

November 01, 2017 - 9:01pm By: Ba

2017-116 Revised Notes 10/19/2017

1. General Provisions

- a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

2. Optional Provisions:

- The following optional provisions shall apply to the Site:
a. Parking shall be permitted to extend past the building facade on the unnamed street border and up to the setback and may be located closer to the Unnamed Street than the building/permitted uses provided that required parking screening is provided in the manner depicted on the Rezoning Plan.
b. The southern and eastern boundary lines of the Site shall not be required to meet the parking lot screening requirements set forth in Sections 9.8506(2)(b) and 12.303 of the Ordinance.
c. Wall signs having up to 200 square feet of sign surface area per wall or 10% of the Wall area to which they are attached, whichever is less (exclusive of any wall mounted signage) shall be allowed.
d. Additional 45 square feet of wall mounted signage on the ground floor for each use, in addition to any other signage allowed, shall be allowed.

3. Permitted Uses

- a. Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses provided that the maximum square footage, including patio/outdoor dining space, shall not exceed 27,500 square feet.
b. No residential uses shall be permitted on the ground floor.

4. Transportation

- a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications.
b. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance as set forth in the Rezoning Plan and subject to the optional provisions.
c. On-street vehicular parking shall be provided as set forth on the Rezoning Plan.
d. Parking for all uses shall be provided at a minimum rate of one space per 500 square feet of gross floor area.

5. Streetscape and Landscaping

- a. A sixteen (16) foot setback as measured from the back of the curb along the unnamed street on the western border of the Site will be provided. The setback shall include an eight (8) foot planting strip, with hardscape sections covering portions of the planting strip and connecting the curb to the sidewalk as depicted on the Rezoning Plan, and a minimum of an eight (8) foot wide sidewalk which may extend to the building facade.
b. A setback of twenty (20) feet measured from the back of curb (the existing curb is the future back of curb) shall be provided and as generally set forth in the Rezoning Plan. The setback shall include an eight (8) foot planting strip, with hardscape sections covering portions of the planting strip and connecting the curb to the sidewalk as depicted on the Rezoning Plan, a two (2) foot utility easement and a minimum of a ten (10) foot wide sidewalk which will extend to the building facade.
c. Petitioner may install a suspended sidewalk as the hardscape between trees depicted on the Rezoning Plan.
d. Addition of street trees and interior trees as shown on the Rezoning Plan.
e. Petitioner may choose to add benches as depicted on the Site Plan upon CDOT approval.

6. Architectural Standards

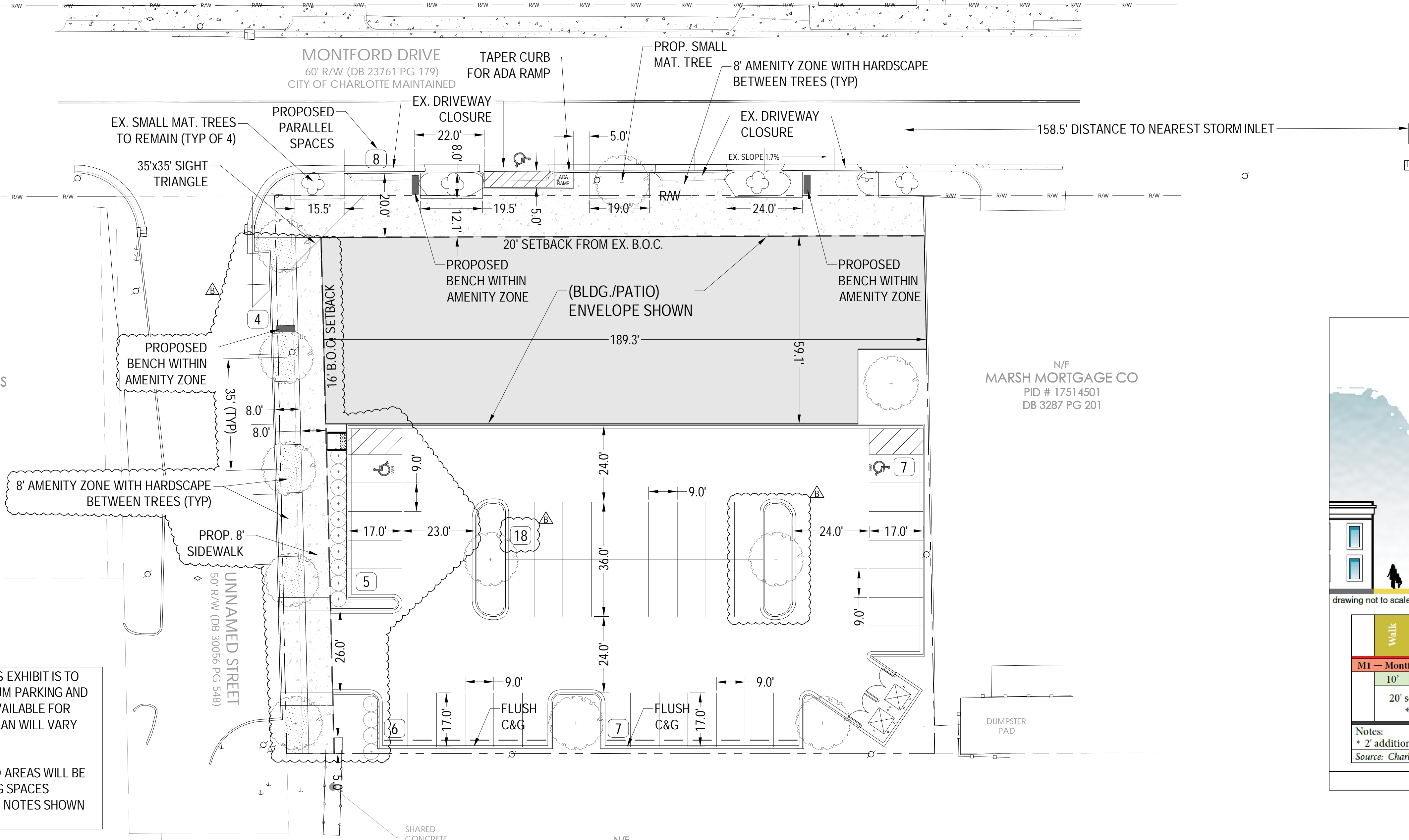
- a. Area marked as Building/Patio Envelope may be any combination of multi-story or single story patio and building. Building placement and Site Design shall focus on and enhance the pedestrian environment on public or private network streets, through the following:
i. Buildings shall be placed so as to present a front or side facade to all streets.
ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2" and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
iii. The facades of first / ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
iv. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
v. Operable door spacing shall not exceed 75 feet.
vi. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
vii. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
viii. Buildings should be a minimum height of 22'.
ix. Overall height of building shall not exceed sixty (60) feet.

7. Environmental Features

- a. Site will comply with the Tree Ordinance.
b. Site will comply with the Post Construction Stormwater Ordinance.
8. Parks, Greenways and Open Space
a. Reservation/Dedication of park and/or greenway: N/A
b. Park and/or greenway improvements: N/A
9. Binding Effect of the Rezoning Application
a. 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 Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DEVELOPMENT SUMMARY

Table with 2 columns: REZONING SITE AREA, TAX PARCEL ID, EXISTING ZONING, PROPOSED ZONING, EXISTING USES, PROPOSED USES, EXISTING BUILDING SF, PROPOSED SF, PARKING, BUILDING HEIGHT, OPEN SPACE. Values include 0.82 ACRES, 175-145-03, B-1, MUDD-O, EATING / DRINKING / ENTERTAINMENT EST. (EDED), USES PERMITTED IN MUDD AS FURTHER DESCRIBED IN THE DEVELOPMENT STANDARDS, N/A - TO BE REMOVED, PER DEVELOPMENT STANDARDS (+/-27,500 SF BASED ON PARKING SHOWN), PER DEVELOPMENT STANDARDS, PER DEVELOPMENT STANDARDS, NA.



NOTE: THE INTENT OF THIS EXHIBIT IS TO SHOW PRACTICAL MAXIMUM PARKING AND BUILDING/PATIO AREAS AVAILABLE FOR THIS SITE. ACTUAL SITE PLAN WILL VARY FROM WHAT IS SHOWN.
ULTIMATE BUILDING/PATIO AREAS WILL BE LIMITED BY FINAL PARKING SPACES PROVIDED AND REZONING NOTES SHOWN ABOVE.

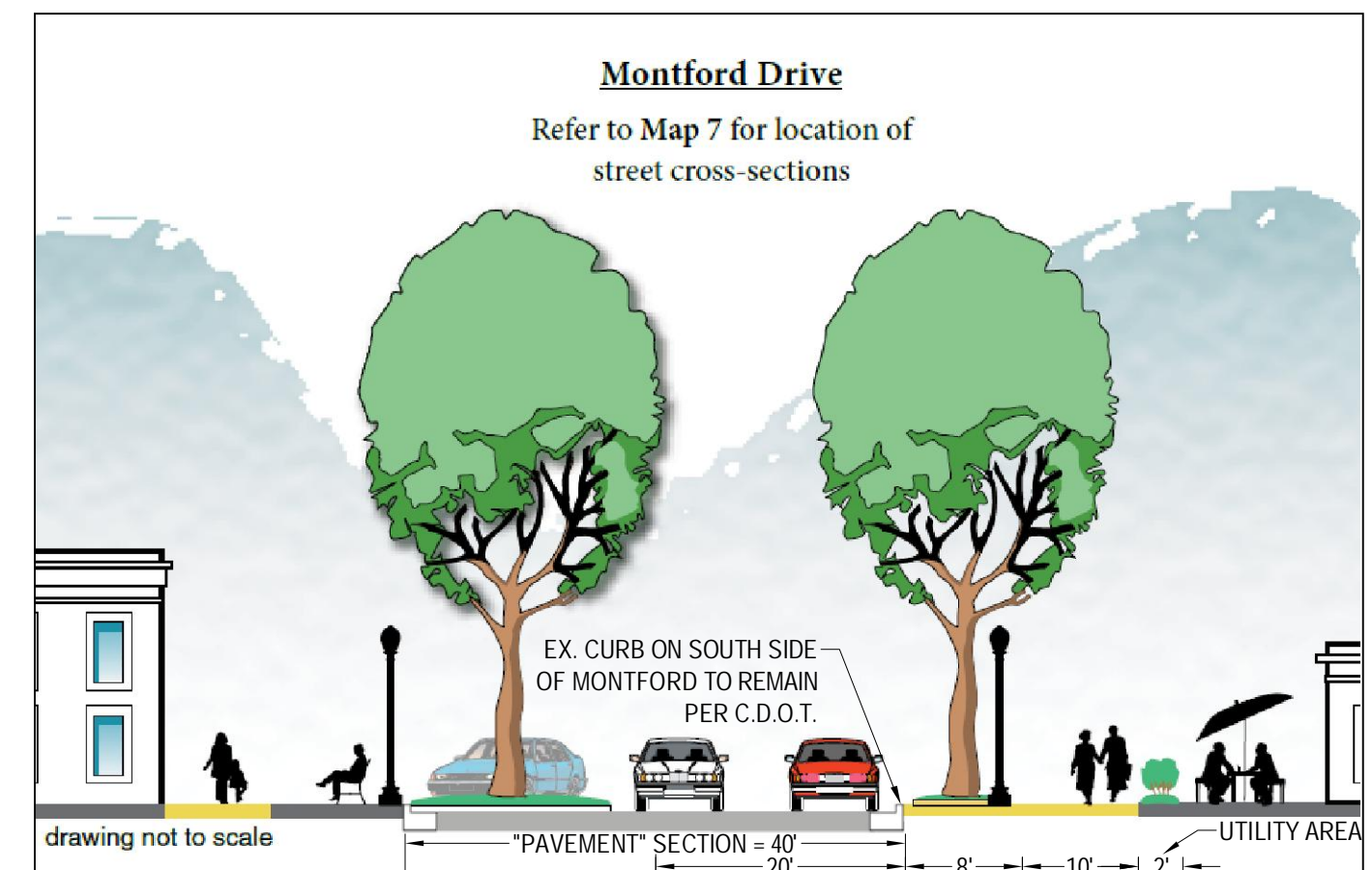
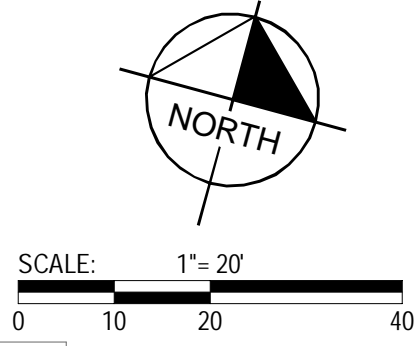


Table titled 'AREA PLAN SETBACK' showing lane widths and setbacks. Columns: Walk, Amenity Zone, C.L. PAVEMENT SECTION, Planter/Parking, Mixed Travel Zone, Amenity/Planter Zone, Walk. Values: 10', 8', 16', 24', 8', 10'. Notes: * 2' additional setback footage required for utilities, etc. Source: Charlotte Department of Transportation.



CLIENT: JKS MANAGEMENT 1600 MONTFORD, LLC 2933 ROCKBROOK DR. CHARLOTTE, NC 28211

PROJECT: MONTFORD 1600 MONTFORD RD. Charlotte, NC 28209

SHEET: TECHNICAL DATA SHEET PETITION 2017-116

REV. DATE DESCRIPTION
C 10.31.17 Revised per rezoning comments
B 10.19.17 Revised per rezoning comments
A 09.08.17 Revised per rezoning comments & staff meeting

DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 01043001
DATE: 10.17.17

RZ1-0