DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 0.155 ACRES
TAX PARCEL:	121-056-18
EXISTING ZONING:	B-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USES:	COMMERCIAL
MAXIMUM BUILDING HEIGHT:	FORTY-FIVE (45) FEET, AS MEASURED PER ORDINANCE STANDARDS
PARKING:	PER OPTIONAL PROVISIONS BELOW

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CLEARWATER DEVELOPMENT PARTNERS INC (THE "PETITIONER") TO ACCOMMODATE A COMMERCIAL DEVELOPMENT WITHIN THE HISTORICAL CONTEXT OF THE DILWORTH NEIGHBORHOOD AT 300 WORTHINGTON AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 121-056-18.

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, AND EXCEPT WHERE MODIFIED BY THE OPTIONAL PROVISIONS, BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

4. NEW DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE NEW DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. OPTIONAL PROVISIONS

1. THE PETITIONER REQUESTS UP TO A 50% REDUCTION FROM THE TYPICAL MUDD ORDINANCE-REQUIRED NUMBER OF PARKING SPACES FOR THE APPLICABLE USES ON THE SITE.

III. PERMITTED USES

THE SITE MAY BE DEVOTED TO A MAXIMUM OF 6,000 SQUARE FEET OF ANY NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH, EXCEPT AS PROVIDED BELOW.

PROHIBITED USES: CAR WASHES; AUTOMOBILE SERVICE STATIONS; SELF-STORAGE FACILITIES; EDEES WITH ACCESSORY DRIVE-THROUGH SERVICE WINDOWS.

IV. ARCHITECTURAL STANDARDS

PETITIONER SHALL COORDINATE WITH THE HISTORIC DISTRICT COMMISSION REVIEW REGARDING ARCHITECTURAL STANDARDS AND ELEVATIONS FOR THE SITE.

V. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).

2. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST NEW CONSTRUCTION BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA FOR WHICH THE RIGHT(S)-OF-WAY RELATES TO.

3. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS AS CONTEMPLATED IN THIS REZONING PLAN ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

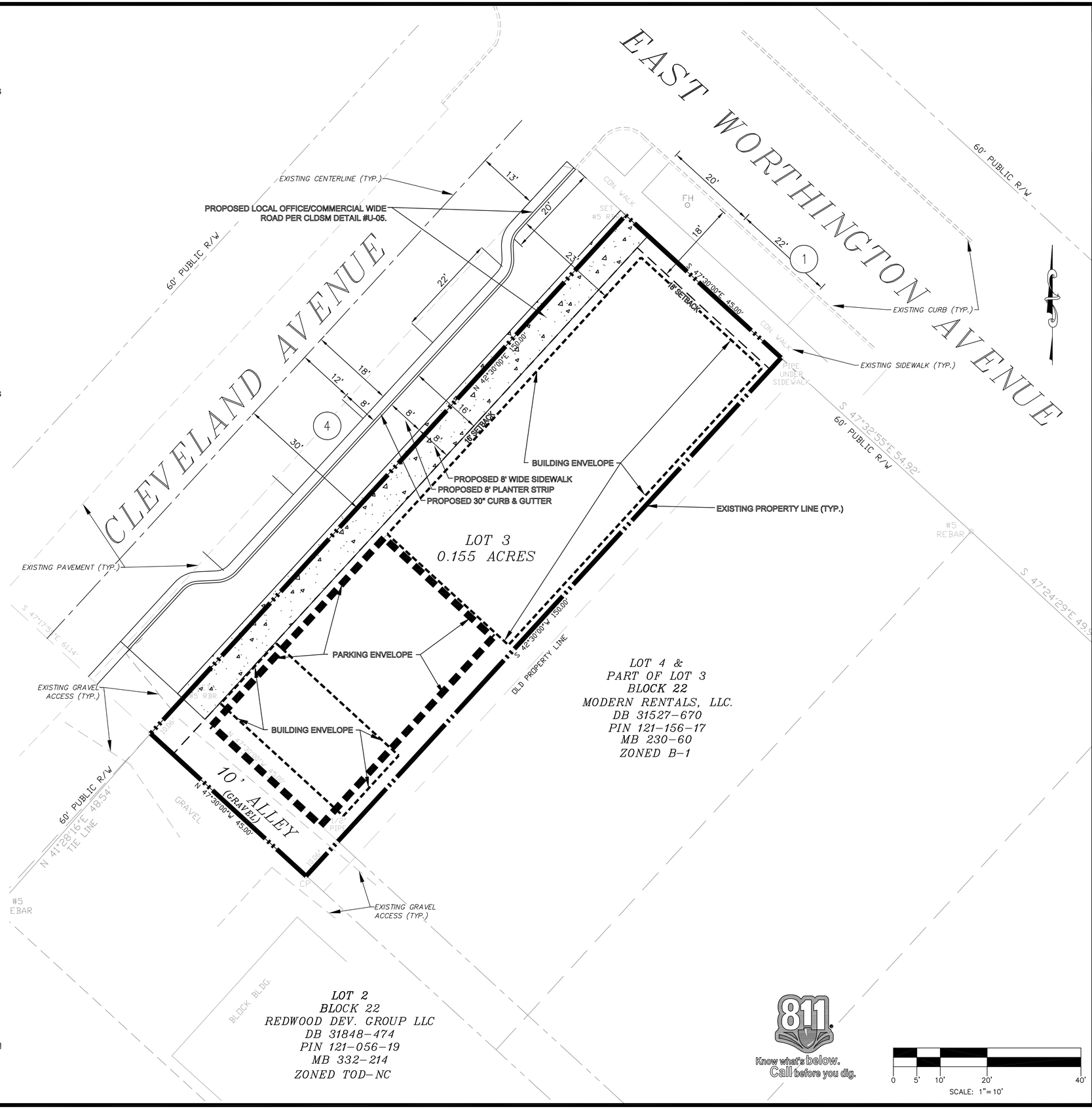
VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. (SITE WORK ALREADY COMPLETED PRIOR TO THIS REZONING PLAN SHALL BE DEEMED IN COMPLIANCE.) THE LOCATION, SIZE, AND TYPE OF NEW STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN, IF PROVIDED, 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.

2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. THIS SITE WILL MEET THE CHARLOTTE TREE ORDINANCE REQUIREMENTS FOR TREE SAVE AREA BY MAKING A "PAYMENT IN LIEU" AS DESCRIBED IN SECTION 21.94 OF THE TREE ORDINANCE.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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REZONING PETITION #2021-?

PROJECT:
300 E. WORTHINGTON AV.E
CHARLOTTE, NC 28203
MECKLENBURG COUNTY

FOR:
CLEARWATER DEVELOPMENT PARTNERS, INC.
PO BOX 5665
CHARLOTTE, NC 28299
PH: 704-315-5078
CONTACT NAME:
ANDREW ROWE

REVISIONS

JOB NO.: 2021-119
DRAWN BY : MDN
DATE. : 12.22.21
SCALE: 1"=10'

SCHEMATIC SKETCH PLAN

RZ.1