

DEVELOPMENT DATA TABLE	
Tax Parcels:	09509222, 09509221, 09509220, 09509224, 09509226, 09509227
Total Site Area:	2.56 Acres
Existing Zoning:	B-1
Proposed Zoning:	MUDD-CD
Existing Use:	Mixed Retail Office and Gas Station
Proposed Use:	Any non-residential use or combination of uses and accessory uses as permitted in the Mixed Use Development District of The City of Charlotte Zoning Ordinance.
Residential Density:	N/A
Square Footage:	Not to exceed 50,000 sq ft
Floor Area Ratio:	N/A
Maximum Building Height:	60'
Maximum No. of Stories:	3
Maximum No. of Buildings:	N/A
Parking Spaces:	Required: Parking as required per Section 9.8507
Proposed:	Per Ordinance
Open Space:	Per Ordinance

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY SRL CENTRAL AVENUE PROPERTIES LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF AN OFFICE AND RETAIL MIXED USE BUILDING ON AN APPROXIMATELY 2.56 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF CENTRAL AVENUE & MORNINGSIDE DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS: 09509222, 09509221, 09509224, 09509226 and 09509227.
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS ARE AS SHOWN ON THE REZONING PLAN.
 - ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES**
- ANY NON-RESIDENTIAL USE OR COMBINATION OF NON-RESIDENTIAL USES AND ACCESSORY USES AS PERMITTED BY THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE MUDD ZONING DISTRICT, INCLUDING BUT NOT LIMITED TO, RETAIL, OFFICE AND EATING, DRINKING AND ENTERTAINMENT USES.
 - THE EXISTING BUILDINGS ON PARCELS 09509224, 09509226 AND 09509227 SHALL REMAIN, AS MAY BE REPLACED, RENOVATED AND EXPANDED AS ALLOWED BY THE ORDINANCE, PROVIDED THAT IF THE BUILDINGS ARE REMOVED FOR REDEVELOPMENT THEN A REZONING OF THE PARCELS BEING DEVELOPED SHALL BE REQUIRED. PARCELS 09509222, 09509221, 09509220 MAY BE DEVELOPED AS SET FORTH GENERALLY IN THE REZONING PLAN.
- TRANSPORTATION**
- VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - PETITIONER SHALL INSTALL 2" ADA CURB RAMPS AT THE CENTRAL AVENUE AND MORNINGSIDE DRIVE INTERSECTION PER ADA LAW AND PROWAG STANDARDS.
- ARCHITECTURAL STANDARDS**
- PREFERRED EXTERIOR BUILDING MATERIALS SHALL BE COMPRISED OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
 - THE SCHEMATIC DEPICTION OF SIDEWALKS, 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED BY 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 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.
 - BUILDING HEIGHT SHALL NOT EXCEED THREE STORIES OR 60' 0".
- ENVIRONMENTAL FEATURES**
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE PCSO
- LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- STREETSCAPE AND LANDSCAPING**
- ALONG CENTRAL AVENUE PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB AND A MINIMUM 8 FOOT WIDE SIDEWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONING PLAN.
 - ALONG MORNINGSIDE DRIVE, PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE SIDEWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONING PLAN.
 - IN ORDER TO ACCOMMODATE THE EXISTING GRADE, PETITIONER MAY INSTALL A RETAINING WALL BETWEEN THE SIDEWALK AND PLANTING STRIP, PROVIDED THAT PETITIONER OBTAIN A CDOT ENCROACHMENT AGREEMENT IF THE RETAINING WALL IS WITHIN THE PUBLIC RIGHT OF WAY.
 - PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT FOR ANY SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY, SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, ALONG THE SITE'S FRONTAGES OF MORNINGSIDE DR. AND CENTRAL AVE. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - THE 10 FOOT WIDE LANDSCAPE AREAS ADJACENT TO SINGLE FAMILY LOTS SHALL BE PLANTED TO A CLASS C BUFFER STANDARD, HOWEVER, ANY FENCING SHALL NOT BE REQUIRED TO MEET CLASS C BUFFER STANDARDS AND MAY BE PLACED IMMEDIATELY ADJACENT TO THE LOT LINES. THE LANDSCAPING AREAS MAY BE MODIFIED FROM STANDARDS TO PRESERVE EXISTING TREES AND SHRUBBERY.
 - THE SPECIAL LANDSCAPING AREA SHALL NOT BE REQUIRED TO MEET PLANTING BUFFER STANDARDS.
- BINDING EFFECT OF THE REZONING APPLICATION**
- 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 REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



SRL Central Avenue Properties, LLC
2629 Central Avenue Charlotte, NC 28205

2609 Central Avenue

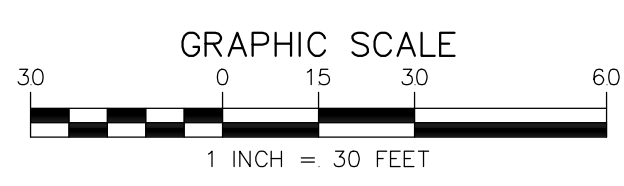
Rezoning Plan

2609 Central Avenue Charlotte, NC 28205

NO.	DATE:	BY:	REVISIONS:
1	08.16.21	udp	per city comments

Project No: 19-135
Date: 02.26.2021
Designed by: UDP
Drawn By: UDP
Sheet No:

REZONING PETITION # 2021-060



RZ-1.0