

**Development Data Table:**

Site Acreage:	1.041 acres
Property address:	6420 Carmel Road
Tax parcels included in rezoning:	20924110
Existing zoning:	B-1 (CD)
Proposed zoning:	O-1 (CD)
Existing Use:	Vacant
Proposed Uses:	All uses as permitted in the O-1 Zoning District
Square footage of non-residential uses:	12,600 sf
Building setbacks:	
Street:	20'
Side:	10'
Rear:	20'
Maximum Floor Area Ratio:	0.60
Maximum building height:	as per ordinance standards
Maximum number of buildings:	1
Number and/or ratio of parking spaces:	as per ordinance standards
Provided parking:	55 spaces

**Drawing Components**

- Property line information provided from survey dated March 9, 2022 by Carolina surveyors
- Zoning from City of Charlotte GIS

**Property Owner/Petitioner:**

6420 Carmel Road, LLC  
c/o Thomas Elrod

**General Provisions:**

1. These Development Standards form part of the rezoning plan associated with the rezoning petition filed by Thomas Elrod (the "Petitioner") to accommodate the development of an office building and is more particularly depicted on the Conceptual Rezoning Plan (the "Site"). The site is intended to be used for, but not limited to, general office and medical uses and in all cases shall allow for all uses permitted in the O-1 district. The development of the site shall 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 for the O-1 zoning district shall govern all development taking place on the site.
2. The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, buildings and structures, sidewalks, driveways, curb placements and other site elements depicted on the rezoning plan are schematic in nature and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
3. Future amendments to the rezoning plan and/or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of section 6.207 of the ordinance.

**Transportation:**

1. The two (2) existing ingress/egresses to Carmel road will be closed and a new entrance will be located to Carmel road as shown on the Conceptual Rezoning plan in compliance with the Charlotte Department of Transportation (CDOT) standards.
2. The existing ingress/egress to Little Avenue will be closed as part of the construction of this development.

**Architectural Standards:**

1. Building placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
  - 1.1. Buildings shall be placed so as to present a front or side façade to all streets.
  - 1.2. 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.
  - 1.3. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
  - 1.4. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
  - 1.5. 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.
  - 1.6. 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.
  - 1.7. Buildings should be a minimum height of 22'.

**Streetscape and Landscaping:**

1. An eight (8) foot planting strip and eight (8) sidewalk will be provided along Carmel Road. An eight (8) foot planting strip and six (6) foot sidewalk will be provided along Little Avenue.
2. The existing curb ramp to cross Little Avenue will remain in place.
3. The sidewalk may meander to preserve existing trees where feasible.
4. Location of all built transportation improvements are subject to approval from CDOT.
5. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

**Environmental Features:**

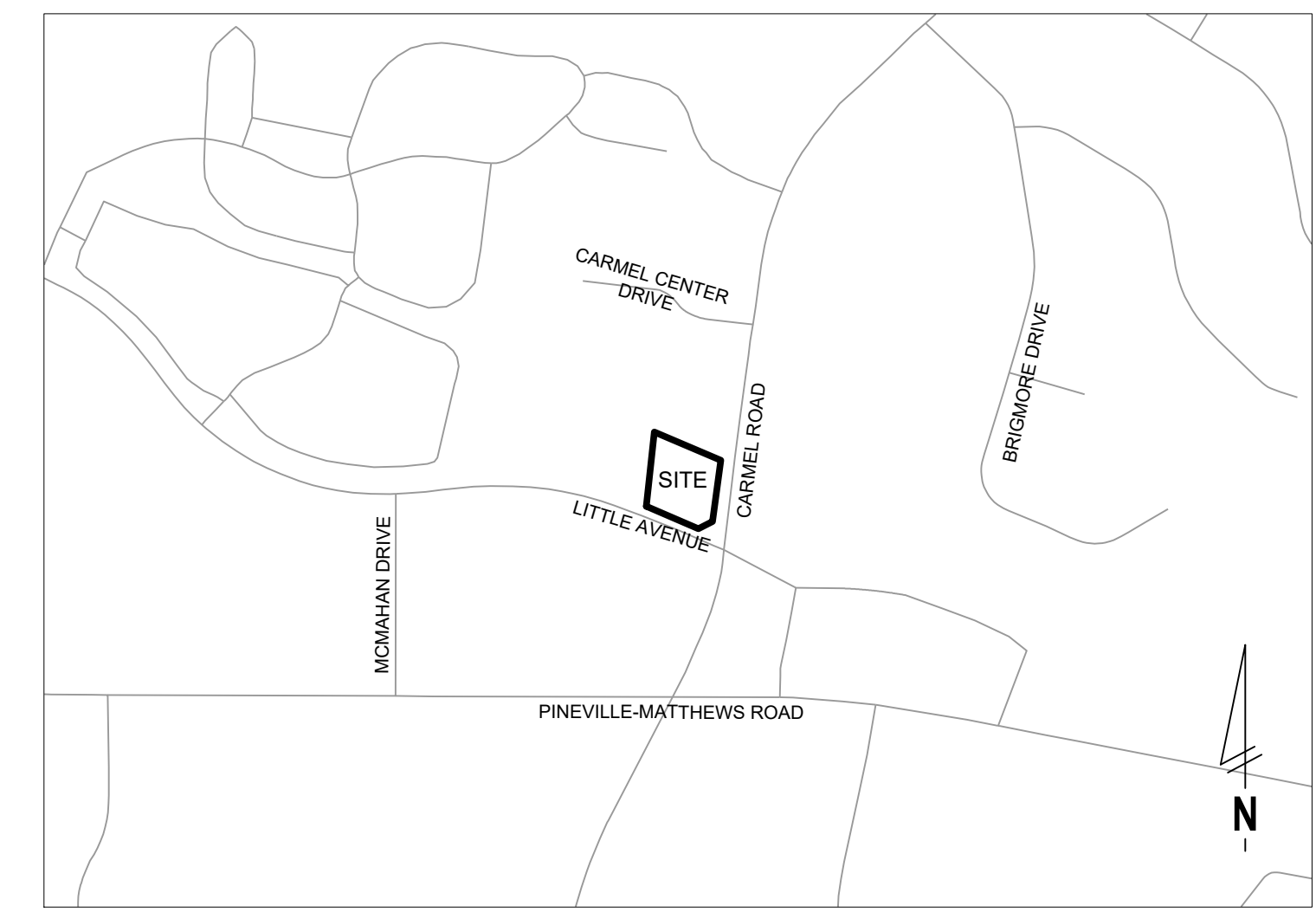
1. The Petitioner shall comply with the City of Charlotte Post Construction Controls Ordinance.
2. The location, size, and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. The Site will comply with the City of Charlotte Tree Ordinance.

**Signage:**

1. All signage on site will comply with City of Charlotte Ordinance Standards.

**Lighting:**

1. All lighting on site will comply with City of Charlotte Ordinance Standards.



LOCATION MAP

SCALE: 1" = 500'

