

# SITE DEVELOPMENT DATA:

PARCEL ACREAGE: ± 2.3 ACRES

REZONING BOUNDARY ACREAGE:

± 2.73 ACRES

TAX PARCEL: 125-062-01; 125-062-02

**EXISTING ZONING: UMUD** 

PROPOSED ZONING: UMUD-O

LEGEND:

PROPERTY BOUNDARY

– PROPOSED SETBACK

DEVELOPMENT AREA

OPEN SPACE AREA



## **NOT FOR** CONSTRUCTION

## 401 S. COLLEGE **STREET**

401 S. COLLEGE ST., LLC 2303 WINELEAS ROAD DECATUR, GEORGIA

REZONING # XXXX-XXX

**REVISION / ISSUANCE** DESCRIPTION INITIAL SUBMITTAL

DESIGNED BY: LD DRAWN BY: LD

TECHNICAL DATA SHEET

RZ-1



## SITE DEVELOPMENT DATA:

PARCEL ACREAGE: ± 2.3 ACRES

REZONING BOUNDARY ACREAGE:

**± 2.73 ACRES** 

TAX PARCEL: 125-062-01; 125-062-02

**EXISTING ZONING: UMUD** 

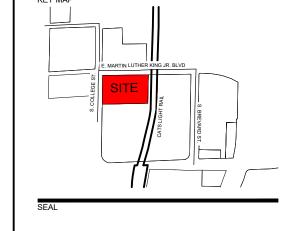
PROPOSED ZONING: UMUD-O

LEGEND:

—— PROPERTY BOUNDARY

REZONING BOUNDARY





# NOT FOR CONSTRUCTION

## 401 S. COLLEGE STREET

401 S. COLLEGE ST., LLC
2303 WINELEAS ROAD
DECATUR, GEORGIA

REZONING # XXXX-XXX

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 INITIAL SUBMITTAL 01/27/23

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



REZONING BOUNDARY

REZUNING BUUNDA

### 401 S. College Street NC, LLC **Development Standards** 1/26/2023 **Rezoning Petition No. 2023-xxx**

#### **Site Development Data:**

--Acreage:  $\pm 2.73$  acres

--**Tax Parcel #s:** 125-062-01 and a portion of 125-062-02

--Existing Zoning: UMUD --Proposed Zoning: UMUD-O

-- Existing Uses: Commercial/Office

-- Proposed Uses: All uses permitted by right and under prescribed conditions in UMUD zoning district (with the benefit of the Optional provisions below) together with accessory uses as allowed in the UMUD zoning district (as may be more specifically described in Section 3 below).

-- Maximum Gross Square feet of Development: As allowed by the UMUD zoning district.

NOTE: Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g. building height, among other items) will be governed by the standards/provisions of the UMUD zoning district.

#### **General Provisions:**

- Site Location. These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by 401 S. College Street NC, LLC ("Petitioner") for an approximately  $\pm$  2.73-acre site located at 401 S. College Street (the "Site").
- 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 UMUD-O zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall be not be limited except to the extent

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## **Binding Effect of the Rezoning Application:**

If this Rezoning Petition is approved, it 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.

expressly limited by the regulations established under the Ordinance for the UMUD-O zoning classification, and with the benefit of the Optional Provisions provided below.

- Phasing. Streetscape and roadway improvements shall be implemented as development occurs within the limits and/or frontage of the associated building construction. Each building's certificate of occupancy will not be issued until completion of transportation improvements along building's frontage or as approved by CDOT during permitting.
- Encroachment Agreement. All non-standard transportation improvements (i.e. granite band, bollards, special pavers, all items not within the CLDSM etc.) proposed within the public/City maintained street right-of-way will require approval by CDOT through an encroachment agreement. The encroachment agreement shall specify the maintenance responsibility for each non-standard transportation improvement item as proposed on site plans/cross-sections. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

#### **Optional Provisions.**

The following optional provision shall apply to the Site:

- To allow manuevering in the setback along public streets, including but not limited to valet services.
- To allow a 50% reduction in the required number of loading docks.
- To allow planting strips in lieu of trees in grates along public streets.
- To not require adherence to the street wall provisions of Section 9.8506.2.a on temporary walls and/or rated walls between phases.
- To allow urban open space requirements to be met anywhere inside of the rezoning boundary.

#### **Permitted Uses, Development Area Limitations:**

The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, with the benefits of the Optional Provisions above.

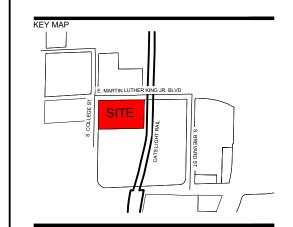
#### Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658



## **NOT FOR CONSTRUCTION**

## 401 S. COLLEGE **STREET**

401 S. COLLEGE ST., LLC 2303 WINELEAS ROAD DECATUR, GEORGIA

REZONING # XXXX-XXX 1022118 REVISION / ISSUANCE DESCRIPTION INITIAL SUBMITTAL

> DESIGNED BY: LD DRAWN BY: LD CHECKED BY: LD

VERT: N/A HORZ: AS NOTED

**REZONING NOTES** 

RZ-3