

stimmel
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
 691 N. TRADE STREET, SUITE 300
 WINSTON-SALEM, NC 27101
 www.stimmel.com 336.223.1067
 THIS DRAWING IS PROVIDED BY PROPERTY OWNER
 AND DOES NOT REPRESENT WORK PRODUCED BY
 STIMMEL ASSOCIATES, PA.
 LICENSE NO. C-0293
 DATE: 06/11/2021

PETITION # 2021-080

NOTE:
 COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH
 IN REZONING 2007-082.

DEVELOPMENT DATA:
 ACREAGE: +/- 4.65
 TAX PARCELS: 143-131-14, 143-131-15
 EXISTING ZONING: MUDD-0
 PROPOSED ZONING: MUDD-0 S.P.A.
 PROPOSED USE: UP TO 12,000 SQUARE FEET OF
 COMMERCIAL USES (ENTITLED IN REZONING
 PETITION 2007-082) INCLUDING THE
 ADDITION OF ONE (1) FAST FOOD
 DRIVE-THROUGH WINDOW (EXISTING HOTEL
 AND PARKING TO REMAIN)

--- PROPOSED REZONING BOUNDARY

EXISTING REGIONAL STORMWATER FACILITY

THE JOHN R. MCADAMS
 COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 License No.: C-0293
 (800) 733-5646 • McAdamsCo.com



REVISIONS:

Δ	06/14/2021 CITY COMMENTS
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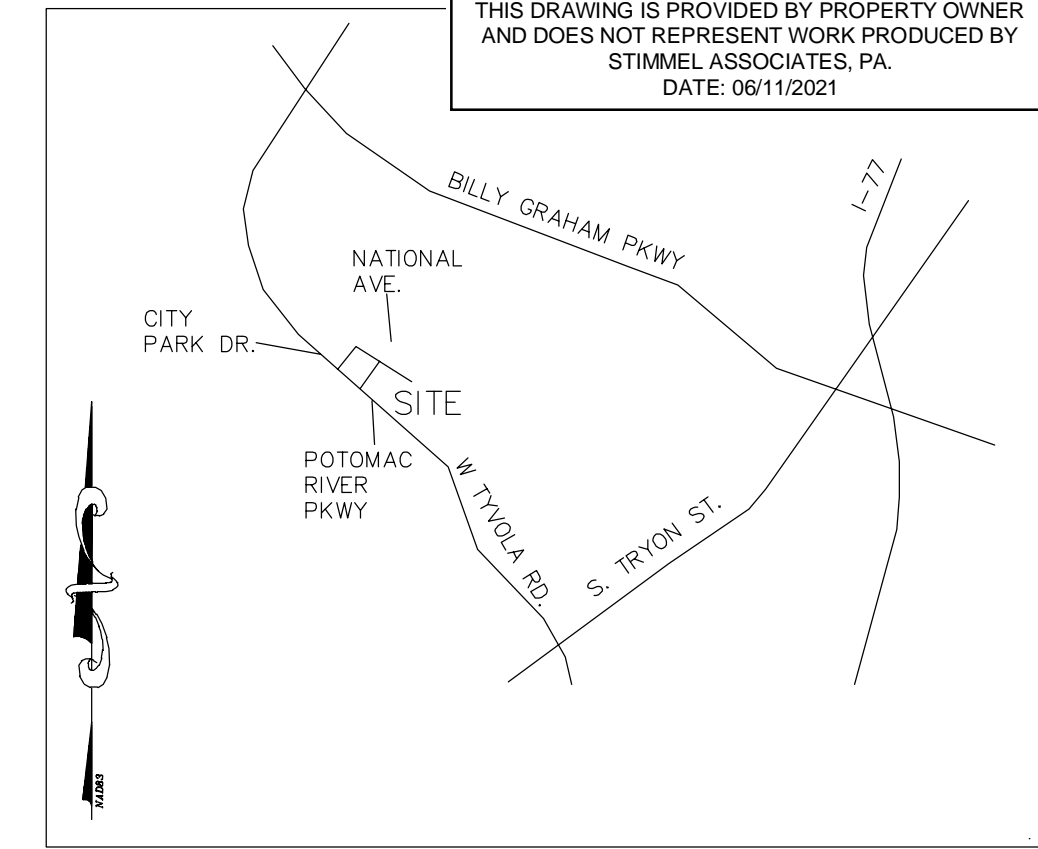
OWNER:
 APOLLO HOLDING
 COMPANY, LLC
 5720 CREEDMOOR ROAD, SUITE 205
 RALEIGH, NORTH CAROLINA 27612

**CITY PARK RETAIL
 PETITION #2018-001**
 CITY OF CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO.	MRE-13040
FILENAME:	
DESIGNED BY:	BGP
DRAWN BY:	BGP
SCALE:	
DATE:	12-15-2017
SHEET NO.:	RZ-1





**VICINITY MAP
 NTS**

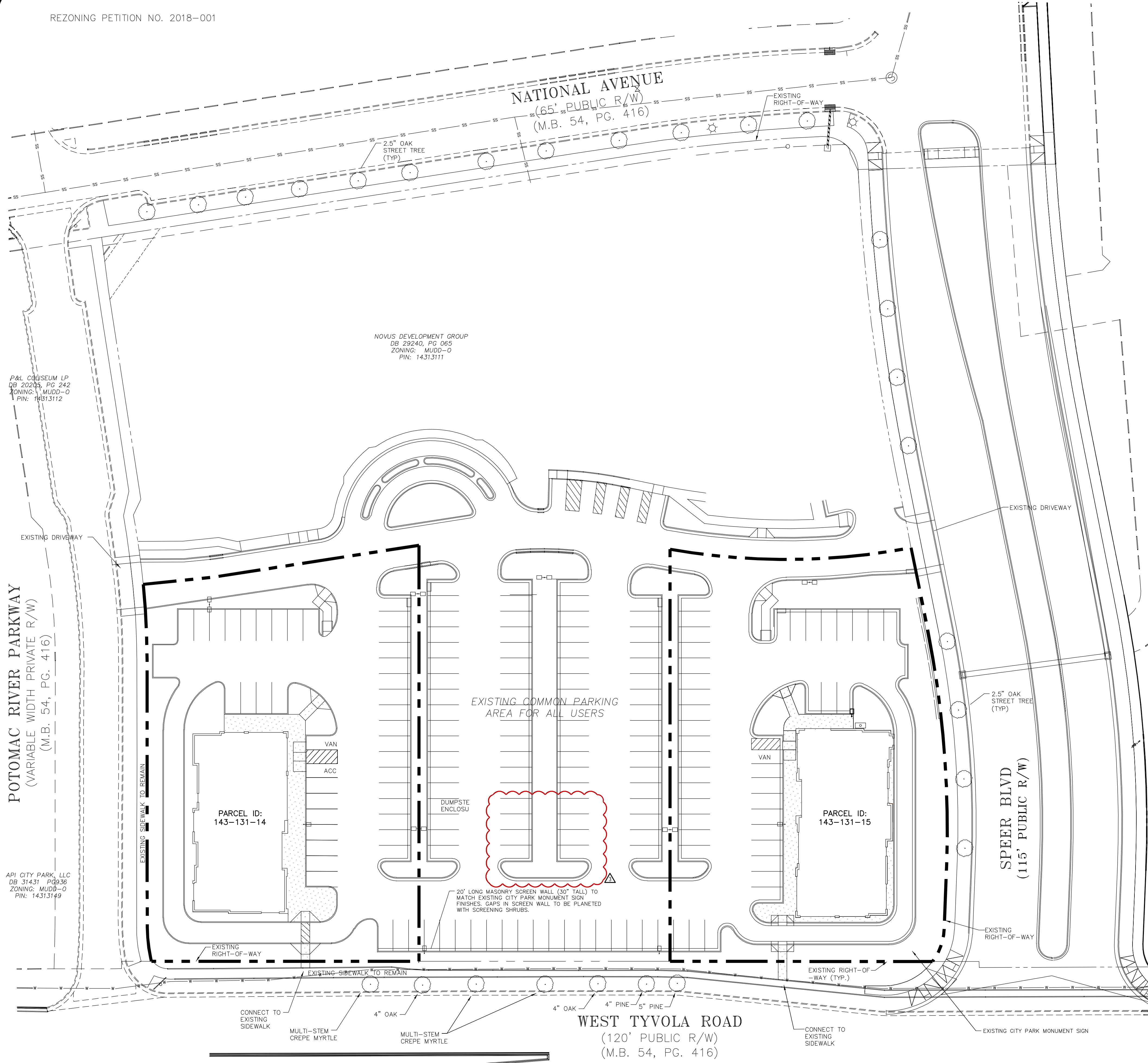
SITE DEVELOPMENT DATA:

ACREAGE: ± 4.65 ACRES
 TAX PARCELS: 143-131-14, 143-131-15
 EXISTING ZONING: MUDD-O
 PROPOSED ZONING: MUDD-O S.P.A.
 EXISTING USES: HOTEL/PARKING/VACANT
 PROPOSED USES: UP TO 12,000 SQUARE FEET OF ADDITIONAL COMMERCIAL USES (ENTITLED IN REZONING PETITION 2008-082), INCLUDING THE ADDITION OF ONE (1) FAST FOOD DRIVE-THROUGH WINDOW, EXISTING HOTEL AND PARKING TO REMAIN.
 THE 12,000 SQUARE FEET CAN BE DIVIDED BETWEEN THE TWO PARCELS AND DO NOT HAVE TO BE EQUAL.

PROPOSED REZONING BOUNDARY

PETITION # 2021-080

NOTE:
 COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH IN REZONING 2007-082.



NOVUS DEVELOPMENT GROUP
 DB 29240, PG 065
 ZONING: MUDD-O
 PIN: 14313111

P&L CONOURSE LP
 DB 20205, PG 242
 ZONING: MUDD-O
 PIN: 14313112

POTOMAC RIVER PARKWAY
 (VARIABLE WIDTH PRIVATE R/W)
 (M.B. 54, PG. 416)

API CITY PARK, LLC
 DB 31431, PG 366
 ZONING: MUDD-O
 PIN: 14313149

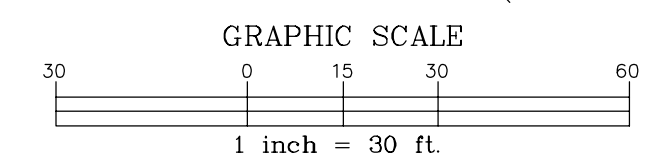
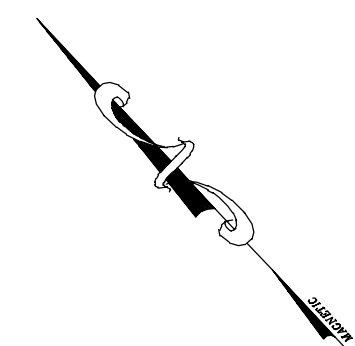
CITY PARK MASTER ASSOCIATION
 DB 30650 PG 910
 ZONING: MUDD-O
 PIN: 14313112

WEST TYVOLA ROAD
 (120' PUBLIC R/W)
 (M.B. 54, PG. 416)

SPEER BLVD
 (115' PUBLIC R/W)

CONNECT TO EXISTING SIDEWALK
 MULTI-STEM CREPE MYRTLE
 4" OAK
 MULTI-STEM CREPE MYRTLE
 4" OAK
 4" PINE
 5" PINE

CITY OF CHARLOTTE
 ZONING: UR-2(CD)
 PIN: 14313301



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REVISIONS:

2018-04-26	REVISIONS PER CITY COMMENTS
2018-07-02	CITY COMMENTS

OWNER:
APOLLO HOLDING COMPANY, LLC
 5720 CREEDMOOR ROAD, SUITE 205
 RALEIGH, NORTH CAROLINA 27612

CITY PARK RETAIL
PETITION #2018-001
 CITY OF CHARLOTTE, NORTH CAROLINA

PROJECT NO. MRE-13040
 FILENAME: MRE13040-S1
 DESIGNED BY: BGP
 DRAWN BY: BGP
 SCALE: 1" = 30'
 DATE: 12-15-2017
 SHEET NO. **RZ-2**



1. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE MUDD-O SITE PLAN AMENDMENT FILED BY APOLLO HOLDING COMPANY, LLC TO MODIFY SEVERAL PROVISIONS OF A MUDD-O REZONING PLAN WHICH WAS APPROVED BY THE CITY COUNCIL ON JANUARY 22, 2008 IN REZONING PETITION NO. 2018-001 FOR THE 159 ACRE CITY PARK DEVELOPMENT, AS THEREAFTER AMENDED ADMINISTRATIVELY FROM TIME TO TIME.

THIS SITE PLAN AMENDMENT APPLIES ONLY TO THAT PART OF THE CITY PARK DEVELOPMENT WHICH IS BOUNDED BY POTOMAC RIVER PARKWAY, WEST TYVOLA ROAD, AND SPEER AVENUE AND WHICH HAS BEEN DESIGNATED BY MECKLENBURG COUNTY AS TAX PARCELS 143-131-14 AND 143-131-15 (THE "SITE").

UNLESS THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS OR ACCOMPANYING EXHIBITS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE OPTIONAL PROVISIONS BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT AND THE DEVELOPMENT STANDARDS AS APPROVED IN REZONING PETITION 2007-082 AND ASSOCIATED ADMINISTRATIVE APPROVALS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

2. MUDD-O OPTIONAL PROVISIONS

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-O PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

- (a) A DEVIATION TO ALLOW TWO (2) DRIVE-THROUGH SERVICE WINDOWS AS AN ACCESSORY TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (RESTAURANT) USE. THE DRIVE-THROUGH WINDOW SHALL ONLY BE LOCATED ON THE SAME PARCEL AS THE PRINCIPAL USE. THE DRIVE-THROUGH WINDOWS AND VEHICULAR CIRCULATION, GENERALLY DEPICTED ON THE SITE PLAN, CAN BE LOCATED ANYWHERE ON THE BUILDING.
(b) A DEVIATION TO ALLOW MANEUVERING BETWEEN THE STREET AND THE BUILDINGS FOR THE TWO (2) DRIVE-THROUGH SERVICE WINDOWS ALLOWED.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 12,000 SQUARE FEET OF COMMERCIAL FLOOR AREA (EXCLUSIVE OF AREAS USED FOR BUILDING AND EQUIPMENT ACCESS, SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE) WITHIN UP TO TWO (2) BUILDINGS. THE 12,000 SQUARE FEET MAY BE DIVIDED BETWEEN THE TWO (2) PARCELS AND ARE NOT REQUIRED TO BE EQUALLY SPREAD BETWEEN THE PARCELS. THE EXISTING HOTEL AND FULLY CONSTRUCTED PARKING LOT SHALL REMAIN.

EXCEPT AS OTHERWISE PROVIDED IN THE NEXT SUCCEEDING PARAGRAPH, THE SITE MAY BE DEVOTED TO ANY USES (INCLUDING ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT UNDER THE ORDINANCE, AS WELL AS TWO (2) DRIVE-THROUGH SERVICE WINDOW USES PERMITTED UNDER THE OPTIONAL PROVISIONS IN SECTION 2 ABOVE.

NOTWITHSTANDING THE FOREGOING PARAGRAPH OF THIS SECTION 3, THE FOLLOWING USES SHALL NOT BE ALLOWED ON THE SITE:

- CONVENIENCE STORES WITH GASOLINE SALES;
- CAR WASHES; AND
- AUTOMOTIVE SERVICE STATIONS.

4. ARCHITECTURAL STANDARDS

- (a) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOWS AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIALS, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
(b) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
(c) DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
(d) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF LANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
(e) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
(f) BUILDINGS SHALL BE A MINIMUM HEIGHT OF TWENTY-TWO (22) FEET.

5. STREETScape AND LANDSCAPING

- (a) DRIVE THROUGH WINDOW AREAS WILL BE SCREENED FROM VIEW FROM THE PARALLEL STREET UTILIZING A TRELIS STRUCTURE INTEGRATED WITHIN A SCREEN WALL WITH A COMBINED MINIMUM HEIGHT OF SEVEN (7) FEET WHICH INCLUDES THE HEIGHT OF THE BASE WALL (IF ANY), AND A MINIMUM WIDTH OF THIRTY (30) FEET GENERALLY CENTERED ON THE LOCATION OF THE PROPOSED DRIVE THROUGH WINDOW. THE TRELIS WILL BE PLANTED WITH CLIMBING EVERGREEN PLANT MATERIAL COMMON TO THE AREA.
(b) THE DESIGN FOR DRIVE-THROUGH LANES CONSTRUCTED ON THE SITE MUST INCORPORATE AREAS FOR SAFE PEDESTRIAN CROSSING.
(c) IN AREAS INDICATED ON THE SITE PLAN, THE PETITIONER WILL PROVIDE A MIXTURE OF INTERMITTENT WALLS AND ENHANCED LANDSCAPING ALONG STREETS WHERE DRIVE-THROUGH SERVICE LANES AND/OR PARKING ABUT THE STREET. WALLS WILL BE CONSTRUCTED OF MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE. IN ALL OTHER AREAS, PARKING SHALL BE SCREENED FROM PUBLIC ROADS, AS REQUIRED BY MUDD STANDARDS.
(d) NO TREES SHALL BE REMOVED FROM THE RIGHT-OF-WAY OF ANY CITY MAINTAINED STREET WITHOUT EXPLICIT PERMISSION OF THE CITY ARBORIST'S OFFICE. AUTHORIZATION IS REQUIRED TO BE OBTAINED PRIOR TO PLAN APPROVAL BY URBAN FORESTRY DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS.

6. ENVIRONMENTAL FEATURES

- (a) PETITIONER SHALL COMPLY WITH THE STORM WATER MANAGEMENT PLAN WHERE REQUIRED AS SET FORTH IN REZONING PETITION 2007-082 AS AMENDED.

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PETITION # 2021-080

NOTE: COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH IN REZONING 2007-082.

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Table with 2 columns: REVISIONS, COMMENTS. Includes rows for 2018-03-12, 2018-04-26, and 09/16/2021.

OWNER: APOLLO HOLDING COMPANY, LLC 5720 CREEDMOOR ROAD, SUITE 205 RALEIGH, NORTH CAROLINA 27612

CITY PARK RETAIL PETITION #2018-001 CITY OF CHARLOTTE, NORTH CAROLINA

Table with 2 columns: PROJECT No., FILENAME, DESIGNED BY, DRAWN BY, SCALE, DATE, SHEET No. Values include MRE-13040, BGP, 12-15-2017, RZ-3.

