

SEALS:
 PROJECT:

**LILLINGTON AVENUE
 REZONING**
 LILLINGTON AVENUE
 CHARLOTTE, NC
 PETITION #: 2021-XXX

CLIENT:
 NOVANT HEALTH
 1900 RANDOLPH ROAD
 SUITE 500
 CHARLOTTE, NC 28207
 (704) 316-4351

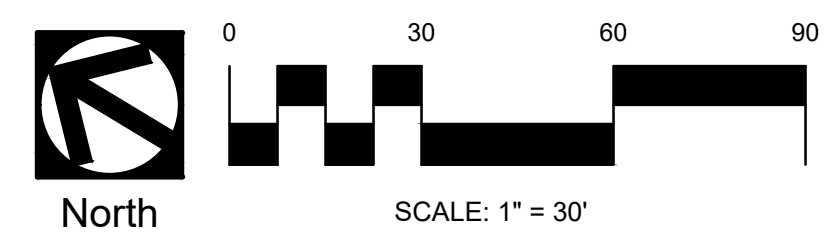
DRAWN: ESB
 DATE: 03/16/21
 REVISIONS:
 JOB NO: 20-076
 SHEET TITLE:

**SCHEMATIC
 SITE PLAN**

SCALE: 1"=30'
 SHEET NO.:
R-101
 © STIMMEL ASSOCIATES, P.A.

- Novant Health
 Development Standards
 03/16/21
 Rezoning Petition No. 2021-**
- Site Development Data:**
 -Acreage: ± 1.90 acres
 -Tax Parcel #: 125-251-01
 -Existing Zoning: O-4 (CD)
 -Proposed Zoning: MUDD (CD)
 -Existing Uses: Parking Lot & Vacant
 -Proposed Uses: Residential, office, medical office, or institutional, including health clinics and similar uses.
 -Maximum Gross Square Feet of Development: Up to 45,000 square feet of gross floor area for non-residential uses or up to 80 dwelling units.
 -Maximum Building Height: As allowed by the Ordinance, but not to exceed 60 feet.
 -Parking: Parking will be provided as required by the Ordinance.
- General Provisions:**
 - Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Novant Health ("Petitioner") to accommodate the development of residential, office, medical office or institutional uses as allowed in the MUDD zoning district on approximately 1.90 acre site located at Lillington Avenue and Amherst Place (the "Site").
 - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the MUDD zoning classification shall govern.
 - Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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 provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on 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.
 - Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.
 - Permitted Uses & Development Area Limitation:**
 - The Site may only be developed with up to 45,000 square feet of gross floor area for non-residential uses, together with accessory uses, including a parking structure as allowed in the MUDD zoning district; or up to 80 residential dwelling units.

For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structural parking facilities, and all loading dock areas (open or enclosed).
 - Access and Transportation:**
 - Vehicular access to the Site will be from Lillington Avenue and Amherst Place; with a maximum of two (2) driveway locations from Lillington Avenue and one (1) from Amherst Place. Vehicular access points are subject to applicable published standards and any adjustments required for approval by CDOT.
 - All required transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
 - Streetscape, Buffers, Yards and Landscaping:**
 - The setback along Lillington Avenue will be 16 feet as measured from the existing back of curb. The setback along Amherst Place will be 16 feet as measured the existing back of curb.
 - Along the Site's frontage on Lillington Avenue and Amherst Place the Petitioner will maintain the existing planting strip and sidewalk locations and widths, to match existing block context. A sidewalk easement will be provided if the existing or proposed sidewalk is located outside of the right-of-way.
 - The Petitioner will provide a sidewalk that links the proposed building entrances to the sidewalk along Lillington Avenue and Amherst Place. The minimum width for this internal sidewalk will be five (5) feet.
 - Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
 - Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.
 - Buffers will be provided as required by the Ordinance.
 - Architectural Standards:**
 - Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public streets, through the following:
 - The proposed building(s) shall be placed so as to present an interesting and well-articulated facade to the public ways.
 - The facade of first ground floor of the building(s) shall incorporate a minimum of 30% masonry material such as brick or stone.
 - Building elevations shall not have expanses of blank 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.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Building(s) should be a minimum height of 22 feet.
 - Multi-story buildings should have a minimum of 20% transparency on upper stories.



F:\20-076\PA Drawings\Zoning\20-076-Resoning-1st_Submittal.dwg | RZ-10 | 03/16/21 4:28pm