

**DEVELOPMENT DATA TABLE:**

SITE AREA: +/- 0.155 ACRES  
 TAX PARCEL: 121-056-18  
 EXISTING ZONING: B-1  
 PROPOSED ZONING: MUDD-O  
 EXISTING USE: VACANT  
 PROPOSED USES: 6,500 SF COMMERCIAL USES  
 MAXIMUM BUILDING HEIGHT: FORTY-FIVE (45) FEET, AS MEASURED PER ORDINANCE STANDARDS  
 PARKING: PER OPTIONAL PROVISIONS BELOW

**I. GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CLEARWATER DEVELOPMENT PARTNERS INC (THE "PETITIONER") TO ACCOMMODATE A COMMERCIAL DEVELOPMENT WITHIN THE HISTORICAL CONTEXT OF THE DILWORTH NEIGHBORHOOD AT 300 WORTHINGTON AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 121-056-18.
- 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 REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, AND EXCEPT WHERE MODIFIED BY THE OPTIONAL PROVISIONS, BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- NEW DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE NEW 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 BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- 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. OPTIONAL PROVISIONS**

- THE PETITIONER REQUEST A PARKING REDUCTION AS PROVIDED IN PARKING CALCULATIONS TABLE INCLUDED ON THE REZONING PLAN FOR A TOTAL OF FIVE (5) PARKING SPACES PROPOSED FOR THE SITE.

**III. PERMITTED USES**

THE SITE MAY BE DEVOTED TO A MAXIMUM OF 6,500 SQUARE FEET OF ANY NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH, EXCEPT AS PROVIDED BELOW. THE SITE MAY EITHER ACCOMMODATE THE RELOCATION OF THE HISTORIC LEEPER WYATT GROCERY STORE BUILDING OR NEW-CONSTRUCTION AS THE PRINCIPAL BUILDING.

PROHIBITED USES: CAR WASHES; AUTOMOBILE SERVICE STATIONS; SELF-STORAGE FACILITIES; EDEES WITH ACCESSORY DRIVE-THROUGH SERVICE WINDOWS.

**IV. ARCHITECTURAL STANDARDS**

- THE SITE MAY INCORPORATE THE RELOCATION OF THE HISTORIC LEEPER WYATT GROCERY STORE BUILDING IF DEEMED FEASIBLE OR MAY INVOLVE THE CONSTRUCTION OF A NEW BUILDING (ALONG WITH ACCESSORY STRUCTURES) BUILT TO HISTORIC DISTRICT COMMISSION (HDC) STANDARDS. PETITIONER SHALL COORDINATE WITH THE HISTORIC DISTRICT COMMISSION REVIEW REGARDING ARCHITECTURAL STANDARDS AND ELEVATIONS FOR THE SITE.
- PETITIONER SHALL COMPLY WITH URBAN OPEN SPACE REQUIREMENTS.

**V. TRANSPORTATION**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK WHERE FEASIBLE ALONG THE SITE'S FRONTAGE OF EAST WORTHINGTON AVENUE.
- PETITIONER SHALL PROVIDE A TWO (2) FOOT WIDE SIDEWALK UTILITY EASEMENT (SUE), 2 FEET BEHIND THE FUTURE BACK OF SIDEWALK FOR CLEVELAND AVENUE AND EAST WORTHINGTON AVENUE, AS GENERALLY DEPICTED ON THE REZONING PLAN (38.5' FROM THE CENTERLINE).
- PETITIONER SHALL UPDATE THE CURB RAMPS AT THE SITE'S FRONTAGE AT THE CORNER OF THE CLEVELAND AVENUE AND EAST WORTHINGTON AVENUE INTERSECTION IF THEY ARE NOT ADA/PROWAG COMPLIANT.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST NEW CONSTRUCTION BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA FOR WHICH THE RIGHT(S)-OF-WAY RELATES TO.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS AS CONTEMPLATED IN THIS REZONING PLAN ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

**VI. ENVIRONMENTAL FEATURES**

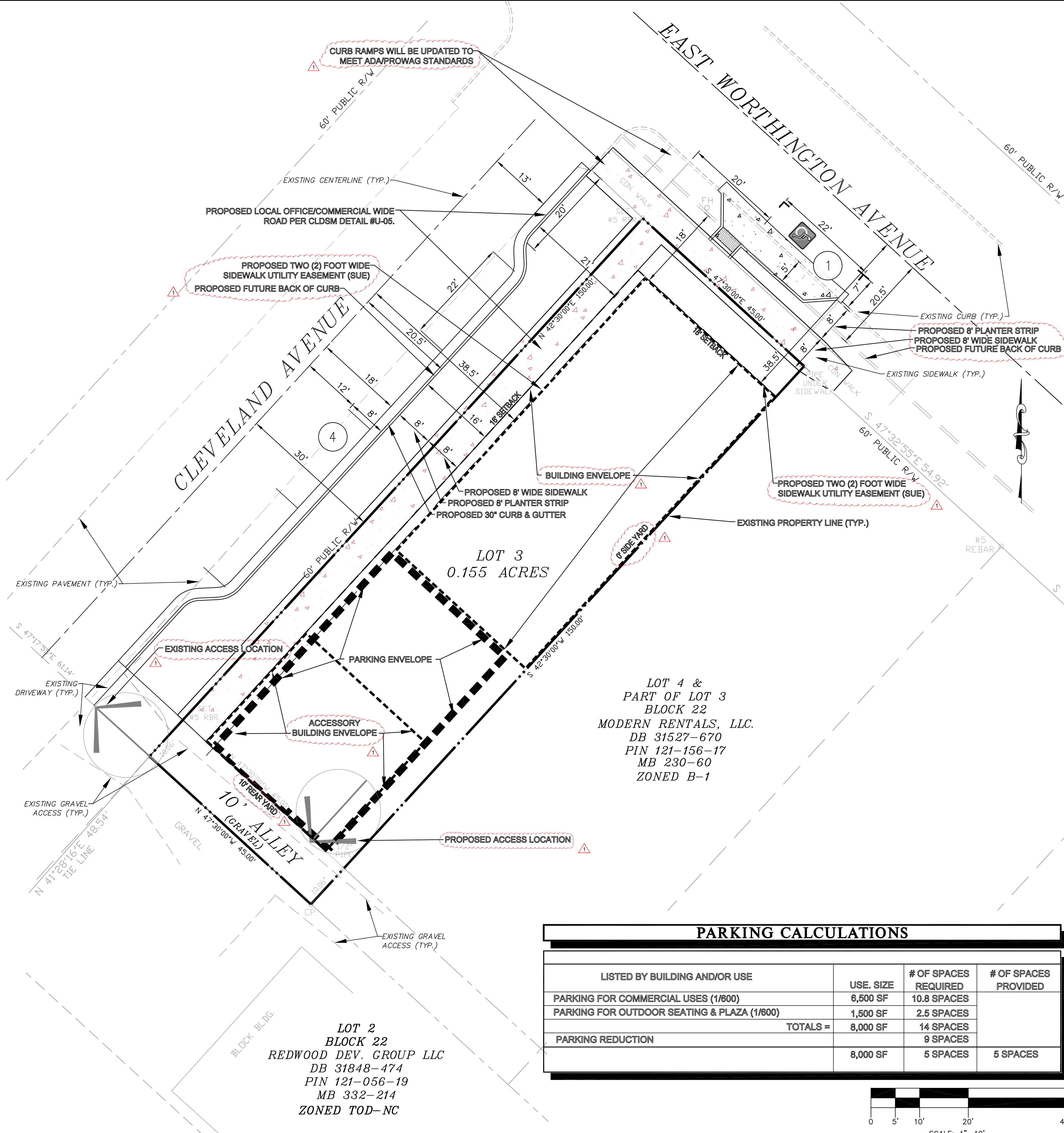
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF NEW STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN, IF PROVIDED, ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

**VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

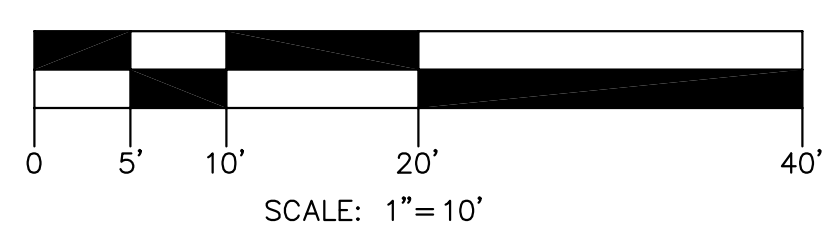


LOT 4 &  
 PART OF LOT 3  
 BLOCK 22  
 MODERN RENTALS, LLC.  
 DB 31527-670  
 PIN 121-156-17  
 MB 230-60  
 ZONED B-1

LOT 2  
 BLOCK 22  
 REDWOOD DEV. GROUP LLC  
 DB 31848-474  
 PIN 121-056-19  
 MB 332-214  
 ZONED TOD-NC

**PARKING CALCULATIONS**

LISTED BY BUILDING AND/OR USE	USE SIZE	# OF SPACES REQUIRED	# OF SPACES PROVIDED
PARKING FOR COMMERCIAL USES (1/600)	6,500 SF	10.8 SPACES	
PARKING FOR OUTDOOR SEATING & PLAZA (1/600)	1,500 SF	2.5 SPACES	
TOTALS =	8,000 SF	14 SPACES	
PARKING REDUCTION		9 SPACES	
	8,000 SF	5 SPACES	5 SPACES



**MDV Engineering**  
 C/O Ayer Design Group  
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 Rock Hill, SC 29730  
 Phone: 704-400-1044 Email: rtmichae@mdveng.com

REZONING PETITION  
 #2021-285

PROJECT:  
 300 E. WORTHINGTON AVE  
 CHARLOTTE, NC 28203  
 MECKLENBURG COUNTY

FOR:  
 DEVELOPMENT CONSTRUCTION  
**CLEARWATER**  
 CLEARWATER DEVELOPMENT PARTNERS, INC.  
 PO BOX 5665  
 CHARLOTTE, NC 28299  
 PH: 704-315-5078  
 CONTACT NAME: ANDREW ROWE

REVISIONS  
 6-13-22 STAFF & OWNER COMMENTS

JOB NO.: 2021-119  
 DRAWN BY: MDV  
 DATE: 12.22.21  
 SCALE: 1"=10'  
**SCHEMATIC SKETCH PLAN**  
**RZ.1**