



520 PROVIDENCE ROAD CHARLOTTE,
NC 28207

REZONING #XXXX-XXX
LANDDESIGN PROJ.# 1021260

[illegible]

DESIGNED BY: LANDDESIGN
DRAWN BY: LANDDESIGN
CHECKED BY: LANDDESIGN

SCALE NORTH

VERT:
HORZ: 1"=20'

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER _____

RZ-2.0

DEVELOPMENT STANDARDS
PETITIONER: CHARLOTTE PIPE AND FOUNDRY
REZONING PETITION NO. 2022-XXX

SITE DEVELOPMENT DATA

- ACREAGE:** ± 1.08 ACRES
- TAX PARCEL:** 155-044-07
- EXISTING ZONING:** UR-C(CD)
- PROPOSED ZONING:** UR-C(CD) SPA
- EXISTING USES:** VACANT BUILDING
- PROPOSED USES:** NONRESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH AGRICULTURAL AND RECREATION USES, AS ALLOWED IN THE UR-C ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN
- MAXIMUM DEVELOPMENT:** 40,000SF SQUARE FEET OF NON-RESIDENTIAL USES
- MAXIMUM BUILDING HEIGHT:** 50 FEET, AS MEASURED PER THE ORDINANCE
- PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE UR-C ZONING DISTRICT.

I. GENERAL PROVISIONS:

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 CHARLOTTE PIPE & FOUNDRY ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A PRODUCT KNOWLEDGE BUILDING ON AN APPROXIMATELY 1.08-ACRE SITE LOCATED AT 520 PROVIDENCE ROAD, ON THE WEST SIDE OF PROVIDENCE ROAD BETWEEN MORAVIAN LANE AND ARDSLEY ROAD, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 155-044- 07 (THE "SITE").

b. **INTENT.** THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF A PRODUCT KNOWLEDGE BUILDING, CONTAINING NON-RESIDENTIAL PERMITTED USES INCLUDING BUT NOT LIMITED TO OFFICE, TRAINING, VOCATIONAL SCHOOL, CONFERENCE AND MEETING ROOMS, AND SMALL-SCALE EVENT SPACE, WITH POTENTIAL LIMITED FOOD SERVICE.

c. **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 UR-C ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

II. MAXIMUM DEVELOPMENT AND RESTRICTIONS

a. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED MAY BE DEVELOPED WITH UP TO 40,000SF SQUARE FEET OF NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-C ZONING DISTRICT, ALONG WITH ANY ACCESSORY AND INCIDENTAL USES ALLOWED IN THE UR-C ZONING DISTRICT.

b. PROHIBITED USES: CAR WASHES, SELF-STORAGE FACILITIES AS PRINCIPAL USE, ANIMAL CREMATORIALS, DRY CLEANING AND LAUNDRY ESTABLISHMENTS, TATTOO ESTABLISHMENTS, MEDICAL OFFICE USES, RESTAURANT USES EXCEEDING 5,000 SQUARE FEET OF THE GROSS BUILDING AREA.

III. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, LIMITED TO ONE (1) ACCESS FROM PROVIDENCE ROAD. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT/NCDOT FOR APPROVAL, AS APPLICABLE.
- b. PETITIONER SHALL PROVIDE STREETScape IMPROVEMENTS ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN, INCLUDING A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK.
- c. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY OR PROVIDE A SIDEWALK UTILITY EASEMENT TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHTS-OF-WAY OR SIDEWALK UTILITY EASEMENTS SHALL BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- d. ALL TRANSPORTATION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - 1. REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE TECHNICAL DATA SHEET PROVIDED; HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- e. ALL PUBLIC ROADWAY AND PEDESTRIAN IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND CRITERIA OF CDOT. THESE IMPROVEMENTS WILL BE SUBJECT TO CDOT APPROVAL DURING PERMITTING.

IV. DESIGN GUIDELINES:

- a. PREFERRED EXTERIOR BUILDING MATERIALS: THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE SHALL BE COMPRISED OF A MINIMUM OF 60% OF THE FOLLOWING MATERIALS ALONG THE PROVIDENCE ROAD FAÇADE (EXCLUDING WINDOWS AND DOOR AREAS): GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, EIFS, OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- b. VINYL SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL.
- c. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING ELEVATIONS FACING PUBLIC STREETS 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.
- d. GROUND FLOOR HEIGHT (FLOOR TO FLOOR) SHALL BE A MINIMUM OF ELEVEN (11) FEET ALONG THE PROVIDENCE ROAD FRONTAGE. GROUND FLOOR TRANSPARENCY (MEASURED 3' TO 10' FROM FINISHED GRADE) SHALL BE A MINIMUM OF 50% IN THIS AREA.
- e. UPPER FLOOR TRANSPARENCY (% WALL AREA OF STORY), EXCLUDING STRUCTURED PARKING GARAGE LEVELS, SHALL BE A MINIMUM OF 25%.
- f. METER BANKS SHALL BE LOCATED OUTSIDE OF THE SETBACK.
- g. ROOFTOP HVAC UNITS WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY.
- h. ALL DUMPSTER ENCLOSURE AREAS SHALL BE SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS WITH MATERIALS COMPLEMENTARY TO THE PRINCIPAL STRUCTURE.

V. ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.
- b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VI. LIGHTING:

ALL LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ON BUILDINGS, ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. HOWEVER UPWARD FACING ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.

VII. AMENDMENTS TO THE REZONING PLAN:

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.

VIII. 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 PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.