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### SITE DEVELOPMENT DATA:

SITE LEGEND

■ ■ PROPERTY LINE

PROPOSED BUILDING ENVELOPE

POTENTIAL OPEN SPACE

PROPOSED SITE ACCESS

—————— PROPOSED SETBACK

-ACREAGE: ± 1.53 ACRES

-**TAX PARCELS**: #177-083-05

-EXISTING ZONING: O-15(CD)

-PROPOSED ZONING: RAC(CD)

-EXISTING USES: OFFICE

-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.

-MAXIMUM DEVELOPMENT: 68,000 SQUARE FEET OF OFFICE USES, 6,000 SQUARE FEET OF FINANCIAL INSTITUTION USES, AND 6,000 SQUARE FEET OF RESTAURANT/RETAIL USES

-MAXIMUM BUILDING HEIGHT: PER THE UDO UNLESS OTHERWISE LIMITED HEREIN

-PARKING: PER THE UDO

POTENTIAL OPEN SPACE AREAS INDICATED EXCEED MINIMUM ORDINANCE REQUIREMENTS AND ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATION AND PROGRAM COMPONENTS ARE SUBJECT TO FINAL ENGINEERING/ DESIGN AND WILL MEET ORDINANCE REQUIREMENTS. IN SOME CASES, PROPOSED OPEN SPACE AREAS MAY BE LOCATED ON TOP OF SUBTERRANEAN PARKING STRUCTURE(S) AND MAY RELY ON SPECIALTY HARDSCAPE/ PLAZA PROGRAM COMPONENTS TO ACHIEVE REQUIREMENTS.

**PRELIMINARY** -FOR REVIEW ONLY-THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF: XXXXX XXXXXXX #### 5/29/25

**NOT FOR** 

## CONSTRUCTION

**CARNEGIE BLVD REZONING** 

6337 CARNEGIE BLVD CHARLOTTE, NC

REVISION / ISSUANCE NO. DESCRIPTION DATE STAFF COMMENTS 09/18/2025

TECHNICAL DATA SHEET



# DEVELOPMENT STANDARDS 6337 Carnegie Boulevard (Towne Bank) Petitioner: Harris Investment Company #1, LLC Rezoning Petition No. 2025-071 09/18/2025

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

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

--Acreage: ± 1.53 acres --Tax Parcels: #177-083-05 --Existing Zoning: O-15(CD)

--Proposed Zoning: RAC(CD)
--Existing Uses: Office

-- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the RAC zoning district not otherwise limited herein.

--Maximum Development: 68,000 square feet of office uses, 6,000 square feet of financial institution uses, and 6,000 square feet of restaurant/retail uses

-- Maximum Building Height: Per the UDO unless otherwise limited herein

--Parking: per the UDO

#### 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 Harris Investment Company #1, LLC ("Petitioner") to accommodate the development of mixed use development on an approximately 1.53-acre site located at 6337 Carnegie Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 177-083-05 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of a mixture of uses, as consistent with the RAC placetype.

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 Unified Development Ordinance (the "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the RAC zoning district shall govern development taking place on the designated portion of the Site.

#### II. Permitted Uses & Maximum Development

The Site may be developed with up to: (i) 68,000 square feet of office uses, (ii) 6,000 square feet of financial institution uses, and (iii) 6,000 square feet of restaurant/retail uses, along with accessory and incidental uses as permitted in the RAC zoning district.

a. A minimum of 80% of the building ground floor frontage along Carnegie Boulevard shall be activated with non-residential uses.

#### III. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Petitioner shall provide a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Carnegie Boulevard, which may meander to save existing trees.
- c. Petitioner shall dedicate right-of-way from the Carnegie Boulevard centerline to the back of the future sidewalk, as generally depicted on the Rezoning Plan with a two (2) foot wide sidewalk utility easement from the back of sidewalk.
- d. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- f. Unless otherwise stated herein, all transportation improvements shall be approved and constructted prior to the issuance of the first building certificate of occupancy for the Site.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.
- h. Site will comply with CTR requirements to be finalized during permitting.
- . Site access from Carnegie Boulevard shall have a minimum separation of ten (10) feet from the property line, through the right-of-way, per the Charlotte Streets Manual.

#### I. Open Space

- a. Potential open space areas indicated exceed minimum ordinance requirements and are shown on the Rezoning Plan for reference only. Final location and program components are subject to final engineering/ design and will meet UDO requirements. In some cases, proposed open space areas may be located on top of subterranean parking structure(s) and may rely on specialty hardscape/ plaza program to achieve this requirement.
- b. Publicly accessible open space shall be a dynamic and programmable open space that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components, with details/technical notes on the elements along with their location to be outlined in further detail during the land development process:
- 1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
  - i. Enhanced plantings shall generally consist of a minimum of 2 trees and 30 shrubs for each 1,500 sf of open space areas.
  - This may be achieved cumulatively for the Site and not separated into each smaller area.
- 2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. If this element is utilized, details/technical notes and specific location(s) shall be outlined during the land development process.
- 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- 4. Seating options that include moveable tables and chairs, seating walls, swings or interactive furniture, and/or immovable benches.
- 5. Have a minimum dimension of fifty (50) feet or more measured in all directions.
- 6. Public art/sculpture, to be further detailed during the land development process.
- 7. Interactive elements that users the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play.
- 8. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
- 9. At least one common open space area shall be accessible from the building(s) within a 1,000-foot
- radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or
- trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement

#### IV. Environmental

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- i. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR) Sections 23 through 28.
- j. The location, size, and type of storm water management systems if 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 to accommodate actual storm water treatment requirements and natural site discharge points.

#### V. Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner(s) of the applicable portion of the Site in accordance with the provisions herein and article 37.3 of the UDO. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the UDO.

#### VI. Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, it 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 owner(s) of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

KEY MAP

PRELIMINARY
-FOR REVIEW ONLYTHESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR

XXXXX XXXXXXXX #### 5/29/25
ENGINEER REG. # DATE

UNDER THE SUPERVISION OF:

NOT FOR CONSTRUCTION

CARNEGIE BLVD REZONING

> 6337 CARNEGIE BLVD CHARLOTTE, NC

VERT: HORZ:

ORIGINAL SHEET SIZE: 30" X 42"

DEVELOPMENT STANDARDS