

| DEVELOPMENT STANDARDS<br>PETITIONER: LEVINE PROPERTIES<br>REZONING PETITION NO. 2022-XXX<br>5/9/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |  |  |  |  |  |
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| SITE DEVELOPMENT DATA:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>32<br>3 |  |  |  |  |  |
| ACREAGE: ± 0.94<br>TAX PARCEL: 129-013-01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | P-eng                                                                           |  |  |  |  |  |
| EXISTING ZONING: 0-2<br>PROPOSED ZONING: MUDD-O<br>EXISTING USES: PARKING/DEMOLISHED BUILDING; FORMER FINANCIAL INSTITUTION (CHARLOTTE FIRE CREDIT UNION)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NAV<br>Sborr                                                                    |  |  |  |  |  |
| PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ARLO<br>P) 7(GTO                                                                |  |  |  |  |  |
| <ul> <li>MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS):</li> <li>a. UP TO 175 MULTI-FAMILY RESIDENTIAL UNITS; AND</li> <li>b. UP TO 12,000 SQUARE FEET OF COMMERCIAL/NON-RESIDENTIAL USES.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                 |  |  |  |  |  |
| MAXIMUM BUILDING HEIGHT: 150 FEET, PER THE OPTIONAL PROVISION IN SECTION II<br>PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 605                                                                             |  |  |  |  |  |
| I. <u>GENERAL PROVISIONS:</u><br>a. SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                 |  |  |  |  |  |
| COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY LEVINE PROPERTIES ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED-USE BUILDING ON AN APPROXIMATELY 0.94-ACRE SITE LOCATED AT THE SOUTHEAST INTERSECTION OF COMMONWEALTH AVENUE AND THE PLAZA, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 129-013-01 (THE "SITE").                                                                                                                                                                                                                                                                                                                                                    |                                                                                 |  |  |  |  |  |
| b. INTENT. THIS REZONING IS INTENDED ACCOMMODATE DEVELOPMENT ON THE SITE OF A PEDESTRIAN-FOCUSED MIXTURE OF<br>MUDD-PERMITTED USES INCLUDING BUT NOT LIMITED TO MULTI-FAMILY RESIDENTIAL AND GROUND FLOOR COMMERCIAL USES WITH<br>CHARACTER IN KEEPING WITH THE PLAZA MIDWOOD AREA AND 2040 POLICY MAP LAND USE RECOMMENDATION OF A COMMUNITY<br>ACTIVITY CENTER.                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                 |  |  |  |  |  |
| c. ZONING DISTRICTS/ORDINANCE. UNLESS OTHERWISE REQUESTED IN THE OPTIONAL PROVISIONS, BELOW, DEVELOPMENT OF THE SITE WILL<br>BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE<br>"ORDINANCE").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TA SHEET                                                                        |  |  |  |  |  |
| II. OPTIONAL PROVISIONS<br>a. THE PETITIONER REQUESTS THE ABILITY TO EXCEED THE HEIGHT PROVISIONS IN SECTION 9.8505(5) FOR A TOTAL OF 150 FEET OF BUILDING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SHEE<br>2-000<br>E 2<br>AROLINZ                                                 |  |  |  |  |  |
| <ul> <li>HEIGHT WITHIN THE BUILDING ENVELOPE, MEASURED PER ORDINANCE STANDARDS.</li> <li>THE PETITIONER REQUESTS THE ABILITY TO PROVIDE AN ACCESSORY DRIVE-THROUGH SERVICE WINDOW FOR A FINANCIAL INSTITUTION. IF</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                 |  |  |  |  |  |
| PROVIDED, THE FINANCIAL INSTITUTION SHALL BE PART OF A LARGER MIXED-USE BUILDING AND NOT A SEPARATE OUT-PARCEL.<br>DRIVE-THROUGH SERVICE WINDOWS SHALL NOT BE PERMITTED FOR ANY USES OUTSIDE A FINANCIAL INSTITUTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | - DA<br>FOR<br># 2(<br>NORTI                                                    |  |  |  |  |  |
| III. <u>PERMITTED USES</u><br>SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION IV BELOW, THE SITE MAY BE DEVOTED TO ANY USES<br>PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                 |  |  |  |  |  |
| USES ASSOCIATED THEREWITH. IV. MAXIMUM DEVELOPMENT AND RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                 |  |  |  |  |  |
| <ul> <li>a. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED MAY BE DEVELOPED WITH UP TO: (I) 175 MULTI-FAMILY RESIDENTIAL UNITS AND (II) 12,000 SQUARE FEET OF COMMERCIAL/NON-RESIDENITAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, ALONG WITH ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT, NOT OTHERWISE PROHIBITED HEREIN.</li> <li>b. PROHIBITED USES: CAR WASHES (EXCEPT FOR RESIDENTIAL CAR WASH STATIONS); AUTOMOBILE SERVICE STATIONS; EDEES WITH</li> </ul>                                                                                                                                                        | TECH<br>PET<br>J<br>CHARI                                                       |  |  |  |  |  |
| ACCESSORY DRIVE-THROUGH SERVICE WINDOWS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                 |  |  |  |  |  |
| <ol> <li>UNUSED MULTI-FAMILY RESIDENTIAL UNITS MAY BE CONVERTED TO COMMERCIAL USES AT A RATE OF ONE (1) UNIT FOR 1,000 SQUARE<br/>FEET OF ADDITIONAL COMMERCIAL SPACE UP TO A MAXIMUM OF AN ADDITIONAL 10,000 SQUARE FEET OF COMMERCIAL USES.</li> <li>UNUSED MULTI-FAMILY RESIDENTIAL UNITS MAY BE CONVERTED TO HOTEL UNITS AT A RATE OF ONE (1) MULTI-FAMILY UNIT TO TWO<br/>(2) HOTEL ROOMS.</li> </ol>                                                                                                                                                                                                                                                                                                                                         |                                                                                 |  |  |  |  |  |
| 3. UNUSED COMMERCIAL SQUARE FOOTAGE MAY BE CONVERTED TO HOTEL ROOMS AT A RATE OF 1,000 SQUARE FEET TO TWO (2) HOTEL ROOMS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ų                                                                               |  |  |  |  |  |
| <ul> <li>V. <u>TRANSPORTATION</u></li> <li>a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ES<br>190<br>1                                                                  |  |  |  |  |  |
| FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.<br><b>b.</b> THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL SPECIFIED RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RTI<br>AWEA<br>STE<br>321                                                       |  |  |  |  |  |
| FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.<br>c. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE<br>ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DPEF<br>DMMON<br>RK DR.<br>NC 28                                                |  |  |  |  |  |
| VI. <u>DESIGN GUIDELINES:</u><br>a. GENERAL DESIGN GUIDELINES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 🖌 Т 🗆 Ш                                                                         |  |  |  |  |  |
| <ol> <li>THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED<br/>FOR BUILDINGS WILL BE A COMBINATION OF ANY OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST<br/>STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO/E.I.F.S., CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), OR<br/>WOOD/COMPOSITE WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.</li> </ol>                                                                                                                                                                                                                                     |                                                                                 |  |  |  |  |  |
| 2. IF STRUCTURED PARKING IS DEVELOPED, EXPOSED MULTI-LEVEL PARKING DECKS SHALL PROVIDE SCREENING SO THAT THE VIEW OF<br>INTERIOR LIGHTING AND CARS IS OBSCURED FROM REQUIRED PUBLIC OR PRIVATE STREETS THROUGH THE USE OF DECORATIVE<br>LOUVERS, ARCHITECTURAL PANELS, METAL AND/OR PRECAST CONCRETE BARRIER WALLS, INCLUDING SCREENING OF VEHICLES FROM<br>ADJACENT PROPERTIES WITH A MINIMUM 3.5-FOOT SCREENING WALL OR OTHER COMPARABLE SCREENING MEASURES.                                                                                                                                                                                                                                                                                     | LEVIN<br>Golden Tria<br>8514 Mc<br>CHAI                                         |  |  |  |  |  |
| <ol> <li>METER BANKS SHALL BE LOCATED OUTSIDE OF THE SETBACK.</li> <li>ALL DUMPSTER ENCLOSURE AREAS SHALL EITHER BE INTERNAL TO THE BUILDING/PARKING DECK OR SCREENED FROM NETWORK<br/>REQUIRED PUBLIC OR PRIVATE STREETS WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                 |  |  |  |  |  |
| <ol> <li>BUILDING ARTICULATION:</li> <li>A MAXIMUM OF TWENTY (20) FEET OF BLANK WALL AREA (HORIZONTAL OR VERTICAL) SHALL BE PROVIDED ALONG THE PRIMARY BUILDING<br/>FAÇADE(S).</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CRIMCARO                                                                        |  |  |  |  |  |
| <ul> <li>ii. THE MINIMUM GROUND FLOOR HEIGHT (FROM FINISHED FLOOR ELEVATION TO FINISHED FLOOR ELEVATION) SHALL BE TWELVE (12) FEET.</li> <li>iii. A MAXIMUM DISTANCE OF 250 FEET SHALL BE PERMITTED BETWEEN PROMINENT ENTRANCES ALONG THE PRIMARY BUILDING FAÇADE(S). A</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                 |  |  |  |  |  |
| MINIMUM OF ONE GROUND FLOOR ENTRANCE ALONG EACH FRONTAGE FACING FACADE SHALL INCLUDE A PEDESTRIAN CONNECTION<br>BETWEEN DOORS AND ADJACENT PEDESTRIAN FACILITIES, WHERE SUCH FACILITIES ARE PRESENT OR ARE REQUIRED BY THIS ORDINANCE.<br><b>iv.</b> BUILDING BASE: FOR BUILDINGS OVER FIVE (5) STORIES, THE FIRST TWO FLOORS ABOVE STREET GRADE SHALL BE SIGNIFICANTLY<br>DISTINGUISHED FROM THE REMAINDER OF THE BUILDING WITH AN EMPHASIS ON PROVIDING DESIGN ELEMENTS THAT WILL ENHANCE THE<br>PEDESTRIAN ENVIRONMENT. BUILDINGS SHALL BE DESIGNED WITH AT LEAST THREE ELEMENTS TO ADD SPECIAL INTEREST TO THE BASE,<br>INCLUDING BUT NOT LIMITED TO CORNICES, CORBELING, MOLDING, STRINGCOURSES, ORNAMENTATION, CHANGES IN MATERIAL OR COLOR, | A A A A A A A A A A A A A A A A A A A                                           |  |  |  |  |  |
| RECESSING, ARCHITECTURAL LIGHTING, AND OTHER SCULPTURING.<br>6. TRANSPARENCY:<br>i GROUND FLOOP TRANSPARENCY AREA (MEASURED 2' TO 10' FROM FINISHED GRADE): A MINIMUM OF 50% OF THE BRIMARY RUUDING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                 |  |  |  |  |  |
| <ul> <li>i. GROUND FLOOR TRANSPARENCY AREA (MEASURED 3' TO 10' FROM FINISHED GRADE): A MINIMUM OF 50% OF THE PRIMARY BUILDING FAÇADE(S).</li> <li>ii. UPPER FLOOR TRANSPARENCY (% WALL AREA): A MINIMUM OF 15% FOR PRIMARY BUILDING FAÇADE(S).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                 |  |  |  |  |  |
| <ul> <li><u>ENVIRONMENTAL FEATURES</u></li> <li><b>a.</b> THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE POST CONSTRUCTION STORMWATER ORDINANCE.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                 |  |  |  |  |  |
| <ul> <li>b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.</li> <li>8. <u>LIGHTING:</u></li> <li>All DESEGRATIVE ACCUTING CHARLERS OF THE ACCUTING EXTENSION FOR ANY RE INSTALLED ON RULEDINGS FOR</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                 |  |  |  |  |  |
| ALL NECESSARY LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES. DECORATIVE LIGHTING MAY BE INSTALLED ON BUILDINGS FOR<br>PEDESTRIAN AND VEHICULAR CIRCULATION ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. EXTERIOR ACCENT/ARCHITECTURAL<br>LIGHTING SHALL BE PERMITTED.<br>9. <u>AMENDMENTS TO THE REZONING PLAN:</u>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                 |  |  |  |  |  |
| FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.<br>10. BINDING EFFECT OF THE REZONING APPLICATION:                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                 |  |  |  |  |  |
| IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING<br>PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT<br>OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR LOT(S), AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL<br>REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.                                                                                                                                                                                                                                                                                                     | REVISIONS                                                                       |  |  |  |  |  |
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GRAPHIC SCALE

40

SCALE:

DRAWN BY:

APPROVED BY:

**RZ-1** 

1" = 20'

JAW

JCO

1 inch = 20 ft.