

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

Site Area: 0.83 ac +/-
 Parcel ID: 177-08-245
 Existing Zoning: O-15 (CD)
 Proposed Zoning: MUDD (CD)
 Existing Use: Office
 Proposed Use: Office Building

6,650 S.F.
 (Approximately 670 S.F. of covered porch area not included as part of the allowed Office Building S.F.)
 1,450 S.F.
 (S.F. of Parking Garage/Storage not a part of allowed Office Building S.F.)

Detached Garage with Storage (Accessory Structure)

Parking Required: Shall satisfy or exceed MUDD requirements
 Max. Building Ht.: 40 ft to the peak of the roof as measured by the Zoning Ordinance
 Max. Garage Ht.: 65 ft to Weather Vane
 Max. # of Stories: 28 ft to the peak of the roof as measured by the Zoning Ordinance
 Building: 1 Story with Basement
 Garage: 1 Story



POSSIBLE AREA TO BE USED FOR TREE SAVE

EXISTING SITE WALL TO REMAIN WITH, THE POSSIBILITY THAT IT BE REPLACED AND/OR EXTENDED WITH SERPENTINE MASONRY WALL.

PROP. 1,450 SF PARKING/STORAGE BLDG. (4 PARKING SPACES WITHIN GARAGE TO BE APPLIED TOWARDS OVERALL PARKING REQUIREMENTS)

10.5 FT. CLASS C BUFFER (25% WIDTH REDUCTION WALL AND/OR EXTENDING USING LIKE-KIND MATERIAL)

177-08-165
 WILLIAM G. GRIFFIN
 ELAINE GRIFFIN
 DB 12979-656

EX SHRUBS

POSSIBLE AREA TO BE USED FOR TREE SAVE

STORAGE AREA OF BUILDING TO BE USED FOR SOLID WASTE AND RECYCLING CONTAINERS

CROSS ACCESS EASEMENT IS SUBJECT TO APPROVAL BY ADJACENT OWNER. SHE MAY UTILIZE EASEMENT NOT GRANTED.

177-08-216
 REXFORD PARK INVESTORS, LLC
 DB 22935-799

30' SETBACK MEASURED FROM EXISTING (8 FUTURE) BACK OF CURB

177-08-303
 REXFORD PARK INVESTORS, LLC
 DB 22935-799

177-08-102
 SOUTH PARK REAL ESTATE LLC
 DB 20155-120

REXFORD ROAD
 100' PUBLIC RIGHT OF WAY
 (MS 24,7679 & MS 19,859)



RZ-1 Conceptual Site Plan
Rexford Rd. Site
 Mecklenburg County, NC
 PREPARED FOR:
 Petition 2017-015
 PREPARED BY:
THOMAS & HUTTON
 Registered Professional Planning and Zoning
 1414 S. Tryon Street • Suite A
 Charlotte, NC 28203 • 704.201.5958
 www.thomasandhutton.com

REVISIONS:
 1/2/2016 REVISE PER STAFF COMMENTS
 1/16/17 REVISE PER STAFF COMMENTS
 2/1/17 REVISE PER OWNERS COMMENTS

JOB NO. J-##-##
 DRAWN: MSK
 REVIEWED: JMB
 DATE: December 19, 2016
 SCALE: 1" = 30'
 SHEET: N/A

1. Site Development Data
 - Site Area: 0.83 ac +/-
 - Parcel ID: 177-08-245
 - Existing Zoning: O-15 (CD)
 - Proposed Zoning: MUDD (CD)
 - Existing Use: Office
 - Proposed Use: Office Building

- Detached Garage with Storage (Accessory Structure) 6,650 S.F.
(Approximately 670 S.F. of covered porch area not included as part of the allowed Office Building S.F.)
- 1,450 S.F.
(S.F. of Parking Garage/Storage not a part of allowed Office Building S.F.)

- Parking Required: Shall satisfy or exceed MUDD requirements
- Max. Building Ht.: 40 ft to the peak of the roof as measured by the Zoning Ordinance
65 ft to Weather Vane
- Max. Garage Ht.: 28 ft to the peak of the roof as measured by the Zoning Ordinance
- Max. # of Stories: Building: 1 Story with Basement
Garage: 1 Story

2. General Provisions
 - a. These Development Standards form the Technical Data Sheet associated with the Rezoning Petition filed by Manna Capitol, LLC to rezone the property from the O-15 (CD) Zoning District to the MUDD (CD) Zoning District in order to accommodate redevelopment of an approximately 0.83 ± acre tract as depicted on the Conceptual Site Plan.
 - b. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet and/or Conceptual Site Plan, or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207 (1) or (2) of the Ordinance, as applicable.
 - c. The building will be setback 30' as measured from the back of existing curb along Rexford Road as generally depicted on sheet RZ-1 Conceptual Site Plan.

3. Permitted Uses
 - a. The building constructed on this site may be developed as office use permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith.
 - b. The detached garage structure will consist of 1,450 sf of parking/storage. There will be no habitable space in the attic of both buildings.

4. Transportation
 - a. Vehicle access will be as generally depicted on the Conceptual Site Plan. The placements and configurations of the vehicular access points shown on the Conceptual Site 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. Mower access will be provided to the storage space of the parking/storage building as depicted on the Conceptual Site Plan.

5. Architectural Standards
 - a. The exterior building materials will consist of primarily brick. The building entrances will consist of wood doors with wood paneling. Ultimately the building constructed within the Site may deviate from any Conceptual Exhibits, as long as any buildings and improved area depicted by the Conceptual Exhibits are consistent with the spirit and intent of the Conceptual Exhibits and the building to be constructed will include the elements annotated on the renderings.
 - b. The existing wall along the eastern property line to remain with the possibility that it will be replaced and/or extended with serpentine masonry wall. Walls and fences shall be a minimum height of six (6) feet.

6. Streetscape and Landscaping
 - a. The Petitioner shall make good faith and diligent efforts to preserve existing trees and shrubs within the perimeter of the site as depicted on the Site Plan.

7. Environmental Features
 - a. The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

8. The Petitioner shall satisfy the Tree Ordinance requirements.
 - Parks, Greenways, and Open Spaces
9. All greenways and open spaces shall conform to the standards of the Ordinance.
 - Fire Protection
10. All fire lane treatments shall follow the Fire Marshall's specifications.
 - Signage
11. All signage shall meet the requirements of the MUDD zoning district.
 - Lighting
12. All detached outdoor lighting will be limited to a maximum height of 21 feet.
 - Phasing
- a. There will be no phasing for this project.

Technical Data Sheet -
Development Standards
Rexford Rd. Site
Mecklenburg County, NC

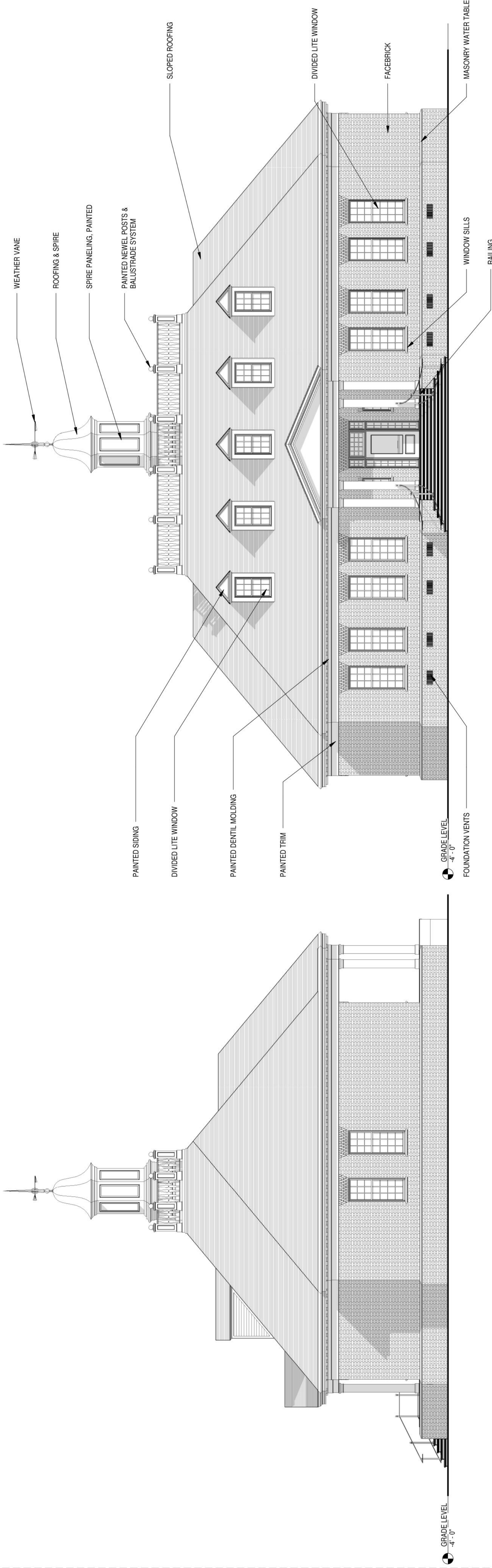
PREPARED FOR:
Petition 2017-015

PREPARED BY:
THOMAS & HUTTON
Engineering, Planning, Surveying, Landscaping

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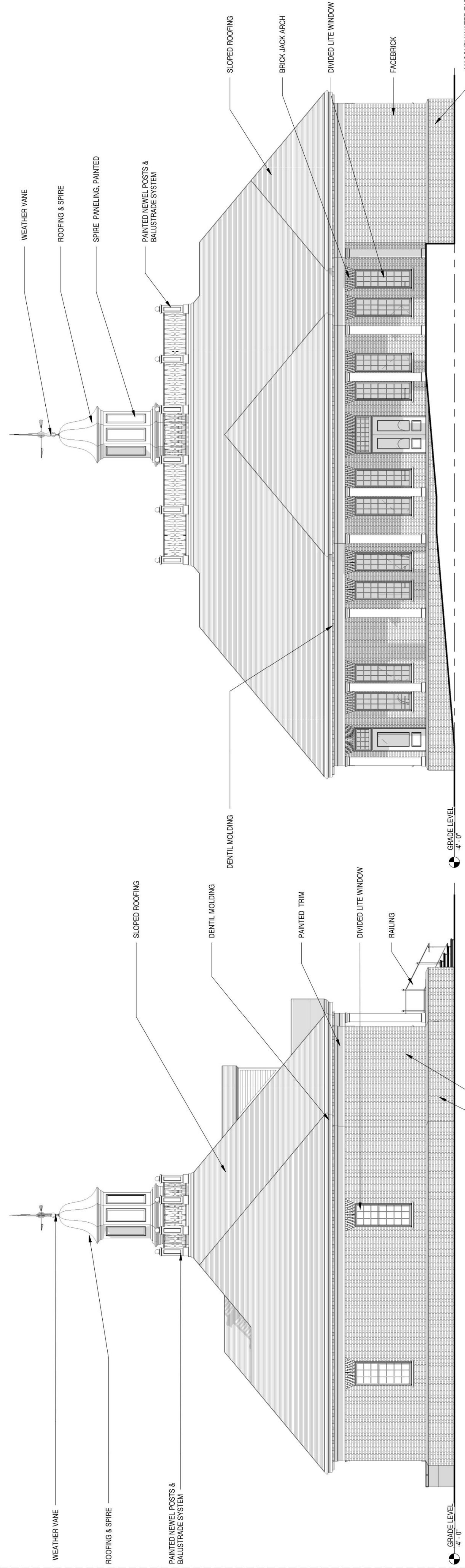
REVISIONS:
A 12/20/16 REVISE PER STAFF COMMENTS
A 12/21/16 REVISE PER STAFF COMMENTS
A 2/1/17 REVISE PER OWNER'S COMMENTS
A 5/23/17 REVISE PER STAFF COMMENTS

COR NO. J-##-## DATE: December 19, 2016
DRAWN: MSK SCALE: N/A
REVIEWED: JMB SHEET: N/A



3 EAST ELEVATION
1/8" = 1'-0"

5 SOUTH ELEVATION
1/8" = 1'-0"



6 WEST ELEVATION
1/8" = 1'-0"

4 NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

Rexford Rd. Site
Mecklenburg County, NC

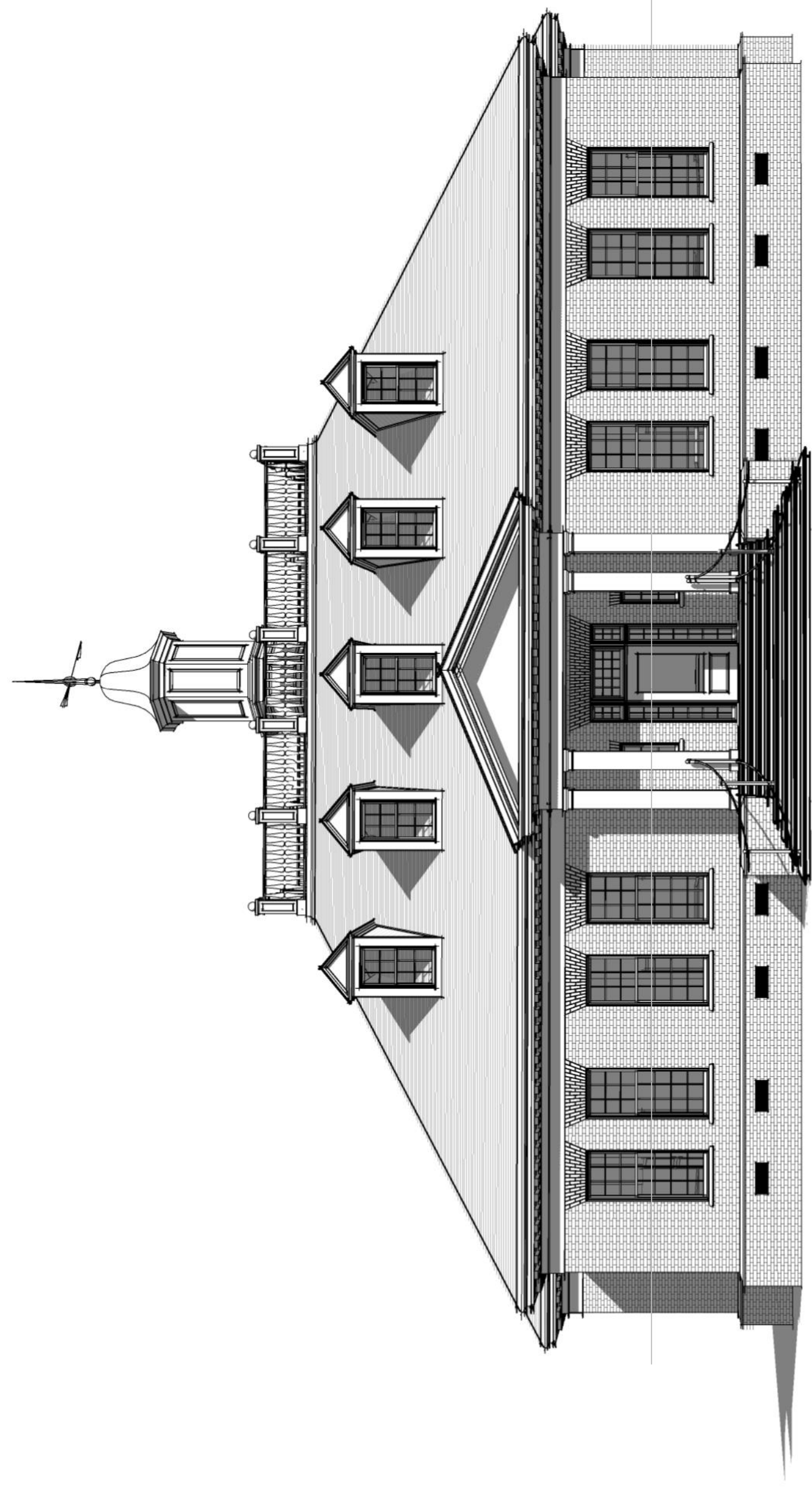
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THOMAS & HUTTON
ARCHITECTURAL FIRM

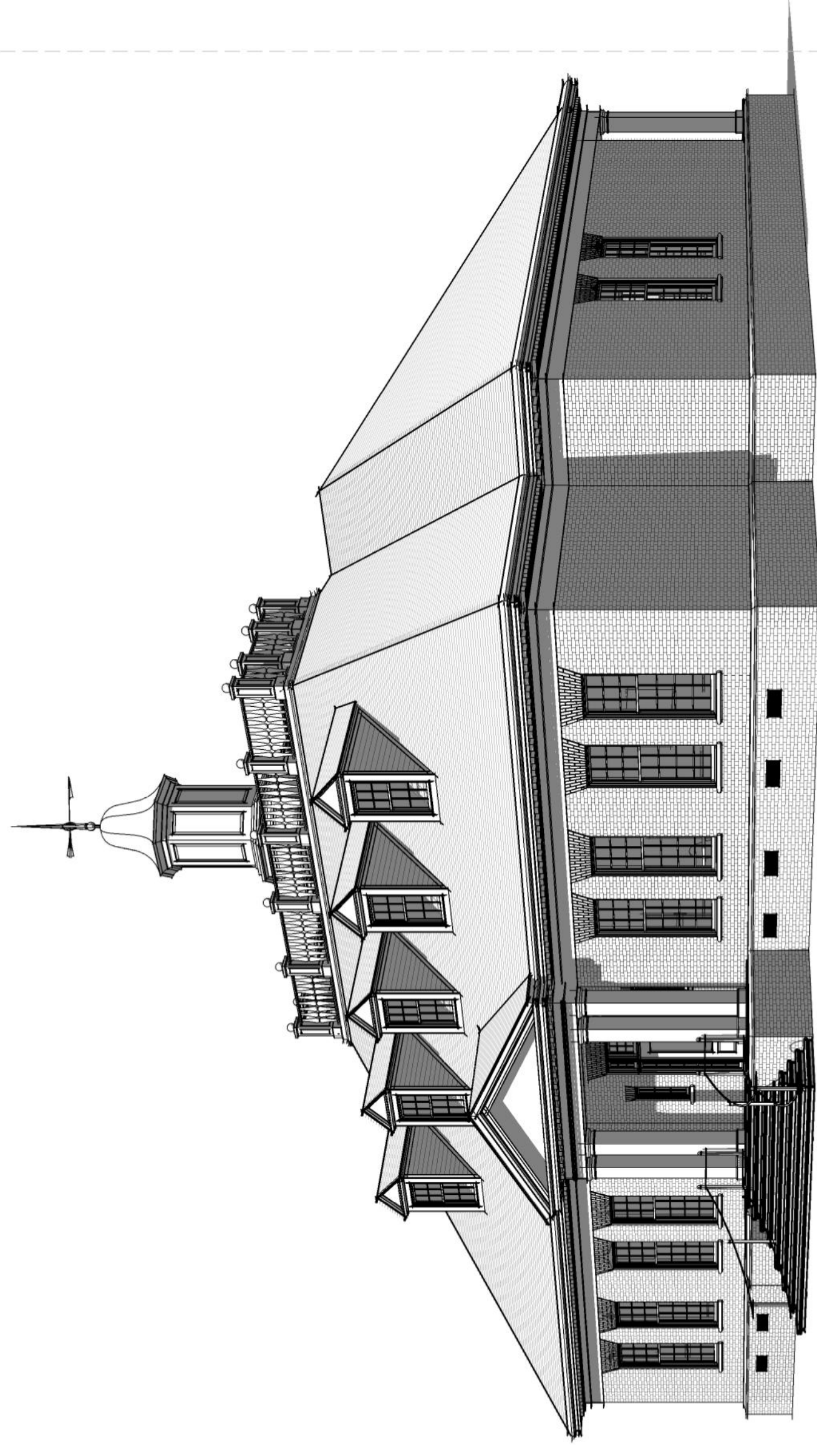
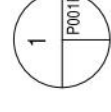
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REVISIONS:
12/28/16 REVISE PER ZONING COMMENTS

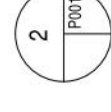
JOB NO. J-111111 DATE: December 19, 2016
DRAWN: MSK SCALE: -
REVIEWED: JMB SHEET: N/A



1 PERSPECTIVE



2 PERSPECTIVE



ELEVATIONS

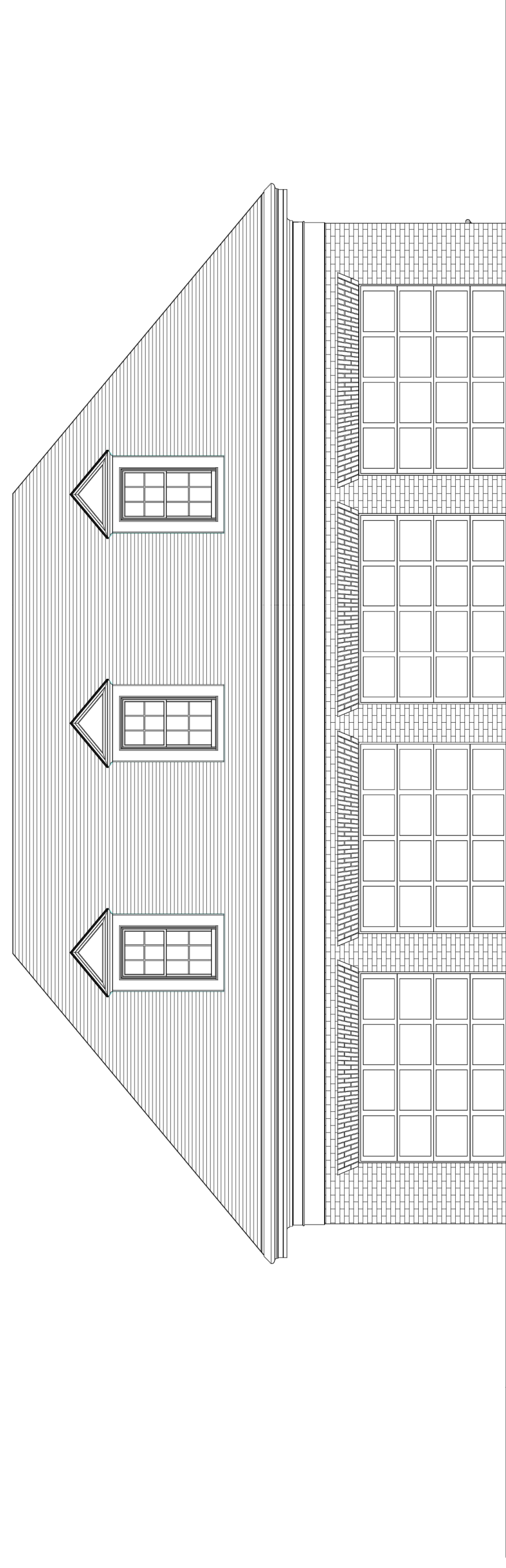
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 Mecklenburg County, NC

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 Petition 2017-015

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REVISIONS:
 12/28/16 REVISE PER ZONING COMMENTS

JOB NO.	J##/##	DATE	December 19, 2016
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1
3/16" = 1'-0"
FRONT ELEVATION

ELEVATIONS
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REVISIONS:

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