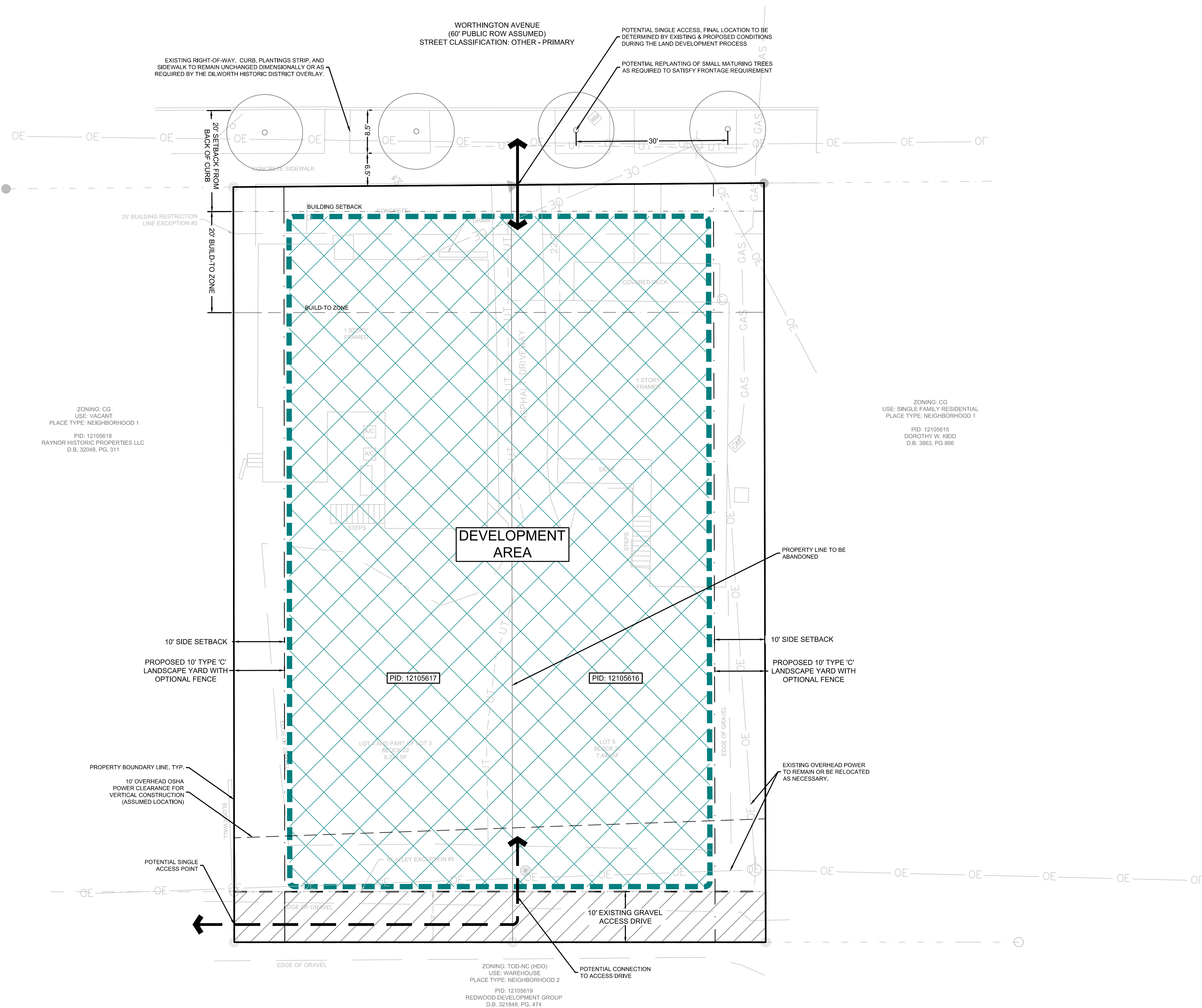
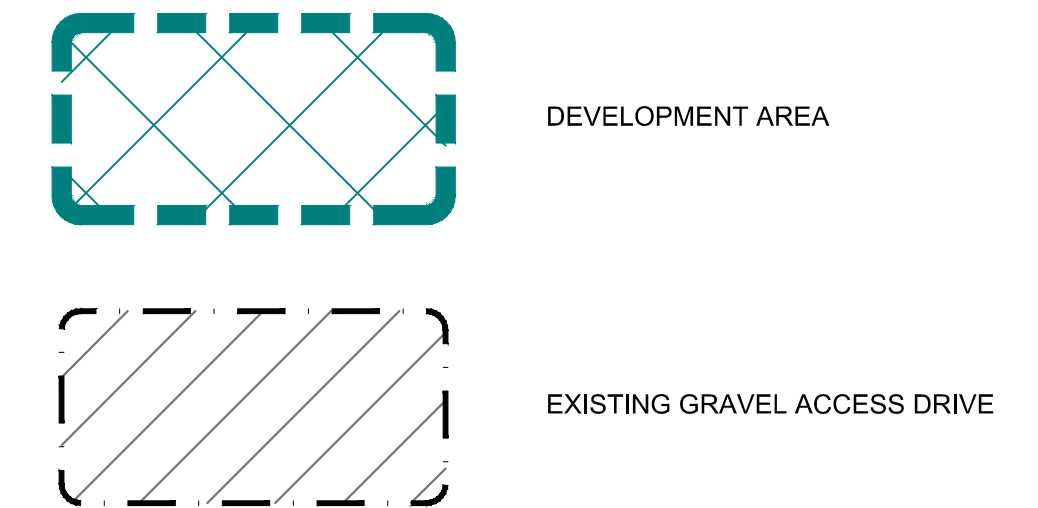


VICINITY MAP
(NOT TO SCALE)

ZONING & SITE DATA CHART	
CURRENT ZONING	GENERAL COMMERCIAL DISTRICT CG
PROPOSED REZONING	NEIGHBORHOOD CENTER EXCEPTION DISTRICT NC(EX)
PLACE TYPE	NEIGHBORHOOD 1
OVERLAY ZONE	HISTORIC DISTRICT OVERLAY
SITE DATA	
TOTAL COMBINED SITE AREA	0.361 AC
PARCEL ID	12105617 & 12105616

GRAPHIC LEGEND



ZONING: CG
USE: VACANT
PLACE TYPE: NEIGHBORHOOD 1
PID: 12105618
RAYNOR HISTORIC PROPERTIES LLC
D.B. 32048, PG. 311

ZONING: CG
USE: SINGLE FAMILY RESIDENTIAL
PLACE TYPE: NEIGHBORHOOD 1
PID: 12105616
DOROTHY W. KIDD
D.B. 3863, PG. 866

ZONING: TOD-NC (HDO)
USE: WAREHOUSE
PLACE TYPE: NEIGHBORHOOD 2
PID: 12105619
REDWOOD DEVELOPMENT GROUP
D.B. 321846, PG. 474

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



REZONING PLAN

304 EAST WORTHINGTON
CHARLOTTE, NC
10669 | BDL | 11-22-2023

Site Development Data

Acreage: +/- 0.361 acres
Tax Parcels: 12105617 & 12105616
Existing Zoning: CG
Proposed Zoning: NC (EX)
Existing Uses: Retail & Office
Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the NC Zoning District not otherwise limited herein.
Maximum Building Height: Fifty (50) feet height (within 100' of N1 Place Type)

General Provisions:

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 the H&C Properties, LLC. ("Petitioner") to accommodate development of primary and secondary uses allowed by right on an approximately 0.361-acre site located on East Worthington Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 12105617 & 12105616 (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 Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan establishes more stringent standards or as otherwise provided in the Requested Modifications below, the regulations established under the UDO for the NC zoning district shall govern all development taking place on the Site.

I. Permitted Uses & Maximum Development:

Permitted Uses. Subject to the Maximum Development set forth below, the Site may be devoted to all uses permitted by right or under prescribed conditions in the NC Zoning District, together with any incidental or accessory uses associated therewith.

II. Transportation:

- A. Vehicular access will be provided to the Site by one (1), or a combination of two (2) access points as generally depicted on the Rezoning Plan. Final location of access to be determined by existing and proposed locations subject to review & approval during the Land Development process.
- B. The Petitioner shall maintain the existing dimensional conditions of the right of way, curbing, planting strip, and sidewalk along the public frontage of East Worthington Avenue, or as required by the Dilworth Historic District Overlay. Any potential disturbance or demolition of existing conditions within the right-of-way that occur during future construction, such as sidewalks and street trees, shall be rebuilt or replanted to the standards set forth by the UDO & Dilworth Historic District Overlay.
- C. Where necessary, the Petitioner shall dedicate and convey in fee simple rights-of-way to the City of Charlotte before the Site's building certificate of occupancy is issued.
- D. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.
- E. Bike parking shall be provided as required by the UDO.
- F. The Site may utilize the parking minimums & maximums required by the Tier 3 vehicle parking requirements of the UDO.
- G. On-Street Parking Spaces abutting the property may be counted toward minimum off-street parking spaces required by the UDO.

III. Dimensional & Design Guidelines:

- A. Frontage Setback Line: Twenty (20) feet from existing back of curb. In no case shall any building entry be located closer than six (6) feet to an existing or proposed off-street public path or shared use path.
- B. Frontage Build-To Zone (BTZ): Zero - twenty (0-20) feet from frontage setback line.
- C. Minimum BTZ Build-To Percentage for Structure (%): Eighty (80) percent.
- D. Minimum Side Setback: Ten (10) feet when abutting Neighborhood 1 Place Type.
- E. Minimum Rear Setback: Zero (0) feet.
- F. Required Landscape Yards: Ten (10) foot width Type 'C' landscape yard with optional fence shall be provided when abutting Neighborhood 1 Place Type, as generally depicted on the Rezoning Plan. No Landscape Yard shall be required where the Site abuts a Neighborhood 2 Place Type.

IV. Architectural Standards:

- A. Dumpster and Recycling areas shall be screened on all four sides with an opaque wall or opaque gate.
- B. Ground level tenant entries shall be articulated and accessible from E. Worthington Ave., and shall encourage pedestrian traffic from the Historic Dilworth Neighborhood.
- C. Façade materials shall be in keeping with the historic residential nature of the surrounding residential structures with material consistent with the palette of the neighborhood. No vinyl shall be allowed on the façade but may be allowed on window treatments.
- D. The appearance of the proposed building will be subject to Historic District Commission review and approval.

V. Exception (EX) District Public Benefits:

As a condition of seeking an exception (EX) district zoning map amendment, the Petitioner shall provide public benefits in accordance with the criteria listed in the UDO. The public benefits shall include one or more actions from at least two (2) of the following categories:

- 1) Sustainability
- 2) Public Amenity
- 3) City Improvement

Public benefit improvements will be subject to review and approval by City of Charlotte staff during the Land Development Process.

VI. Environmental Features:

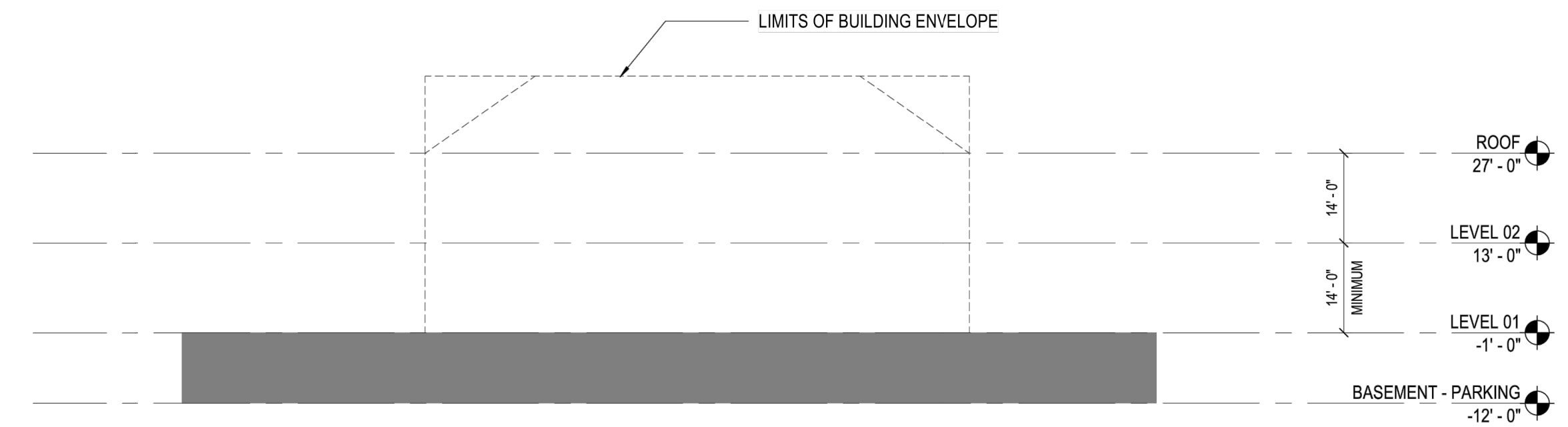
- A. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- B. The Petitioner shall comply with the Tree Ordinance as applicable.
- C. The Petitioner shall adhere to the Green Area requirements assigned to Tier 2 Commercial Place Types.

VII. Amendments to the Rezoning Plan:

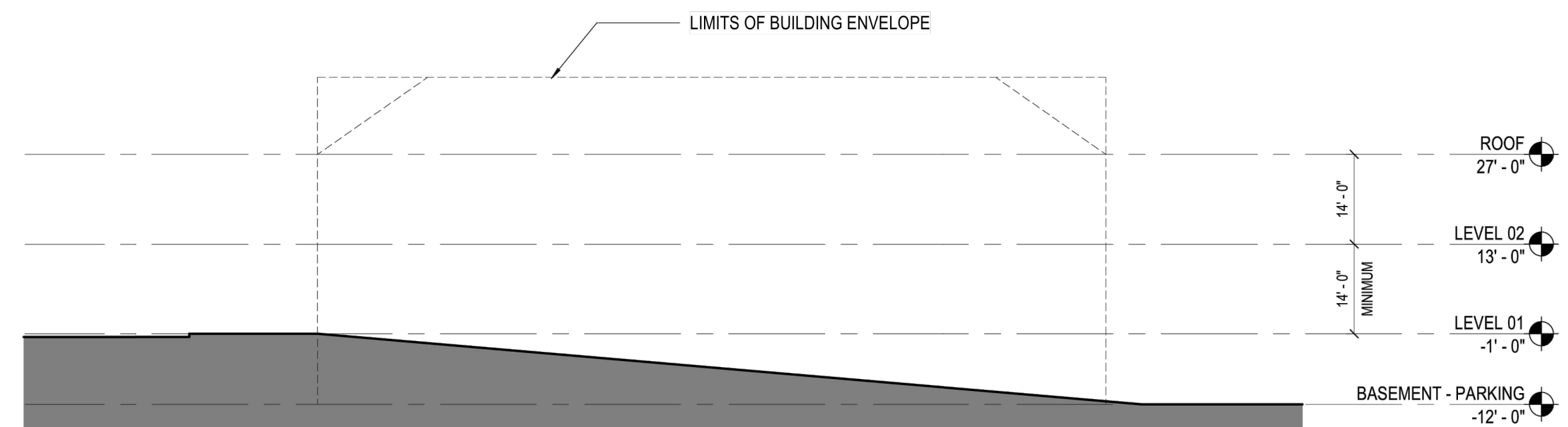
Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and article 37 of the UDO.

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 UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



① WORTHINGTON AVENUE - ELEVATION
 1" = 20'-0"



② SIDE ELEVATION
 1" = 20'-0"



H&C PROPERTIES

304 & 308 EAST WORTHINGTON AVENUE, CHARLOTTE, NC | 11/9/23 | FRONT & SIDE ELEVATIONS | 1" = 20'-0" | A2.0 |

ELEVATION NOTES:

- THE ELEVATIONS ABOVE DEPICT THE ALLOWABLE LIMITS OF BUILDING ENVELOPE AS IT CONTEXTUALLY RELATES TO THE SITE.
- THESE ELEVATIONS ARE CONCEPTUAL IN NATURE FOR REFERENCE ONLY.
- THE FINAL DESIGN & DEVELOPMENT OF THE BUILDING WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE UDO & DILWORTH HDO.