

FEB 15 2016

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REV. 1 DATE 12-18-2015

REV. 2 DATE _____

REV. 3 DATE _____

REV. 4 DATE _____

REV. 5 DATE _____

REV. 6 DATE _____

REV. 7 DATE _____

REV. 8 DATE _____

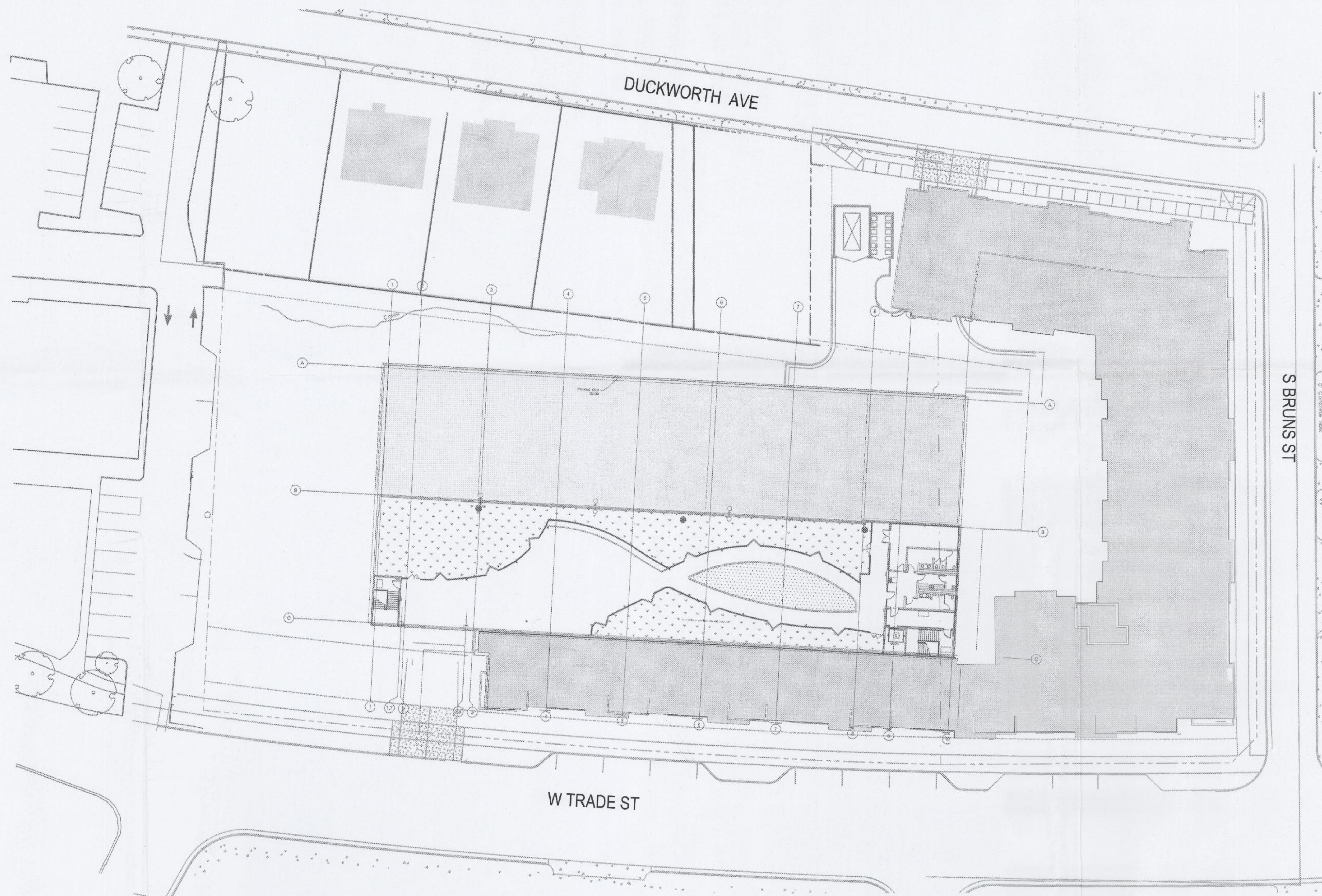
Petition #2016-002

ISSUE DATE **September 28, 2015**

CHECKED _____
JDM
SHEET BY _____
GTB
PROJECT NUMBER _____
NC 13-001

RZ-1

F:\Tree Structure\Projects\13-001 Mosaic Village III- Office\reviews\agencies\Rezoning\ad\RZ-02.dwg, Plotted By: Garrett, Plotted: Dec 17, 2015 - 4:08pm



1
RZ-2
EXISTING TERRACE PLAN

**neighboring
concepts**

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**Skyline Terrace
Renovation**

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Rezoning Documents

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RZ-2

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1. DEVELOPMENT DATA TABLE

a. SITE ACREAGE	2.75 ACRES
b. TAX PARCELS	07101915, 07101917, 0710133, 07101923
c. EXISTING ZONING	B-1 (PED)/R-8
d. PROPOSED ZONING	B-1 (PED-OPTIONAL)/R-8 (CD)
e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	N/A (NO CHANGE)
f. RESIDENTIAL DENSITY	N/A (NO CHANGE)
g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	
EXIST. (RETAIL Level 1):	7,251 SF
EXIST. PARKING DECK (Levels 1-4):	126,882 SF
EXIST. TERRACE (Level 5):	6,473 SF
Renovated Area	5,140 SF
h. FLOOR AREA RATIO	
EXISTING: 247593 SF/119790SF =	2.06
PROPOSED: 247593 SF/119790SF =	2.06
i. MAXIMUM BUILDING HEIGHT (PED)	100'-0" (40'-0" BASE W/ 1:10 RATIO)
EXISTING (PED)	ALLOW EXTRA 13'-0" AT ROOF TERRACE
PROPOSED (PED-O)	
j. MAXIMUM NUMBER OF BUILDINGS	N/A
k. NUMBER OR RATIO OF PARKING SPACES	
EXISTING REQUIRED	92 SPACES
TERRACE EVENT SPACE (PROP.)	42 SPACES (1 / 125 SF)
TOTAL PROVIDED:	417 (409 deck, 8 on street)
l. AMOUNT OF OPEN SPACE	0.77 ACRES (28%)

2.75 ACRES
07101915, 07101917, 0710133,
07101923
B-1 (PED)/R-8
B-1 (PED-OPTIONAL)/R-8 (CD)
N/A (NO CHANGE)

SEE RZ-1 FOR
ADJACENT
PROPERTY
INFO

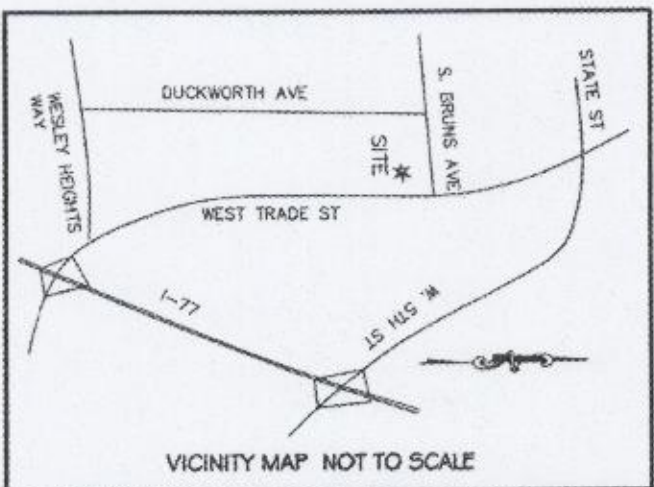
PROPOSED ENCLOSURE AREA

SKYLINE TERRACE ADDITION
1" = 20'-0"

2
RZ-04

1
RZ-3

PROPOSED TERRACE PLAN



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RZ-3

2. GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-1 (PED OVERLAY) ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS

- a. PED-O FOR HEIGHT - TO REQUEST AN ADDITIONAL 13'-0" OF HEIGHT IN ORDER TO ENCLOSE A PORTION OF THE EXISTING ROOF TERRACE ON TOP OF THE PARKING DECK

4. PERMITTED USES

- a. THE DEVELOPMENT PARCEL WILL CONFORM TO B-1 (PED) DISTRICT ALLOWABLE USES.

5. TRANSPORTATION

- a. PARKING WILL BE PROVIDED (EXISTING PARKING DECK) WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

6. ARCHITECTURAL STANDARDS

- a. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: METAL PANEL, GLASS, BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. THE ATTACHED ILLUSTRATIVE BUILDING SECTION AND 3D MASSING VIEW ARE INCLUDED TO REFLECT THE BUILDING SCALE. THE INTENT OF THE MATERIAL SELECTION IS TO MATCH THE CHARACTER OF THE EXISTING DEVELOPMENT.
- c. NO EXPANSE OF SOLID WALL WILL EXCEED 20'-0" IN LENGTH.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.

7. STREETScape AND LANDSCAPING

- a. EXISTING BUFFER AREAS WILL REMAIN AND BE MAINTAINED. ADDITIONAL BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- b. EXISTING SCREENING WILL REMAIN AND BE MAINTAINED. ADDITIONAL REQUIRED SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

8. ENVIRONMENTAL FEATURES

- a. EXISTING CONTROLS WILL REMAIN IN PLACE. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IF APPLICABLE.
- c. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- a. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA.
- b. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- c. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. FIRE PROTECTION

- a. NOT APPLICABLE. REMAINS AS APPROVED IN EXISTING DEVELOPMENT

11. SIGNAGE

- a. SIGNAGE WILL BE PROVIDED PER THE ORDINANCE.

12. LIGHTING

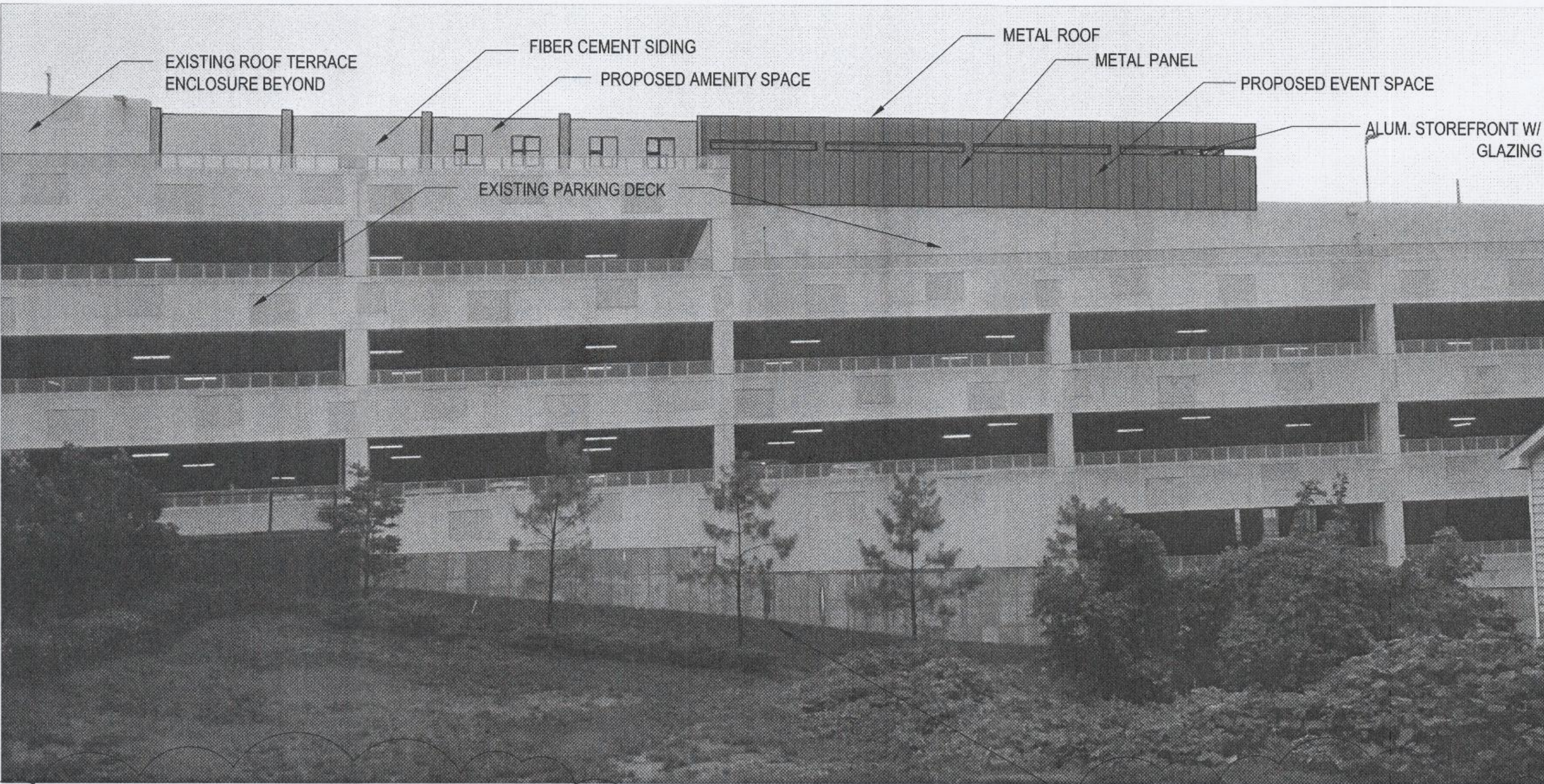
- a. EXISTING LIGHTING MEETS THE ORDINANCE.
- b. ANY NEW INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

13. PHASING

- a. NOT APPLICABLE.

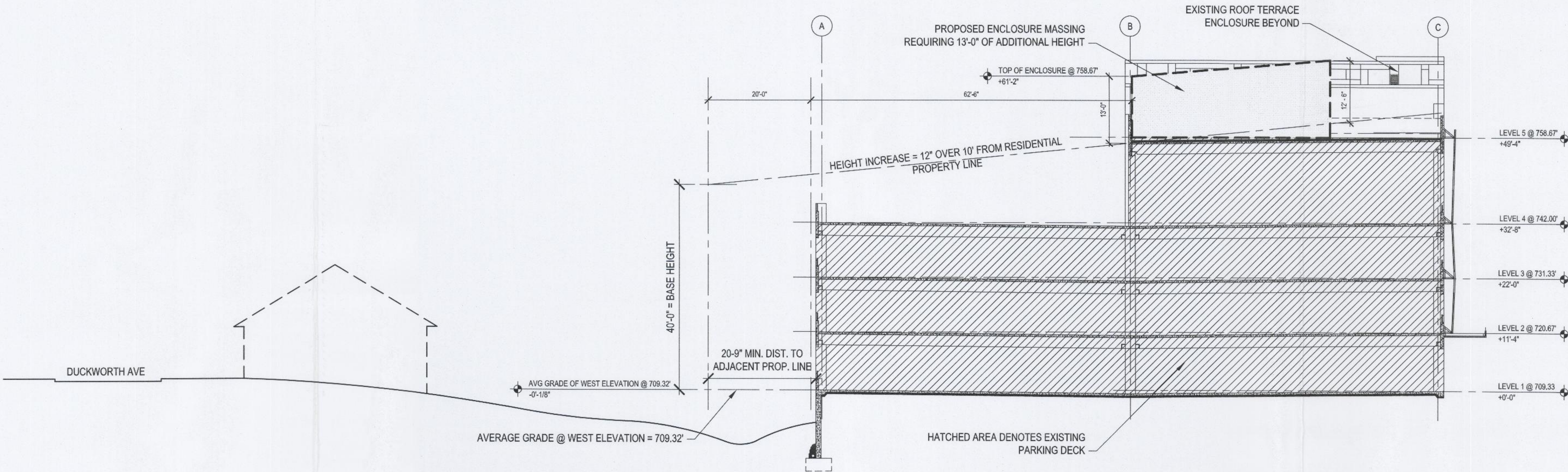
14. OTHER

- a. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



1
RZ-4
VIEW FROM DUCKWORTH AVE

ENHANCE PLANTING IN BUFFER TO MEET ORIGINAL CITY APPROVED DESIGN INTENT (SEE RZ-01)



2
RZ-4
SITE SECTION WITH PROPOSED TERRACE RENOVATION
SCALE: 3/32" = 1'-0"

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TECHNICAL DATA
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RZ-4