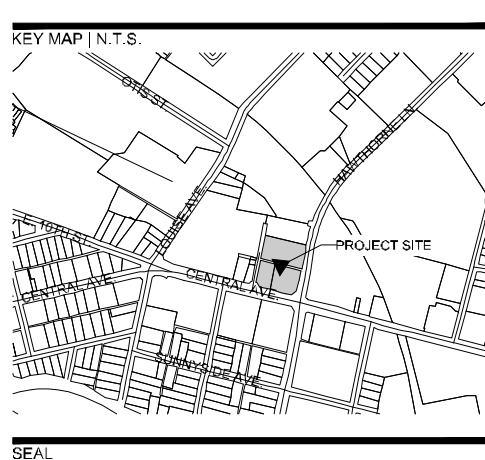
**IV. TRANSPORTATION**

1. LOADING SPACES WILL BE ACCOMMODATED ON-SITE IN ACCORDANCE WITH SECTION 15.5.4 OF THE TOD ORDINANCE.
2. SITE ACCESS POINTS SHALL MEET CDOT'S SIGHT DISTANCE POLICY AND ARE SUBJECT TO RELOCATION AT THE REASONABLE DISCRETION OF CDOT DURING PERMITTING.
3. TRASH COLLECTION SHALL NOT BE ACCOMMODATED WITHIN THE PUBLIC RIGHTS-OF-WAY.

4. PETITIONER SHALL DEDICATE FORTY (40) FEET OF RIGHT-OF-WAY FROM THE CENTRAL AVENUE ROAD CENTERLINE.
5. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK ALONG THE FRONTAGE OF NEW CONSTRUCTION ON CENTRAL AVENUE AND HAWTHORNE LANE (EXISTING STREETSCAPE CONDITIONS ALONG THE 1111 CENTRAL AVENUE PRESERVED BUILDING FRONTAGE SHALL REMAIN). THE PROPOSED PLANTING STRIP ALONG CENTRAL AVENUE MAY BE PERMITTED AS AN EIGHT (8) FOOT WIDE AMENITY ZONE WITH TREES IN GRATES IN LIEU OF A PLANTING STRIP.
6. PETITIONER SHALL PRESERVE ALLOCATED SPACE FOR FUTURE EIGHT (8) FOOT BUFFERED/SEPARATED BIKE LANE, EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK ALONG THE PROPOSED DEVELOPMENT FRONTAGE OF CENTRAL AVENUE.
7. PETITIONER SHALL RECONSTRUCT PAVEMENT OF HEATH COURT WITH A MINIMUM OF 1.5" MILL AND OVERLAY FROM CENTRAL AVENUE TO THE TERMINATION OF THE HEATH COURT RIGHT-OF-WAY.
8. PETITIONER SHALL REPLACE NON-COMPLIANT ADA RAMPS ON CENTRAL AVENUE, IF APPLICABLE, ON THE PROJECT FRONTAGE OF CENTRAL AVENUE.
9. AS RELATED TO THE EXISTING ALLEY BETWEEN HEATH COURT AND HAWTHORNE LANE TO BE ABANDONED, THE PETITIONER SHALL COMPLETE AND SUBMIT THE [RIGHT OF WAY ABANDONMENT PETITION FORM](#) TO CDOT FOR REVIEW. 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.
10. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHT-OF-WAY TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR NEW CONSTRUCTION BUILDING(S) ON THE SITE. RIGHTS-OF-WAY WILL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
11. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR NEW CONSTRUCTION BUILDING(S) ON THE SITE.

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 CHARLOTTE, NC, 28204

LANDDESIGN PROJ.# 1020231

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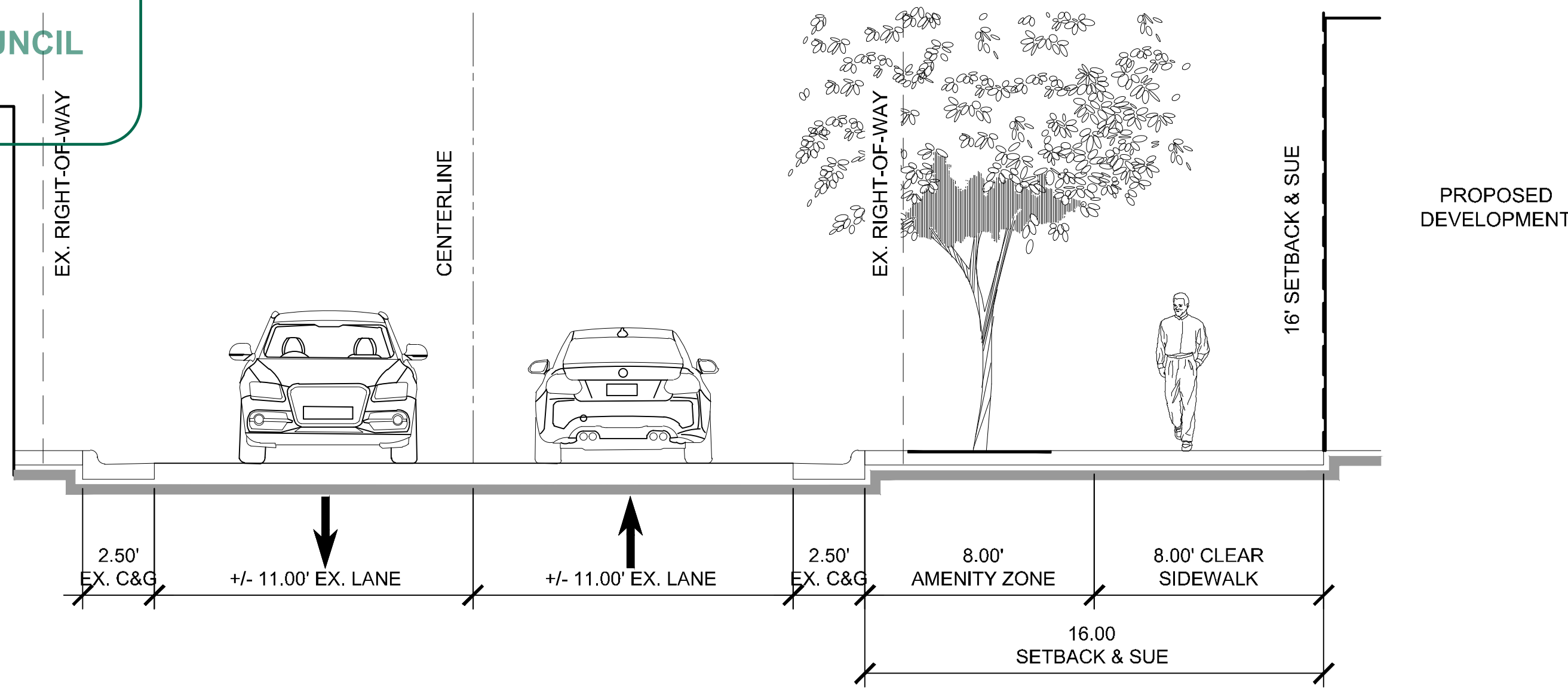
DESIGNED BY: LD  
 DRAWN BY: BF  
 CHECKED BY: BF

SCALE: VERT: N/A  
 HORZ: N/A

SHEET TITLE  
**REZONING NOTES**

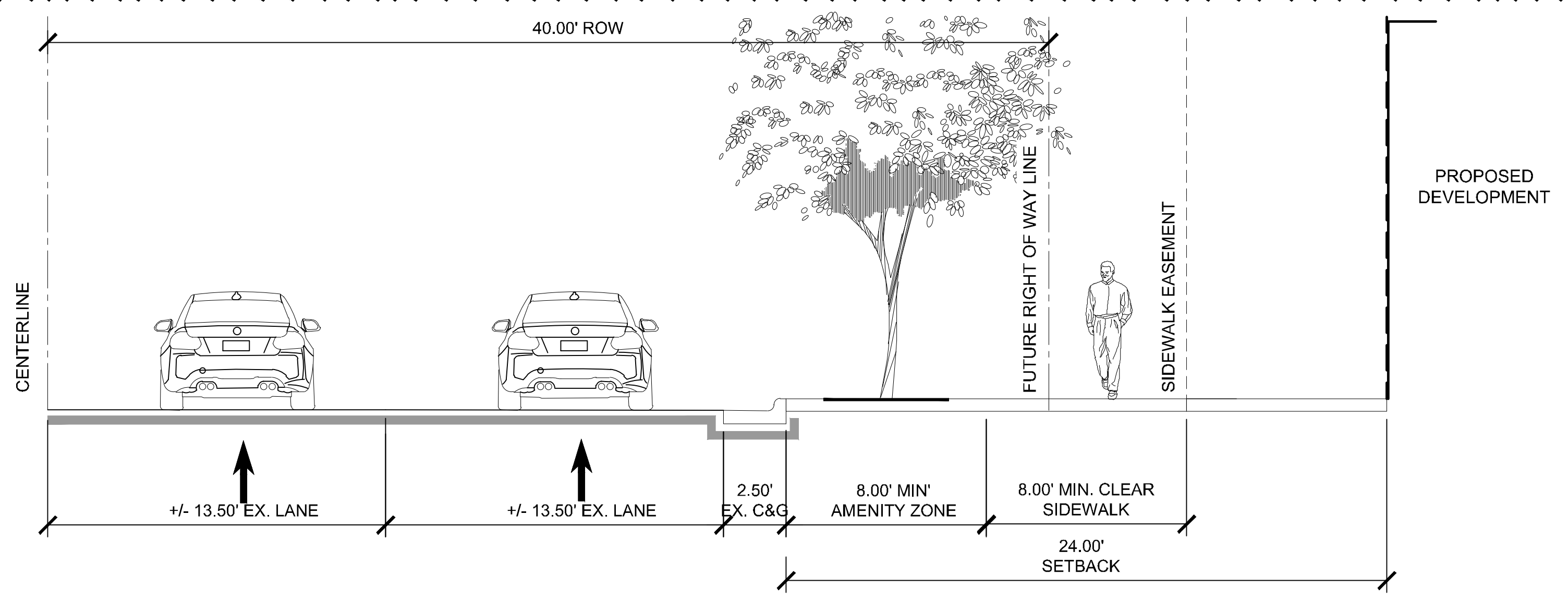
SHEET NUMBER  
**RZ-02**

ADJACENT PROPERTY DEVELOPMENT



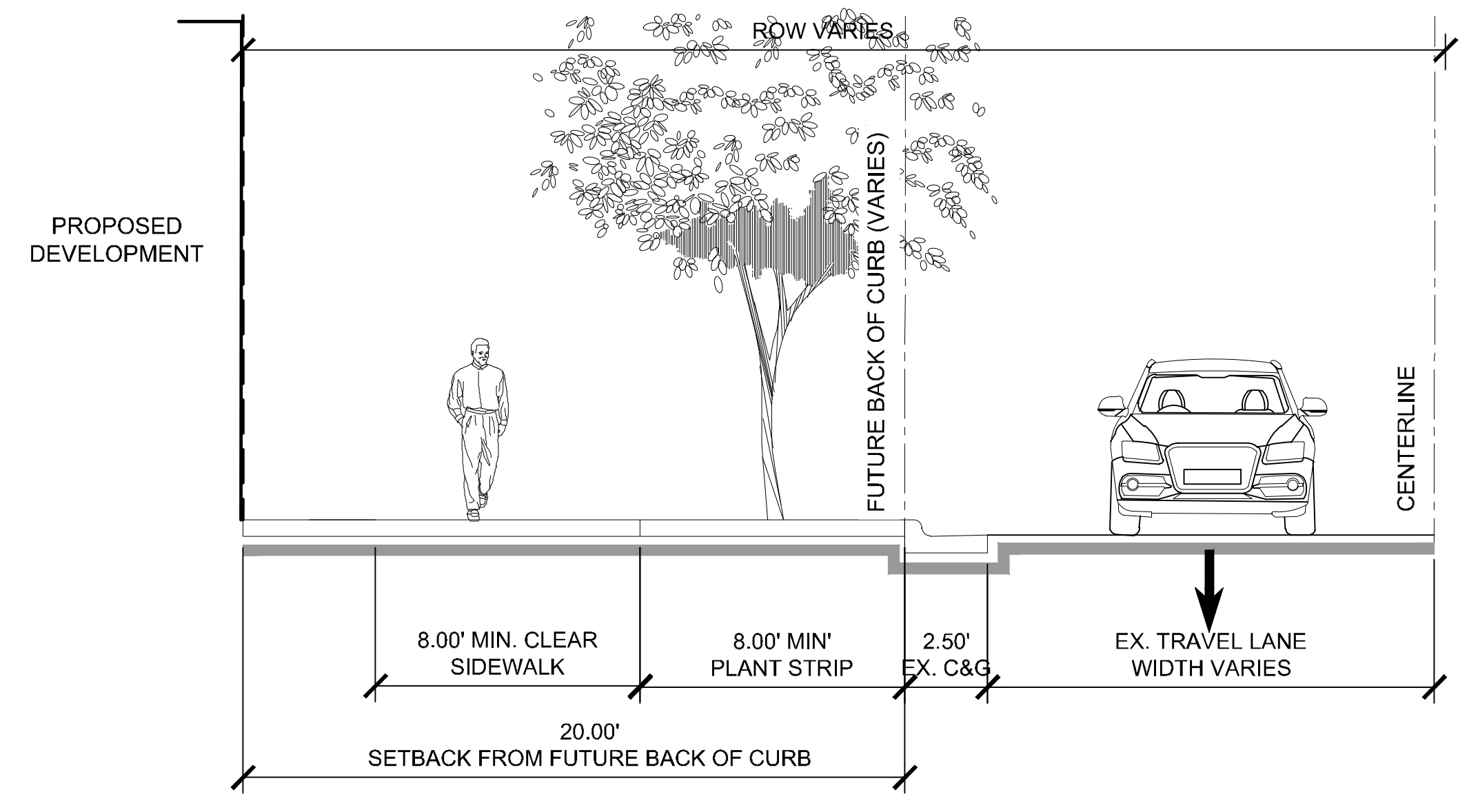
**01** HEATH CT. PROPOSED CROSS SECTION  
SITE SECTION

NTS



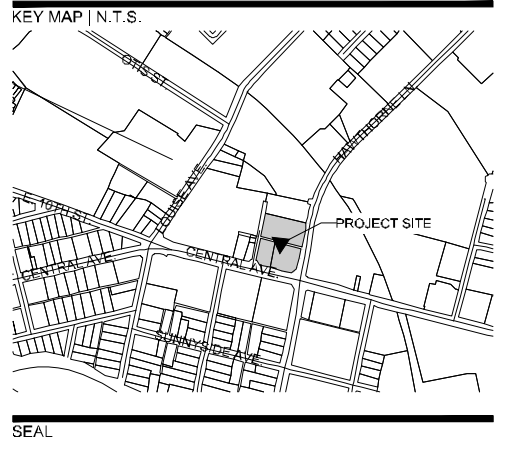
**02** CENTRAL AVE. PROPOSED CROSS SECTION  
SITE SECTION

NTS



**03** HAWTHORNE LN. PROPOSED CROSS SECTION  
SITE SECTION

NTS



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 DRAWN BY: BF  
 CHECKED BY: BF

SCALE: VERT: N/A  
 HORIZ: AS NOTED

**5**

**3**

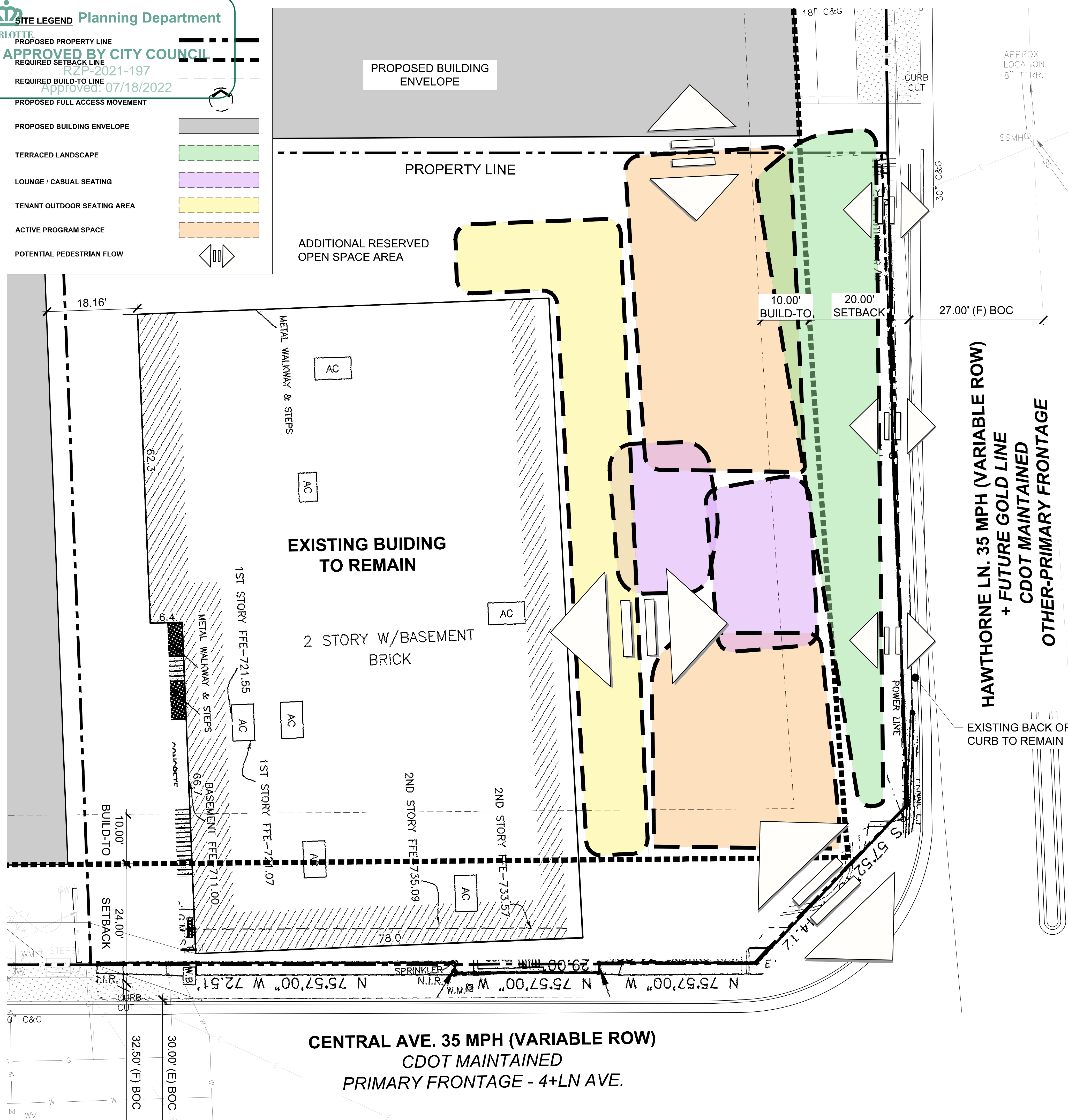
STREET SECTIONS

SHEET NUMBER

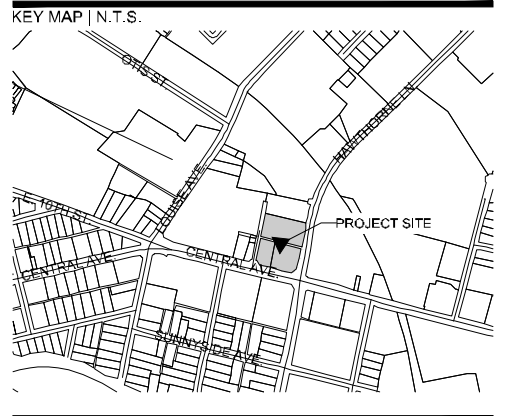
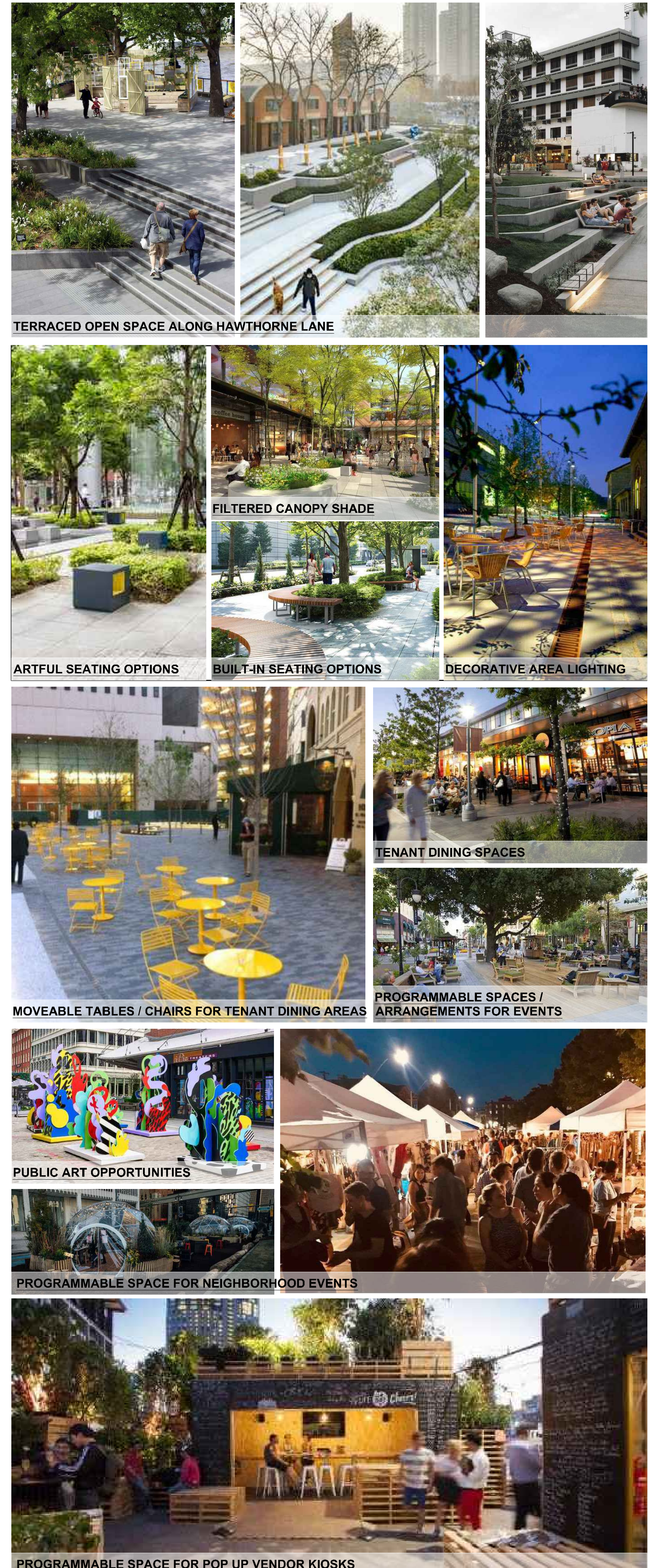
**RZ-04**

**SITE LEGEND** Planning Department  
 APPROVED BY CITY COUNCIL  
 RZP-2021-197  
 Approved: 07/18/2022

- PROPOSED PROPERTY LINE
- REQUIRED SETBACK LINE
- REQUIRED BUILD-TO LINE
- PROPOSED FULL ACCESS MOVEMENT
- PROPOSED BUILDING ENVELOPE
- TERRACED LANDSCAPE
- LOUNGE / CASUAL SEATING
- TENANT OUTDOOR SEATING AREA
- ACTIVE PROGRAM SPACE
- POTENTIAL PEDESTRIAN FLOW



**PUBLIC OPEN SPACE ENLARGEMENTS / PROGRAMMING PRECEDENT IMAGERY**



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DESIGNED BY: LD  
 DRAWN BY: BF  
 CHECKED BY: BF

SCALE:  
 VERT: N/A  
 HORZ: 1"=20'

SHEET TITLE: **OPEN SPACE DIAGRAM**

**Charlotte** Planning Department  
**APPROVED BY CITY COUNCIL**  
 RZP-2021-197  
 Approved: 07/18/2022

COMMERCIAL  
 TX ID: 08111307  
 B-2 ZONING

INDUSTRIAL  
 TX ID: 08111306  
 B-2 ZONING

INDUSTRIAL  
 TX ID: 08111308  
 B-2 ZONING

COMMERCIAL  
 TX ID: 08111304  
 B-2 ZONING

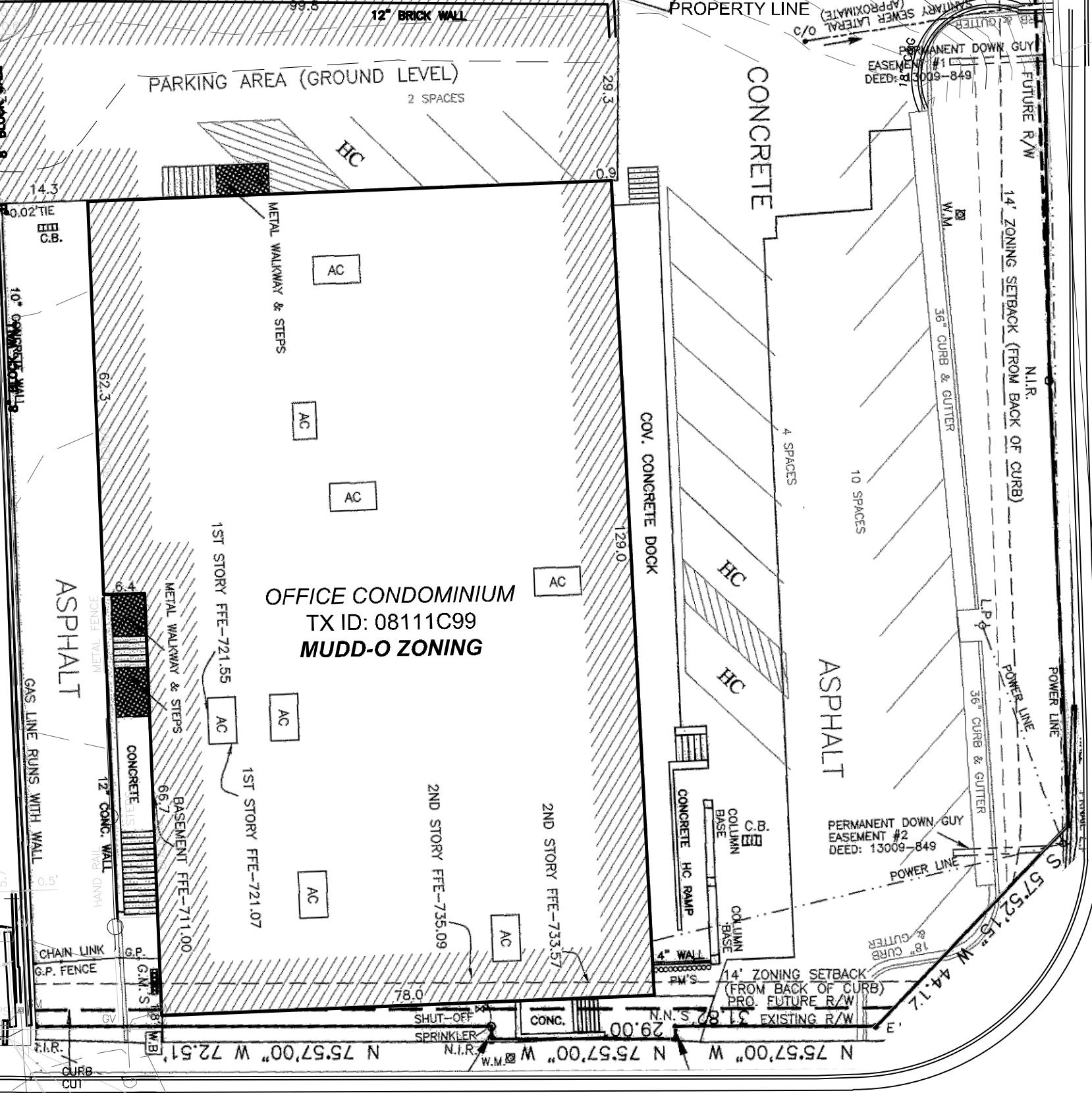
COMMERCIAL  
 TX ID: 08111305  
 B-2 ZONING

COMMERCIAL  
 TX ID: 08111106  
 TOD-CC ZONING

MUNICIPAL  
 TX ID: 08111101  
 B-2 ZONING

COMMERCIAL  
 TX ID: 08111113  
 TOD-CC ZONING

10' PRIVATE ALLEY



CENTRAL AVE. 35 MPH (PUBLIC)  
 CDOT MAINTAINED

HAWTHORNE LN. 35 MPH (PUBLIC)  
 4' GOLD LINE  
 CDOT MAINTAINED

MULTI FAMILY  
 TX ID: 08118105  
 B-2 ZONING

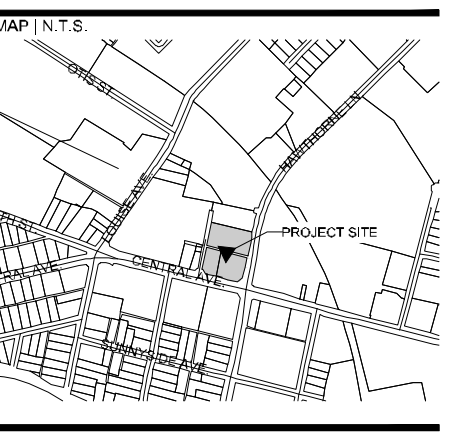
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 B-2 ZONING

COMMERCIAL  
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 B-2 ZONING

COMMERCIAL  
 TX ID: 08117801  
 TOD-CC ZONING

LandDesign.

223 NORTH GRAHAM STREET  
 CHARLOTTE, NC 28202  
 704.333.0375  
 WWW.LANDDESIGN.COM



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3

EXISTING CONDITIONS PLAN

SHEET NUMBER  
**RZ-05**