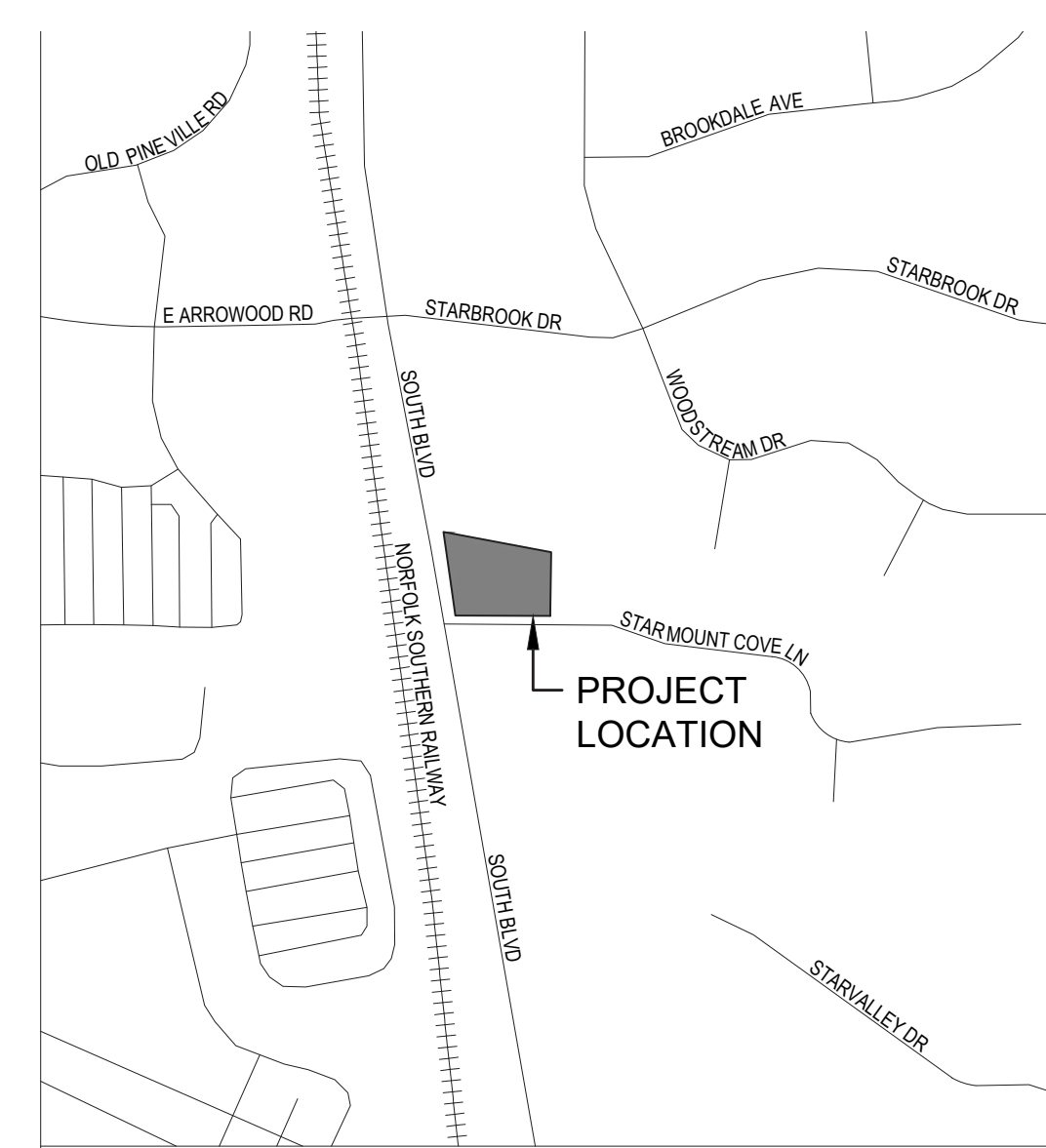


NOTE:
 SITE ACCESS IS CURRENTLY VIA (2) FULL ACCESS CURB CUTS FROM SOUTH BLVD., AS WELL AS ADJACENT STARMOUNT.
 THIS REZONING PETITION REQUESTS TO CLOSE (1) SOUTHERN-MOST ACCESS FROM SOUTH BLVD NEAREST THE INTERSECTION WITH STARMOUNT AND MAINTAIN THIS ACCESS (1).
 REVISED BANK USE WILL REDUCE TOTAL TRIP / TRAFFIC COUNTS SIGNIFICANTLY FROM EXISTING USE.
 EXISTING FULL ACCESS CURB TO REMAIN IS IMPORTANT FOR OPERATIONAL FLOW OF SITE AND TO MINIMIZE TRAFFIC LOADING ONTO STARMOUNT AND ADJACENT RESIDENTIAL NEIGHBORHOOD

REZONING SITE PLAN
 1" = 20'
 NORTH



VICINITY MAP
 1" = 500'
 NORTH

ADJACENT PROPERTY OWNERS

PARCEL	DEED	OWNER	ZONING
20517304	30941-324	HURON REALTY ASSOCIATES LLC	TOD-CC
20517303	34417-977	CITY OF CHARLOTTE	TOD-CC
20517301	17540-337	CITY OF CHARLOTTE	TOD-CC
17316291	10702-179	PUBLIC STORAGE INC DEPT-PT-NC-23543	TOD-TR
17316315	28771-568	BABY HAZEL LLC	TOD-TR
17316313	05090-127	ANNA MARIE AND ROBERT TALLEY	TOD-TR

NOTE: PROPERTY INFORMATION BASED ON

GENERAL STORM WATER NOTES:
 THE REDEVELOPMENT OF THE SITE WILL CREATE MORE PERVIOUS AREA THAN EXISTING CURRENT CONDITIONS - EXACT QUANTITY OF ADDITIONAL PERVIOUS AREA WILL DEPEND ON FINAL DESIGN, BUT IT IS LIKELY TO INCREASE PERCENTAGE OF PERVIOUS SITE AREA BY APPROXIMATELY 40% THEREFORE SIGNIFICANT STORM WATER MITIGATION IS NOT ANTICIPATED BUT IF REQUIRED, THEN:
 (I) Storm Water Quality Treatment
 For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
 (II) Volume and Peak Control
 For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
 For commercial projects with greater than 24% BUA, the redevelopment shall control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

DEVELOPMENT DATA TABLE PETITION NUMBER: 2024-008

SITE ACREAGE: 0.786 ACRES
 TAX PARCELS INCLUDED IN REZONING: 173-163-17
 EXISTING ZONING: TOD-TR, TRANSIT ORIENTED DEVELOPMENT-TRANSIT TRANSITION
 PROPOSED ZONING: CG (CD), GENERAL COMMERCIAL
 LAND USE:
 EXISTING: C700 - COMMERCIAL
 PROPOSED AND PERMITTED USES: FINANCIAL INSTITUTION WITH DRIVE-THRU
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
 RESIDENTIAL DENSITY: NA
 SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
 FINANCIAL INSTITUTION, ±2,000 SFT
 FLOOR AREA RATIO: NA
 MAXIMUM BUILDING HEIGHT: 50 FEET
 MINIMUM BUILDING HEIGHT: 24 FEET
 REQUIRED SETBACKS:
 FRONT: 36 FEET
 SIDE: 10 FEET
 REAR: 20 FEET
 MINIMUM PARKING: 2 SPACES
 2,000 SFT COMMERCIAL X 1 SPACE / 1,000 SFT GFA = 2.0
 MAXIMUM PARKING: 8 SPACES
 2,000 SFT COMMERCIAL X 1 SPACE / 250 SFT GFA = 8.0
 PARKING PROVIDED:
 STANDARD (9'X18.5'): 11 SPACES
 BARRIER FREE: 1 SPACE
 TOTAL SPACES: 12 SPACES

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:
 A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 37 OF THE UNIFIED DEVELOPMENT ORDINANCE.
 B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
PURPOSE:
 THE PURPOSE OF THIS REZONING APPLICATION IS TO REZONE THE SUBJECT PARCEL FROM TOD-TR TO CG(CD) TO PERMIT THE PROPOSED LAND USE OF A FINANCIAL INSTITUTION WITH DRIVE-THRU.
TRANSPORTATION:
 A. THE SITE CURRENTLY HAS FULL ACCESS CONNECTIONS TO SOUTH BOULEVARD AND STARMOUNT COVE LANE. THESE CONNECTIONS ARE GENERALLY DEPICTED ON THE SITE PLAN.
 B. PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.
ARCHITECTURAL STANDARDS (PER TABLES 6-4, 6-5, 6-6 AND ARTICLE 6.3.H):
 BLANK WALL = 20' MAX., TRANSPARENCY = 40% ON S BLVD, 30% ON STARMOUNT
STREETSCAPE AND LANDSCAPING:
 LANDSCAPING SHALL BE PROVIDED TO COMPLY WITH ARTICLE 20 AND ITS SUBSECTIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT CODE.
ENVIRONMENTAL FEATURES: NA
PARKS, GREENWAYS, AND OPEN SPACE:
 DEVELOPMENT SHALL PROVIDE A MIN. OF 5% ON-SITE OPEN SPACE - UP TO 50% PUBLIC
FIRE PROTECTION:
 MUNICIPAL SERVICE IS AVAILABLE BUT NOT NECESSARY FOR THE DEVELOPMENT
SIGNAGE:
 SIGNAGE WILL BE COMPLIANT WITH ARTICLE 22 OF THE UDO.
LIGHTING:
 A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 B. THE MAXIMUM HEIGHT OF DETACHED LIGHTS WILL BE LIMITED TO 26 FEET.
PHASING:
 THIS DEVELOPMENT DOES NOT INCLUDE PLANNED PHASING.



RZ01 - REZONING PLAN

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WEST EXTERIOR ELEVATION - PRIMARY FRONTAGE
49% GROUND FLOOR TRANSPARENCY

MATERIALS: BRICK VENEER, ALUMINUM STOREFRONT WITH INSULATED GLASS



SOUTH EXTERIOR ELEVATION - SECONDARY FRONTAGE
35% GROUND FLOOR TRANSPARENCY

MATERIALS: BRICK VENEER, ALUMINUM STOREFRONT WITH INSULATED GLASS, METAL PANEL




Bank OZK

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Conceptual Design only - final design is subject to change pending Owner / Municipal approvals

PR901 - MAIN RENDERING

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