

**REZONING SITE PLAN** SCALE 1" = 60'

**I. GENERAL PROVISIONS:**

1. SITE DESCRIPTION. THE APPROXIMATELY 0.976 ACRE PROPERTY IS LOCATED AT 355 E WOODLAWN ROAD IN CHARLOTTE. MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 149-07344 (THE "SITE"). THE SOLE PURPOSE OF THIS TOD CONDITIONAL REQUEST IS TO ALLOW FOR A DRIVE-THROUGH ACCESSORY USE TO A FINANCIAL INSTITUTION AND PROVIDE ADDITIONAL COMMITMENTS FOR COMMUNITY BENEFITS.
2. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-TR ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALLEGATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.407 OF THE ORDINANCE.

**II. DEVELOPMENT STANDARDS:**

- a. THE PRIMARY USES ON THE SITE SHALL BE LIMITED TO A FINANCIAL INSTITUTION WITH DRIVE-THROUGH FACILITY.
- b. BUILDING PLACEMENT AND CIRCULATION SHALL BE AS GENERALLY DEPICTED ON THE ACCOMPANYING REZONING PLAN.
- c. ACCESSORY DRIVE THROUGH USE SHALL ONLY BE PERMITTED IN ASSOCIATION WITH A FINANCIAL INSTITUTION.
- d. BUILDING DESIGN SHALL MEET THE TOD-CC DIMENSIONAL AND DESIGN STANDARDS WHERE MORE STRINGENT THAN THE TOD-TR STANDARDS, AS COMBINED IN SECTION 15.2 AND 15.3 OF THE ORDINANCE.

**III. TRANSPORTATION:**

- a. THE PROPOSED SITE ACCESS OFF WOODLAWN ROAD, WILL BE SUBJECT TO NCDOT RECOMMENDATIONS AND APPROVAL, TO BE COORDINATED DURING THE PERMITTING PROCESS.
- b. ALL RIGHTS-OF-WAY SHALL BE DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CITY AND/OR NCDOT BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- c. ALL TRANSPORTATION IMPROVEMENTS, AS APPLICABLE, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- d. IF APPLICABLE, ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF PRIVATE/PUBLIC PARTNERSHIP EFFORTS OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

**IV. PUBLIC AMENITIES:**

- a. THE PETITIONER SHALL PROVIDE A PUBLIC ART COMPONENT USING LOCAL ARTISTS IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER SHALL PROVIDE BUS STOP ENHANCEMENTS AT LOCATIONS ALONG BUS ROUTE #12, TO BE COORDINATED WITH CATS AND THE MADISON PARK COMMUNITY TO SERVE AS POTENTIAL COMMUNITY BENEFITS IN THE AREA.

**BUS STOP NOTES:**

PETITIONER SHALL COORDINATE THE INSTALLATION OF BUS STOP IMPROVEMENTS OR REALIGNMENT OF FUTURE BUS STOPS ALONG THE SOUTH BOULEVARD CORRIDOR OF BUS ROUTE #12 WITHIN A TWO (2) MILE RADIUS OF THE SITE, IN COORDINATION WITH THE CHARLOTTE AREA TRANSIT SYSTEM (CATS). SUCH COORDINATION SHALL INVOLVE EITHER PETITIONER'S CONTRIBUTION FOR INSTALLATION OR A MONETARY CONTRIBUTION TO CATS IN AN AMOUNT NOT TO EXCEED \$75,000. THE CONTRIBUTION OR INSTALLATION SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE.

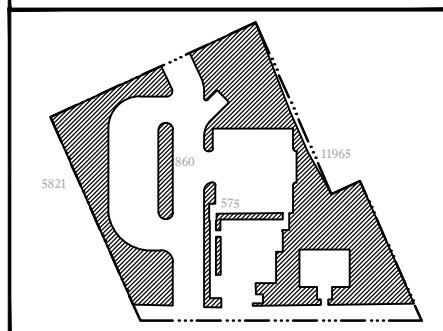
**DEVELOPMENT DATA TABLE**

SITE ADDRESS:	355 E WOODLAWN RD CHARLOTTE, NC
SITE AREA:	42,529 SF / 0.976 AC. ±
TAX PARCEL:	149-073-04
EXISTING ZONING:	TOD-CC
PROPOSED ZONING:	TOD-TR (CD)
EXISTING USE:	COMMERCIAL
PROPOSED USES:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN TOD-TR ZONING DISTRICT, INCLUDING A FINANCIAL INSTITUTION WITH DRIVE-THROUGH FACILITY, AS FURTHER RESTRICTED BELOW.
MAXIMUM BUILDING HEIGHT:	AS PERMITTED IN TOD-TR ZONING DISTRICT.
PARKING:	NOT TO EXCEED TOD-TR STANDARDS.
BICYCLE PARKING:	BICYCLE PARKING WILL BE PER ORDINANCE.
OPEN SPACE AREA:	19,221 SF / 0.441 AC. ±

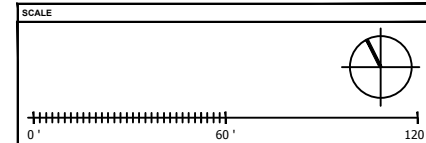
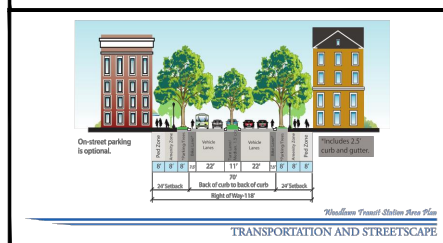
LANDSCAPE REQUIREMENTS:	REQUIRED
LANDSCAPE BUFFER - FRONT (EAST WOODLAWN RD, SOUTH)	= 8'
LANDSCAPE BUFFER - SIDE (WEST)	= 0'
LANDSCAPE BUFFER - SIDE (EAST)	= 0'
LANDSCAPE BUFFER - REAR (NORTH)	= 0'

BUILDING REQUIREMENTS:	REQUIRED
BUILDING SETBACK - FRONT (EAST WOODLAWN RD, SOUTH)	= 24'
BUILDING SETBACK - SIDE (WEST)	= 0'
BUILDING SETBACK - SIDE (EAST)	= 0'
BUILDING SETBACK - REAR (NORTH)	= 0'

**OPEN SPACE EXHIBIT:**



**WOODLAWN TRANSIT STATION AREA PLAN**



**ARCHITECT/ ENGINEER OF RECORD**

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FIFTH THIRD BANK  
BONSAI DRAGON  
355 E WOODLAWN ROAD  
CHARLOTTE, NC



JOB NO. 183494

DATE: 11-18-21

DRAWN BY: PV

SCALE: 1" = 60'

SHEET TITLE:  
REZONING PETITION  
2021-019

SHEET NUMBER:  
**3F**