

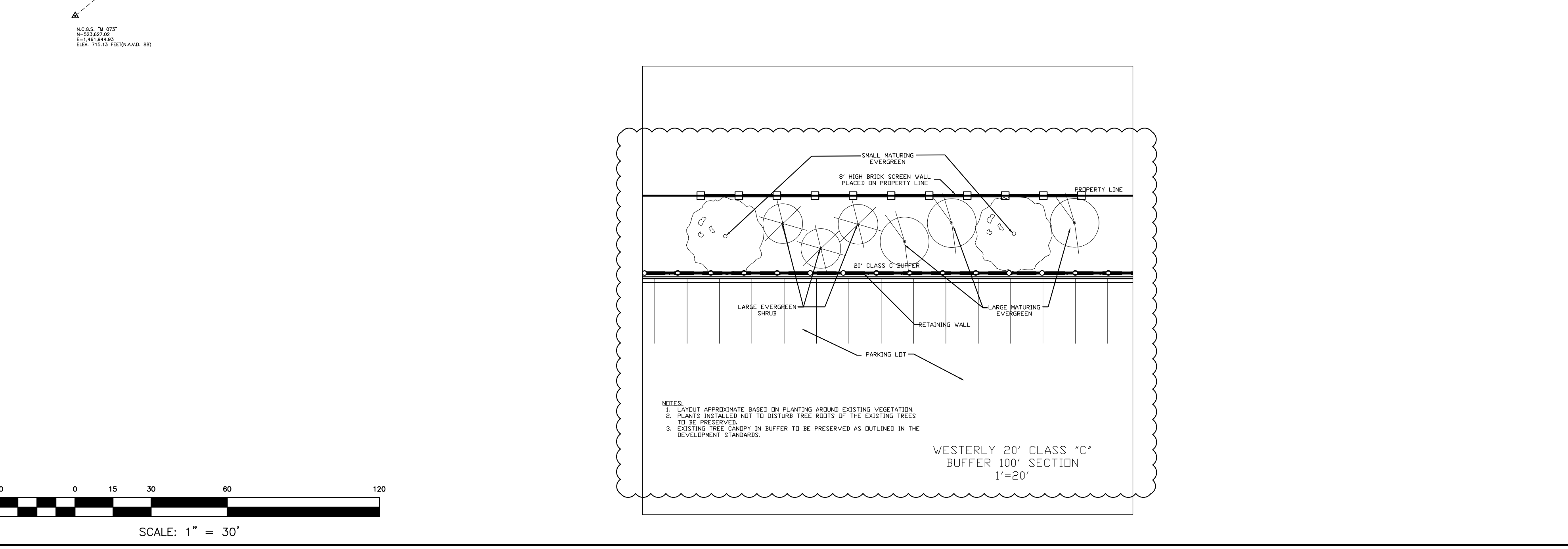
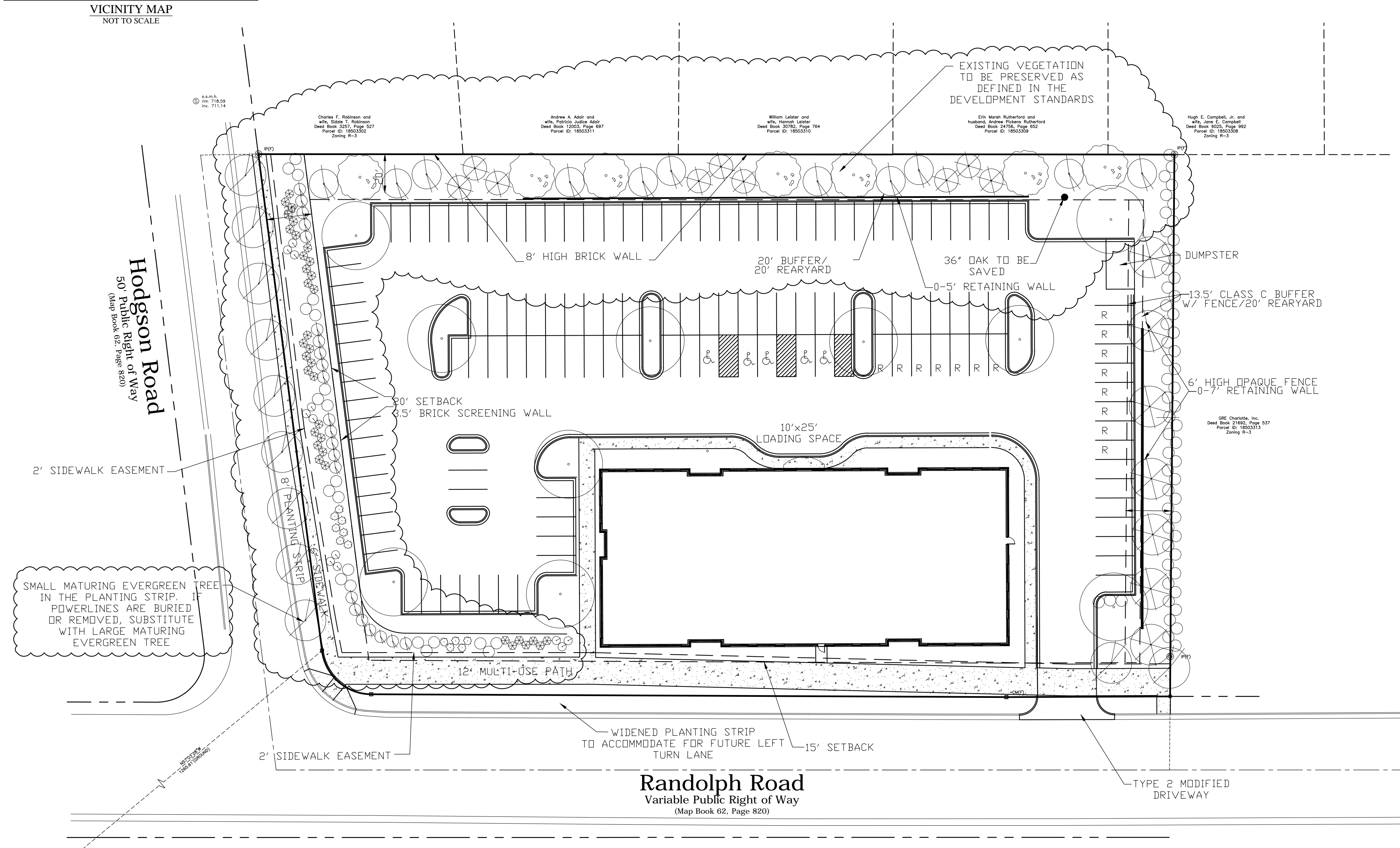
**MPV Properties  
Development Standards  
07/18/18  
Rezoning Petition No. 2018-061**

**Site Development Data:**  
 --Acreage: ± 2.192 acres  
 --Tax Parcel #: portion of 185-033-01  
 --Existing Zoning: R-3  
 --Proposed Zoning: NS  
 --Existing Uses: vacant  
 --Proposed Uses: Medical office uses, and medical, dental, and optical clinics as permitted by right and under prescribed conditions together with accessory uses, as allowed in the NS zoning district (as more specifically described and restricted below in Section 2).  
 --Maximum Gross Square feet of Development: Up to 28,100 square feet of gross floor area of medical office uses, and medical, dental, and optical clinics.  
 --Maximum Building Height: As allowed by the Ordinance, but not to exceed two (2) stories and 40 feet.  
 --Parking: Parking will be provided as required by the Ordinance.

**REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT MANAGER: **BRUCE G. COOPER**  
 DESIGNER: **BRUCE G. COOPER**  
 CHECKER: **BRUCE G. COOPER**  
 DATE: **07/18/18**



- 1. General Provisions:**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties ("Petitioner") to accommodate the development of an office building with a variety of medical and general office uses as allowed in the NS zoning district on approximately 2.192 acre site located on the southeast intersection of Randolph Road and Hodgson Road (the "Site").
- b. **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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the NS zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.
- 2. Permitted Uses & Development Area Limitation:**
- a. The Site may only be developed with up to 28,100 square feet of gross floor area of medical offices uses, and medical, dental, and optical clinics, together with accessory uses as allowed in the NS zoning district.  
*For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).*
- b. No general medical urgent care shall be permitted on the property; provided, however that a specialty Orthopedic practice with extended hours of operation shall be permitted.
- c. The setback along Randolph Road will be 15 feet as measured from the existing right-of-way line. The setback along Hodgson will be 20 feet as measured the existing right-of-way line.
- 3. Access and Transportation:**
- a. Access to the Site will be from Randolph Road in the manner generally depicted on the Rezoning Plan. Vehicular access to Hodgson will not be allowed.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.
- d. All required transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
- 4. Streetscape, Buffers, Yards and Landscaping:**
- a. Along the Site's frontage on Hodgson Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. A sidewalk easement will be provided if the proposed sidewalk is located outside of the right-of-way. The Petitioner may shift the location of the proposed sidewalk along Hodgson to preserve existing trees along Hodgson Road if required by the City Arborist.
- b. The Petitioner will provide along Randolph Road an eight (8) foot planting strip and a 12 foot multi-use path (MUP) as generally depicted on the Rezoning Plan. At the corner of Hodgson and Randolph Road the proposed planting strip will be wider to accommodate a future left-turn lane along Randolph Road. The Petitioner will provide a sidewalk easement for any portion of the MUP that is located outside of the right-of-way of Randolph Road.
- c. The Petitioner will provide a 20 foot wide Buffer, along the eastern property line as generally depicted on the Rezoning Plan. The Petitioner will install within the buffer a minimum of eight (8) evergreen trees per 100 linear feet, and an eight (8) foot brick wall as described below. The minimum size of the trees at installation will be 8'-10' feet tall. In addition the Petitioner will design the Site to allow the preservation of as much of the existing trees and vegetation within 20 foot buffer as is feasibly possible (existing trees and vegetation may be removed to allow the installation of the eight foot brick wall, and to allow the installation of a retaining wall on the interior edge of the buffer). The Petitioner will also work with the property owners that adjoin the buffer to determine if any of the existing trees located within the buffer should be removed. If an adjoining property owner requests that an existing tree within the buffer abutting their property be removed then the Petitioner may remove the tree. Any trees preserved within the buffer may be used to meet the minimum planting requirement of eight (8) trees per 100 linear feet on a one for one basis. The Petitioner may remove dead and dying vegetation within the buffer.
- d. The Petitioner will also construct an eight (8) foot brick wall along the eastern property line adjacent to the homes on Hadrian Way as generally depicted on the Rezoning Plan. The proposed brick wall will be located on the common property line of the Site and the homes on Hadrian Way.
- e. Along the southern property line the petitioner will provide 13.5 foot Class C Buffer with a six foot fence.
- f. The Petitioner will provide a low (3.5 foot high) brick wall along Hodgson Road and Randolph Road as generally depicted on the Rezoning Plan. The Petitioner will also provide decorative landscaping between the proposed wall and the sidewalk. Landscaping to consist of evergreen street trees (either small maturing evergreen trees or large maturing evergreen trees (if the existing overhead power lines on Hodgson have been removed)), and a variety of shrubs and other landscape materials as generally depicted on the Rezoning Plan. A minimum of nine (9) small maturing evergreen trees, such as Little Gem Magnolia, eight (8) to ten (10) feet tall at installation, or a minimum of seven (7) large maturing evergreen trees such as Live Oaks, with a minimum caliper of 2" at installation will be planted along Hodgson, subject to the approval of the City Arborist.
- g. The Petitioner will provide a sidewalk network that links the proposed building entrances to the sidewalk along Randolph Road. The minimum width for this internal sidewalk will be five (5) feet.
- h. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- i. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.
- 5. Architectural Standards:**
1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public or Private network required streets, through the following:

- a. The proposed buildings shall be placed so as to present a front facade to Randolph Road as generally depicted on the Rezoning Plan.
- b. The Facade fronting on Randolph Road shall include windows for a minimum of 60% of the Randolph Road elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet above adjacent street sidewalk.
- c. The facade of first/ground floor of the building along Randolph Road shall incorporate a minimum of 30% masonry material such as brick or stone.
- d. Direct pedestrian connection shall be provided between the building and Randolph Road, to the sidewalk on Randolph Road.
- e. The building design will include a door facing/oriented toward Randolph Road.
- f. 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.
- g. 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 off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- h. Buildings should be a minimum height of 22 feet.
- i. Multi-story buildings should have a minimum of 20% transparency on upper stories.

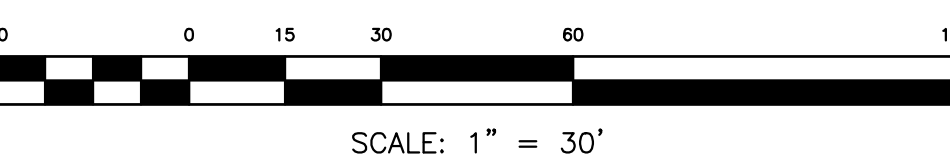
- 6. Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
- b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. The Site will comply with the Tree Ordinance.
- d. The Petitioner will submit a tree survey to the City Arborist for any trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way.
- 7. Lighting:**
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 16 feet in height.

- 8. CATS Waiting Pad for a New Bus Stop On Randolph Road:**
- a. The Petitioner will construct a bus stop waiting pad along the Site's frontage on Randolph Road. The bus stop will be designed and constructed per Charlotte Land Development Standards. The location of the bus stop to be determined during the land development permitting process for the Site.
- 9. Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- 10. 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 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.

**RANDOLPH MOB**  
**CHARLOTTE, NORTH CAROLINA**

**REZONING PETITION**  
**2018-061**

**RZ**  
**1**







RANDOLPH ROAD ELEVATION



RANDOLPH ROAD ELEVATION DETAIL

NOTE: THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY HAVE MINOR VARIATIONS FROM THIS ILLUSTRATION THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED.

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# COTSWOLD MOB

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VIEW FROM INTERSECTION

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HODGSON ROAD ELEVATION

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VIEW FROM RANDOLPH

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ENTRY ELEVATION

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ENTRY DRIVE ELEVATION

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