

SITE LEGEND

- PROPOSED PROPERTY LINE
- REQUIRED SETBACK LINE
- REQUIRED BUILD-TO LINE
- PROPOSED FULL ACCESS MOVEMENT
- EXISTING BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- POTENTIAL LOCATION
PROPOSED PARKING GARAGE ENVELOPE
- POTENTIAL LOCATION
PROPOSED PUBLIC OPEN SPACE
- ACCESS MOVEMENT NAME

SITE DEVELOPMENT DATA

TAX PARCEL ID#: 08111113, 08111106, 08111114
 ACREAGE: ±1.91 AC (±83,320 SF)
 EXISTING ZONING: TOD-CC
 PROPOSED ZONING: TOD-CC-EX
 EXISTING USES: COMMERCIAL, OFFICE CONDOMINIUM

URBAN OPEN SPACE REQUIREMENTS (BY RIGHT)

REQUIRED OPEN SPACE: 10% OF LOT AREA
 REQUIRED PUBLIC OPEN SPACE: VARIES BY DEVELOPMENT TYPE
 - 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

TOD-CC-EX PROPOSED PUBLIC BENEFITS

SUSTAINABILITY: ADAPTIVE REUSE OF EXISTING BUILDING
 PUBLIC BENEFIT: THE CREATION OF PUBLICLY ACCESSIBLE OPEN SPACE IN EXCESS OF CODE MINIMUM

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-###

CRESCENT COMMUNITIES
 1111 CENTRAL AVE.
 CHARLOTTE, NC, 28204

LANDDESIGN PROJ# 1020231

REVISION / ISSUANCE

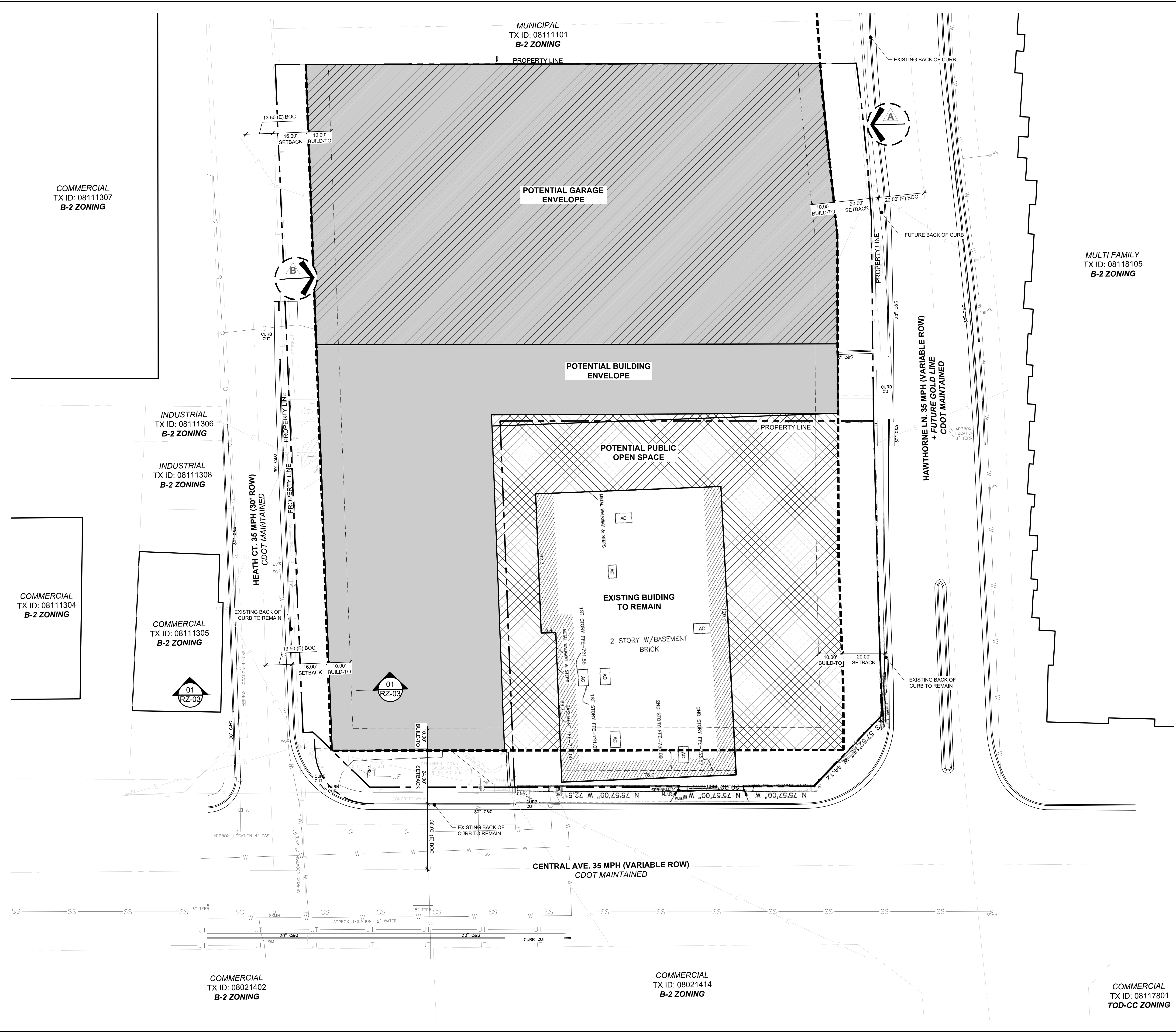
NO.	DESCRIPTION	DATE
01	1ST SUBMITTAL	08/12/2021

DESIGNED BY: LD
 DRAWN BY: BF
 CHECKED BY: BF

SCALE: VERT: N/A
 HORZ: 1"=20'

TECHNICAL DATA SHEET

SHEET NUMBER **RZ-01**



**CRESCENT COMMUNITIES
REZONING PETITION NO. 2021-xxx
8/12/2021**

Development Data Table:

Site Area: +/- 1.91 acres
 Tax Parcel: 081-111-13, 081-111-06, and 081-111-14
 Existing Zoning: TOD-CC
 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

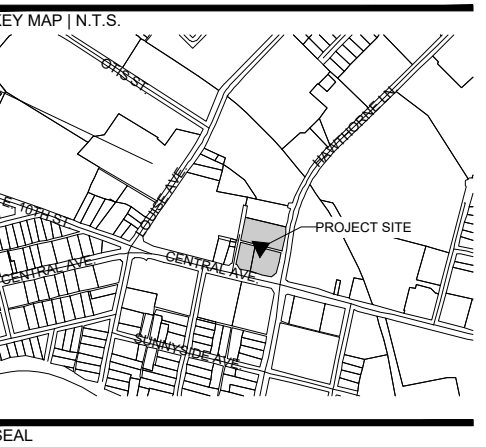
1. Site Description. The approximately 1.91-acre property is located at the northwest intersection of Central Avenue and Hawthorne Lane in Charlotte, more particularly described as Mecklenburg County Tax Parcel Numbers 081-111-13, 081-111-06, and 081-111-14 (the "Site"). The sole purpose of this TOD-Exception 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.

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).
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.



PROJECT

**REZONING
PETITION NO.
2021-###**

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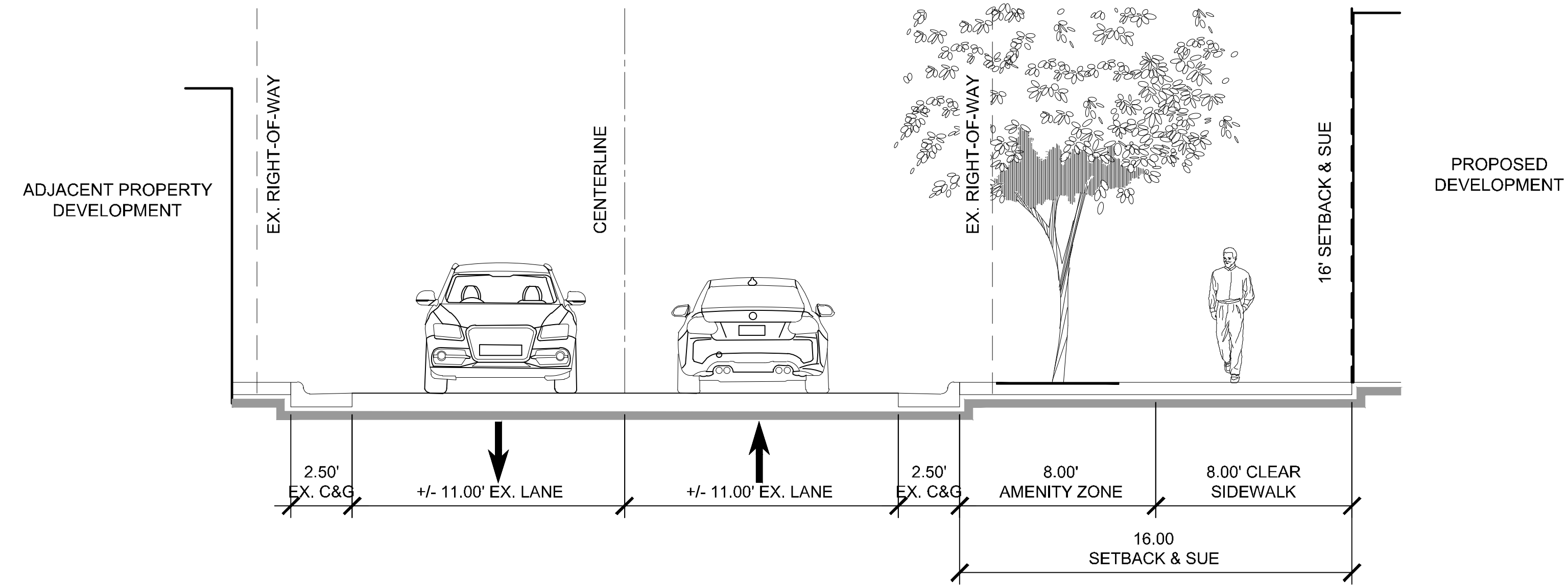
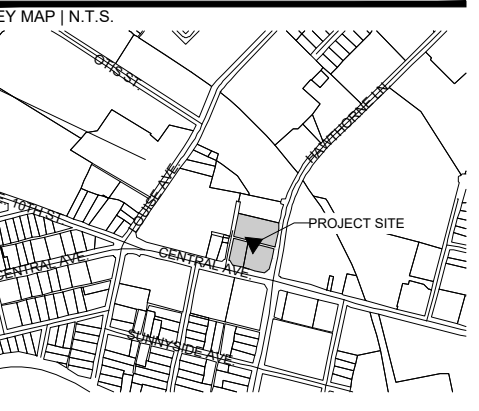
SCALE:
 VERT: N/A
 HORZ: N/A

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-02



01 HEATH CT. PROPOSED CROSS SECTION
SITE SECTION

NTS

PROJECT

**REZONING
PETITION NO.
2021-###**

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DESIGNED BY: LD
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SCALE:
VERT: N/A NORTH
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-03

