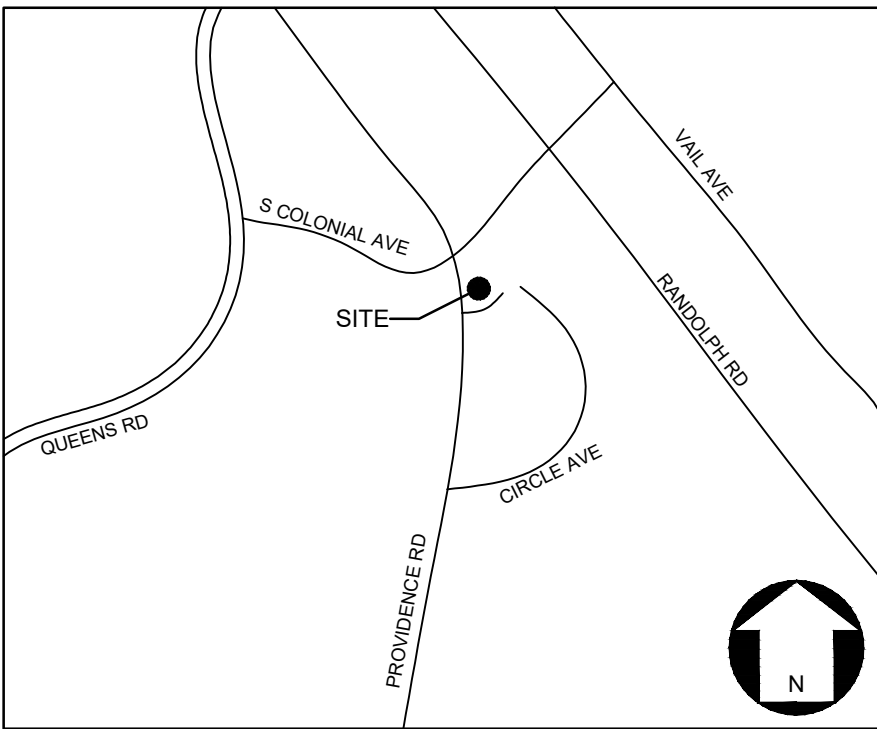
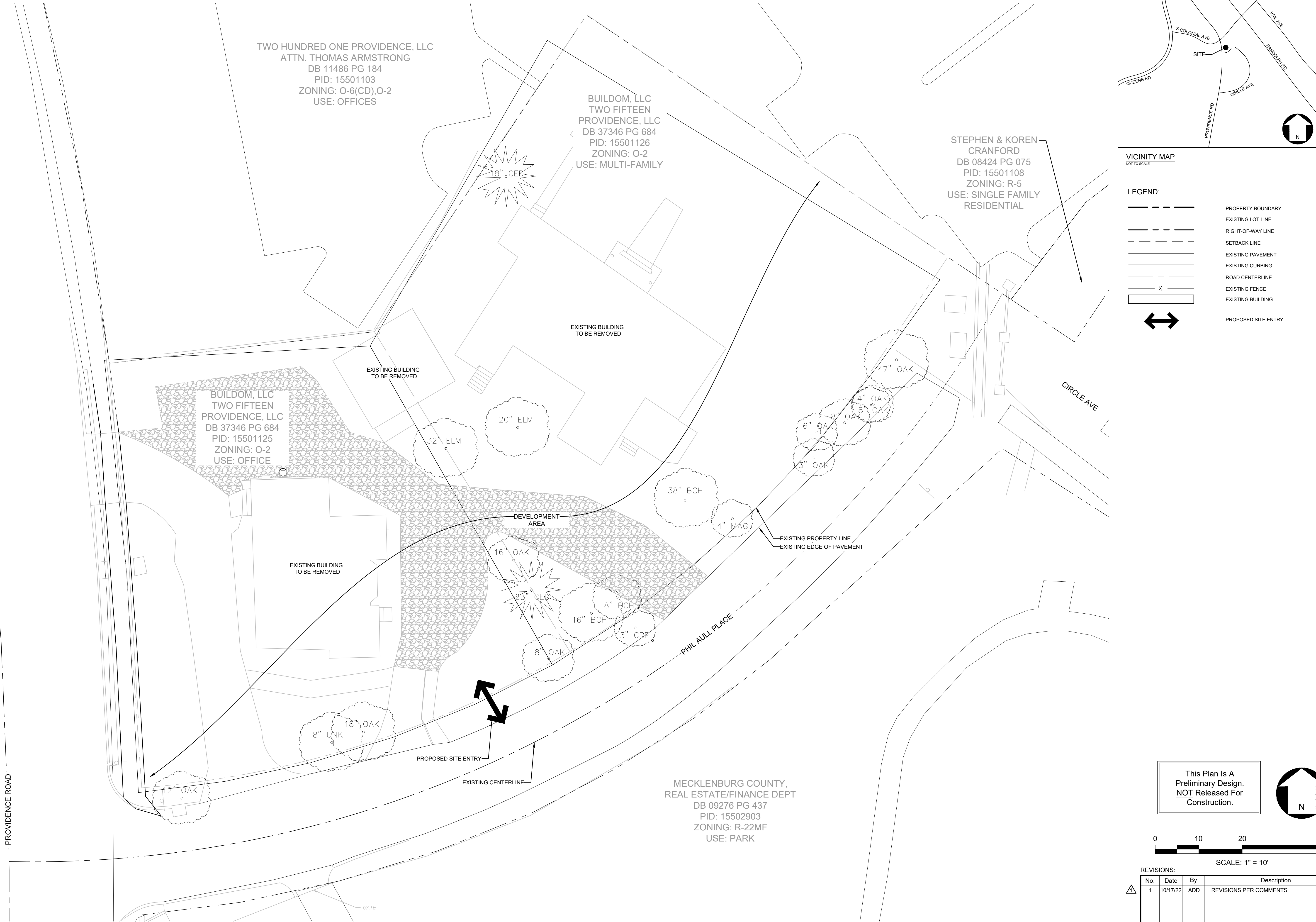


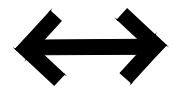
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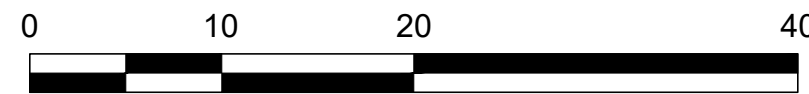
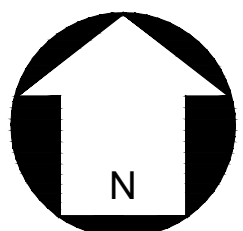
VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING BUILDING
- PROPOSED SITE ENTRY



This Plan Is A Preliminary Design.
NOT Released For Construction.



SCALE: 1" = 10'

REVISIONS:

No.	Date	By	Description
1	10/17/22	ADD	REVISIONS PER COMMENTS

PHIL AULL PLACE
215 PROVIDENCE RD
BUILDOM, LLC.
215 PROVIDENCE ROAD
CHARLOTTE, NC 28207

EXISTING
CONDITIONS
PLAN

PETITION NO. 2021-277

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

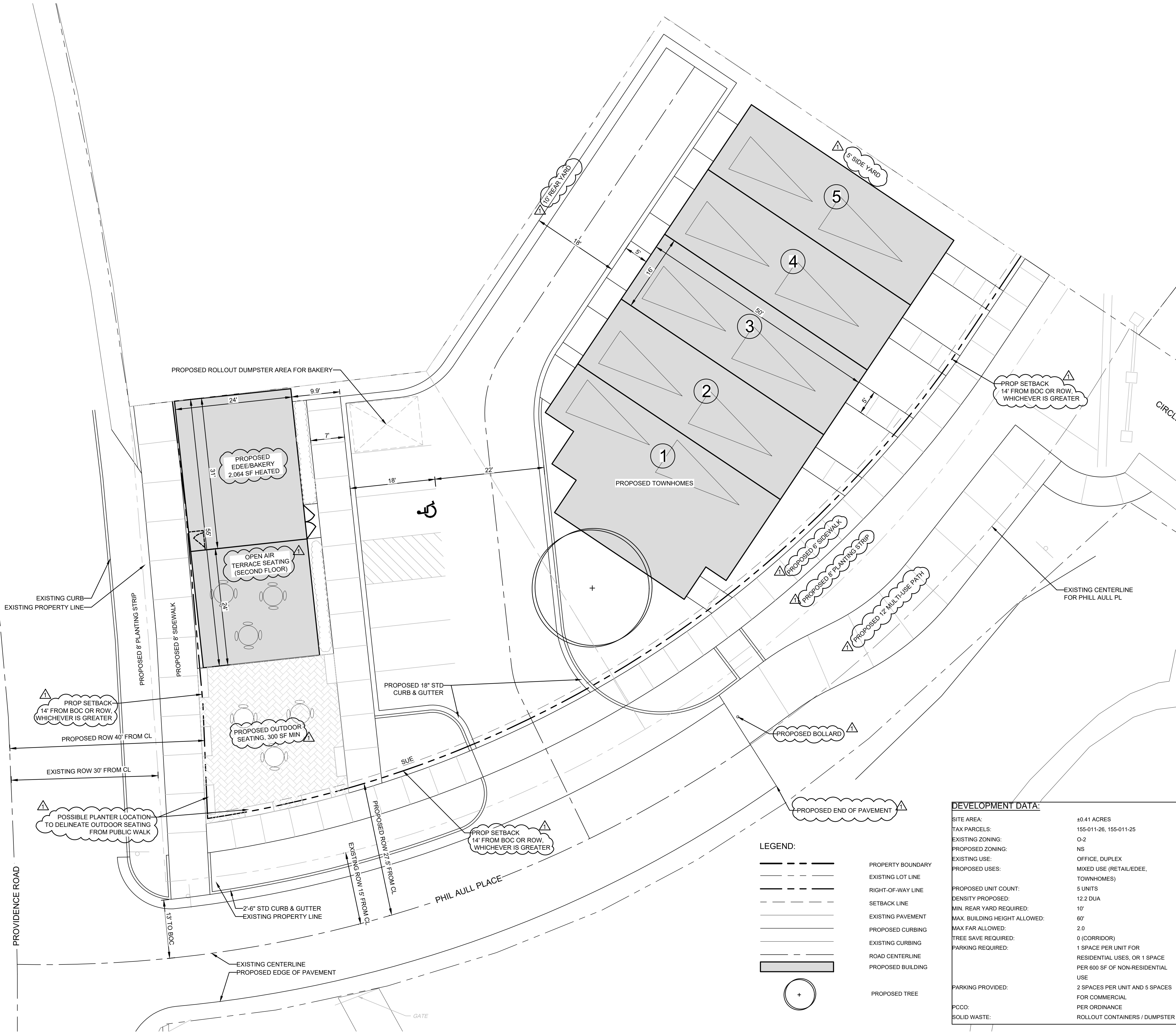
Date: 10/17/2022

Project Number: 22075

Sheet Number:

RZ-1

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LEGEND:	
	PROPERTY BOUNDARY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	ROAD CENTERLINE
	PROPOSED BUILDING
	PROPOSED TREE

DEVELOPMENT DATA:	
SITE AREA:	±0.41 ACRES
TAX PARCELS:	155-011-26, 155-011-25
EXISTING ZONING:	O-2
PROPOSED ZONING:	NS
EXISTING USE:	OFFICE, DUPLEX
PROPOSED USES:	MIXED USE (RETAIL/EDDEE, TOWNHOMES)
PROPOSED UNIT COUNT:	5 UNITS
DENSITY PROPOSED:	12.2 DUA
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	60'
MAX FAR ALLOWED:	2.0
TREE SAVE REQUIRED:	0 (CORRIDOR)
PARKING REQUIRED:	1 SPACE PER UNIT FOR RESIDENTIAL USES, OR 1 SPACE PER 600 SF OF NON-RESIDENTIAL USE
PARKING PROVIDED:	2 SPACES PER UNIT AND 5 SPACES FOR COMMERCIAL
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER

DEVELOPMENT STANDARDS

1) General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Buildcom, LLC. (the "Petitioner") to accommodate a mixed-use development, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 15501125, and 15501126.
- 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, the regulations established under the Ordinance Rezoning for the NS zoning district shall govern the development and use of the Site.
- The development (up to 3 buildings) and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the 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 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.

2) Permitted Uses, Hours of Operation

- Those uses permitted within the NS zoning district, excluding the following: Animal Crematorium, Automotive service station, Drive-thru, Tattoo establishment.
- Operating Hours for nonresidential uses shall be limited to close at 10PM.

3) Transportation & Streetscape

- 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).
- As depicted on the Rezoning Plan, the Site will be served by an internal private drive/alley, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
- Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan.
- Private outdoor seating areas shall be delineated from public sidewalks, through the use of raised planters or planting beds as generally described in the Rezoning Plan.
- Petitioner shall dedicate all road rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- Petitioner agrees to reconfigure Phil Aull Place as indicated on the rezoning plan, to provide pavement rehabilitation and fire truck access. Pavement shall be removed and replaced with a 12' multi-use trail as indicated. Pavement to be rehabilitated shall be removed and the road base/shoulder layers shall be replaced to the pavement section shown on CLDSM Detail U-04 (Local Commercial Narrow). Pavement rehabilitation shall extend to existing edge of pavement on the south side of Phil Aull Place. No new curb or gutter is proposed on the south side of Phil Aull Place.

4) Architectural Standards

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - Buildings shall be placed to present a front or side facade to all streets.
 - 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 window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to 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 offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings should be a minimum height of 1-1/2 stories (22' minimum heated second story height, 30' max.).
- Multi-story buildings should have a minimum of 20% transparency on all upper stories.
- Terraces, outdoor seating, or patio areas shall not be enclosed as part of a building or permanent structure. Ground level outdoor seating, as shown in the Rezoning Plan, shall be a minimum of 300 square feet.
- Residential Buildings Standards shall be as follows:
 - The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels facing public streets, including but not limited to doors, windows, awnings, material, or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the twenty (20) foot expanses.
 - To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be either raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
- Electrical and natural gas meter banks as well as electrical transformers shall be located outside of any required setbacks.
- All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces, and any adjacent residential uses with materials complementary to the principal structure. Townhomes shall use rollout containers or share trash service with non-residential uses on site.

5) Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- The Petitioner shall comply with the Charlotte Tree Ordinance.

6) Lighting

- All freestanding lighting fixtures installed on the Site greater than twenty-five (25) feet in total height shall direct light downward and be full cut-off or shielded as to prevent glare onto adjacent properties. Decorative light fixtures twenty-one (21) feet or less shall be exempt from this requirement.

7) Signage

- Detached signs and wall signs within the Site shall be permitted in accordance with Chapter 13 the Ordinance.

8) 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 Petitioner 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.

REVISIONS:			
No.	Date	By	Description
1	10/17/22	ADD	REVISIONS PER COMMENTS