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08111113, 08111106, 08111114

±1.91 AC (±83,320 SF)

COMMERCIAL, OFFICE

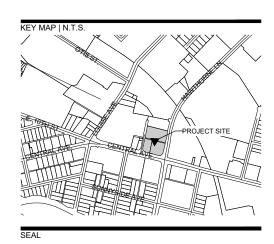
TOD-CC, MUDD-O



LandDesign.







CONDOMINIUM URBAN OPEN SPACE REQUIREMENTS (BY RIGHT) REQUIRED OPEN SPACE: 10% OF LOT AREA REQUIRED PUBLIC OPEN SPACE: VARIES BY DEVELOPMENT TYPE

TOD-CC-EX

- 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

ACCESS MOVEMENT NAME

TAX PARCEL ID#:

EXISTING ZONING: PROPOSED ZONING:

EXISTING USES:

ACREAGE:

SITE DEVELOPMENT DATA

TOD-CC-EX PROPOSED PUBLIC BENEFITS

SUSTAINABILITY:

PUBLIC BENEFIT:

BUILDING THE CREATION OF PUBLICLY ACCESSIBLE OPEN SPACE IN EXCESS OF CODE MINIMUM

ADAPTIVE REUSE OF EXISTING

GENERAL NOTES:

- 1. 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.
- 2. 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

1020231					
REVISION / ISSUANCE					
NO.	DESCRIPTION	DATE			
01	1ST SUBMITTAL	08/12/2021			
02	2ND SUBMITTAL	. 01/18/2021			
	DESIGNED BY: LD				
	DRAWN BY: BF CHECKED BY: BF				
SCALE VERT: N/A		NORTH			
HORZ:1"=20'					
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TECHNICAL DATA SHEET

COMMERCIAL TX ID: 08117801 TOD-CC ZONING

RZ-01

ORIGINAL SHEET SIZE: 24" X 36"

CRESCENT COMMUNITIES REZONING PETITION NO. 2021-197 1/14/2021

Development Data Table:

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 public open space area shall include, but not be limited to, a minimum of three (3) of the following amenities: bicycle racks, grills, picnic shelters, gazebos, benches, community gardens, raised garden beds, enhanced landscaping, specialty pavers, decorative signage/monuments, public art, sculpture garden, open green space, dog park, walking trails, playgrounds, sport courts or other active or passive recreation, or other similar amenities.
 - c. 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

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- 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 fifty (50) 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).
- 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 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, or frontage of Central Avenue.
- 9. As related to the existing alley between Heath Court and Hawthorne Lane to be abar Petitioner shall complete and submit the <u>Right of way Abandonment Petition form</u> to review. The decision of this rezoning petition does not correlate with the decision of abandonment, as this decision is issued within the separate Right of Way Abandonment is controlled by North Carolina General Statutes.
- 10. Petitioner shall dedicate and convey in fee simple all right-of-way to the City of Char the issuance of the first building certificate of occupancy for new construction build 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 app constructed prior to the issuance of the first certificate of occupancy for new construction on the Site.

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REZONING **PETITION NO.** 2021-197

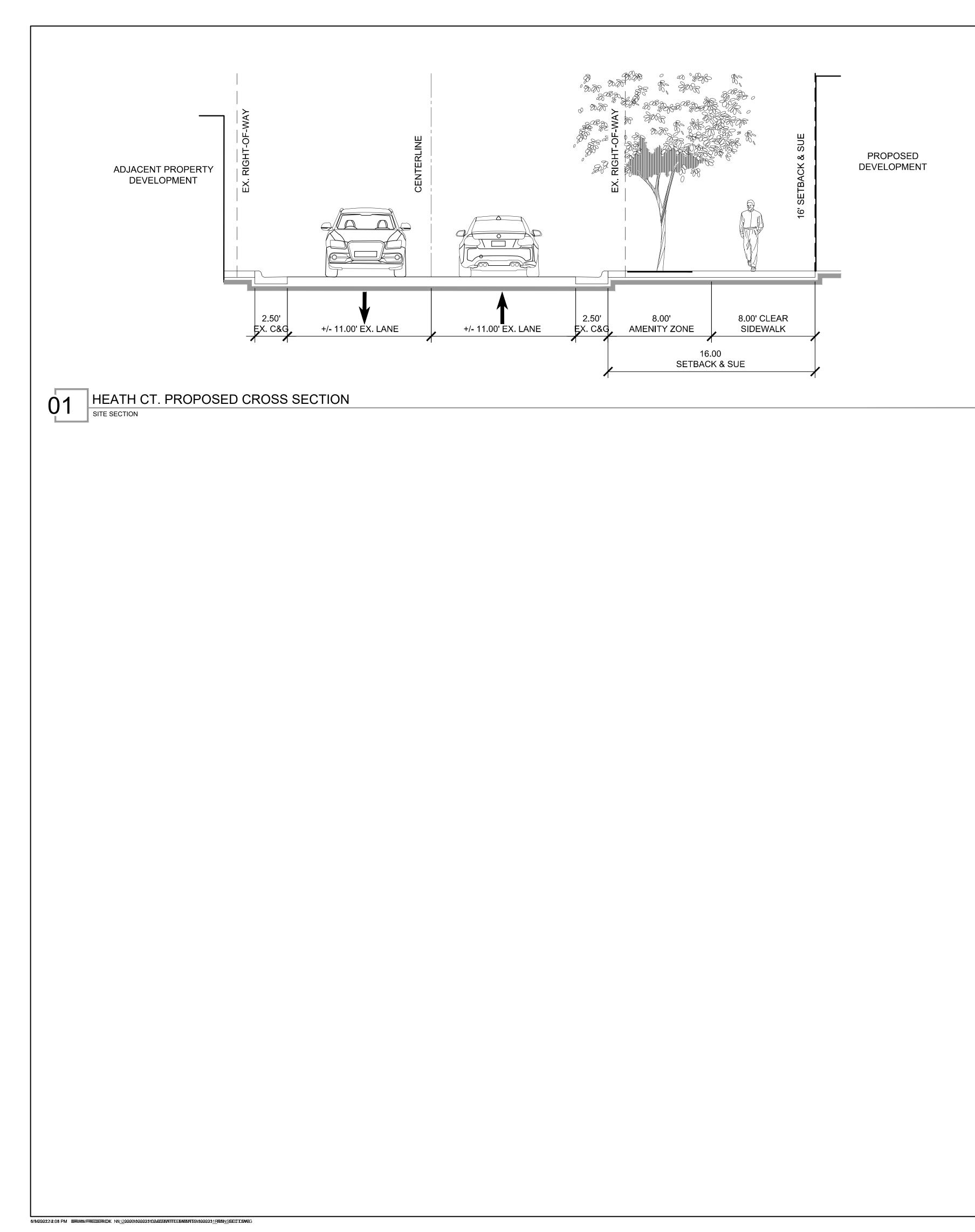
CRESCENT COMMUNITIES 1111 CENTRAL AVE. CHARLOTTE, NC, 28204

1020231 **REVISION / ISSUANCE** NO. DESCRIPTION DATE 1ST SUBMITTAL 01 08/12/2021 02 2ND SUBMITTAL 01/18/2021 DESIGNED BY: LD DRAWN BY: BF CHECKED BY: BF SCALE VERT: N/A HORZ:N/A

REZONING NOTES



ORIGINAL SHEET SIZE: 24" X 36"



NTS



REZONING PETITION NO. 2021-197

PROJECT

CRESCENT COMMUNITIES 1111 CENTRAL AVE. CHARLOTTE, NC, 28204

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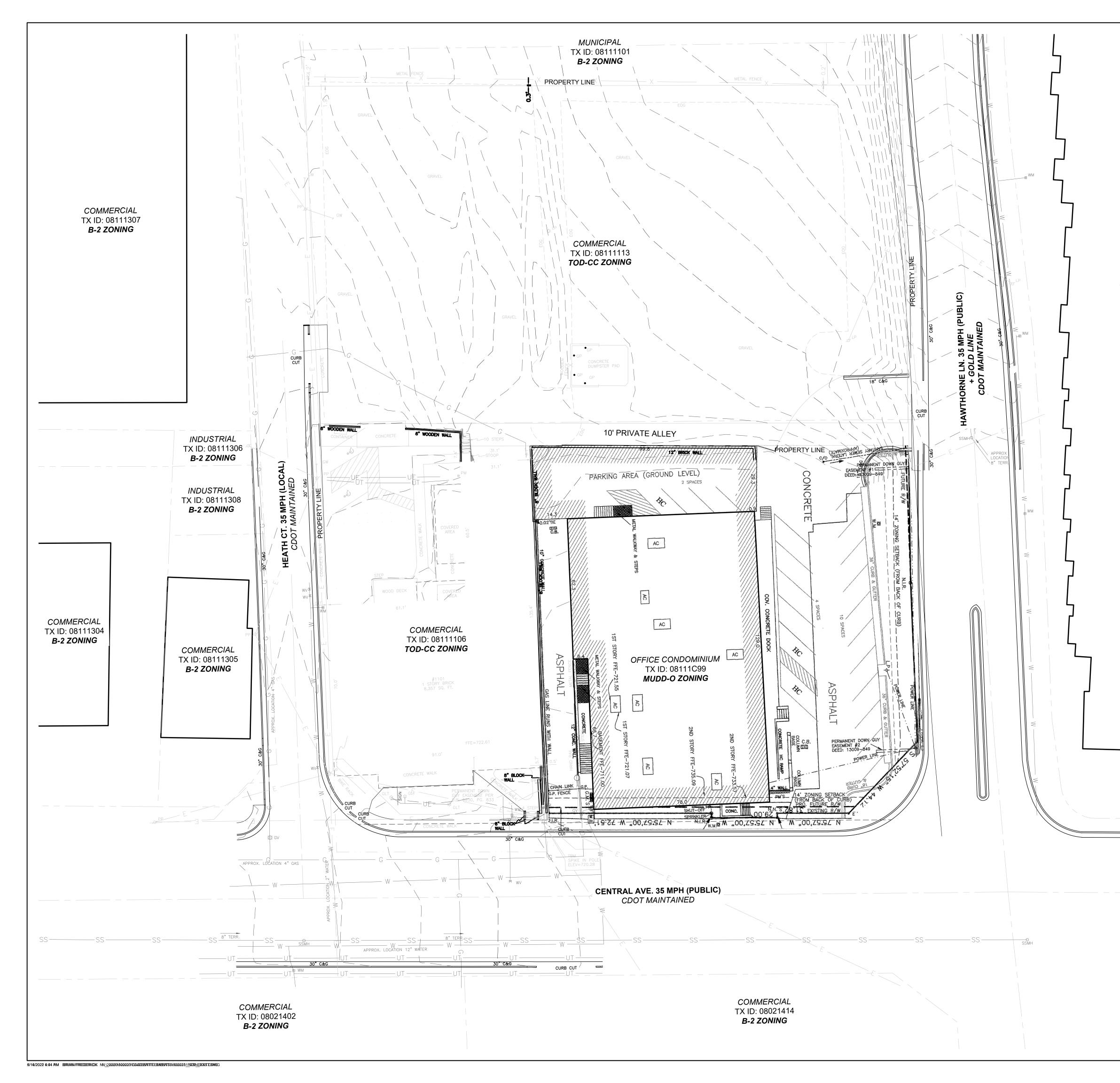
HORZ: AS NOTED

SHEET TITLE

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STREET SECTIONS



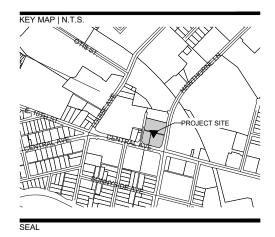


MULTI FAMILY TX ID: 08118105 **B-2 ZONING**





WINTERGREEN *HOSPITALITY*



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20	0 20	20		

EXISTING CONDITIONS PLAN



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