

BoPlex Monument Signage - ReZoning Submittal
2700 E. Independence Blvd.

Parcel # 15902801

4/20/2022

REZONING APPLICATION

PROJECT NAME: BOPLEX MONUMENT SIGNAGE - REZONING SUBMITTAL

PLANS PREPARED BY: ODELL
212 S. TRYON STREET, SUITE 980
CHARLOTTE, NC 28281
704-414-1520

PHONE#:

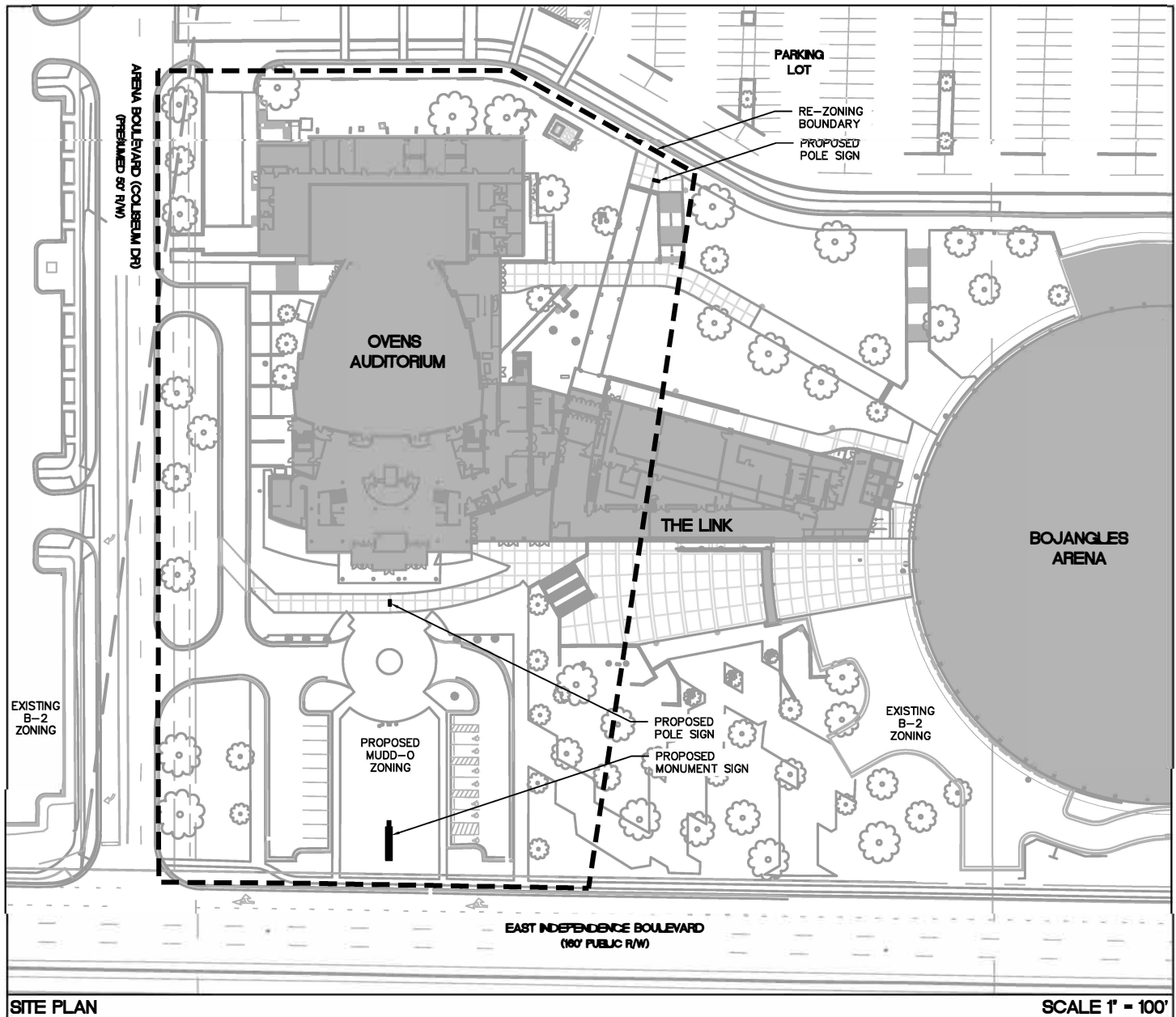
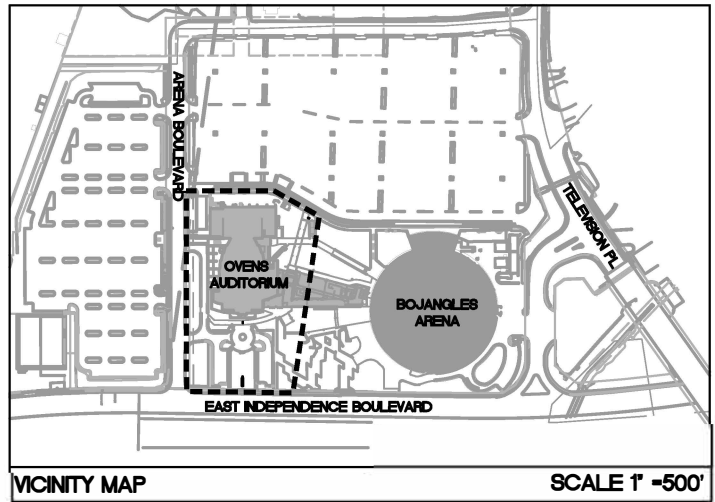
CURRENT ZONING: B-2
PROPOSED ZONING: MUDD-O

CURRENT USE: CULTURAL ACTIVITIES
PROPOSED USE: CULTURAL ACTIVITIES

JURISDICTION: CITY OF CHARLOTTE
TAX PARCEL ID: 15902801
REZONING AREA: 3.70 AC

DESCRIPTION OF REQUEST:

PETITIONER REQUESTS TO ADD SIGNAGE ON-SITE THAT EXCEEDS THE REQUIREMENTS OF CHAPTER 13. EXISTING BUILDING AND SITE CONDITIONS ARE TO REMAIN UNCHANGED. THIS SCOPE OF THIS PETITION IS LIMITED TO ADDING SIGNAGE AS INDICATED ONLY.



MUDD - Optional for BoPlex.

Optional Provisions:

Due to the unique site, location and age of this property, the Petitioner, through the MUDD-Optional (MUDD-O) process, seeks modification from the precise application requirements of the MUDD Ordinance to as it applies to the proposed signage, existing building facade, existing site layout as noted below:

1. The petitioner requests a modification from the MUDD signage provision (Chapter 13) to enhance the signage in order to allow:
 - a. One (1) monument sign in the general location indicated on the Rezoning Plan.
 - i. The sign shall have a total area of 450 SF per side and may be up to 20' in height.
 - ii. The sign will have a 2-sided electronic sign integrated into it measuring 275 sf per side.
 - b. Two (2) pole signs in the general location indicated on the Rezoning Plan.
 - i. Each pole sign shall have a total area of 30 Sf per side and may be up to 10' in height.
 - ii. Each pole sign will have a 2-sided electronic sign integrated into it measuring 29 sf per side.

2. Since the building and site layout are existing, it is the Petitioner's intent to keep the existing building location, existing building facade and the existing site conditions unaltered, except for general safety and maintenance purposes. Therefore, the petitioner requests an Optional Provision for the exemption from the building and site requirements that conflict with the current as-built conditions as they relate to the following standards:

MUDD Urban Design and Development Standards (Section 9.8506.), MUDD Parking and Loading Standards (Section 9.8507), Screening (Section 12.303)

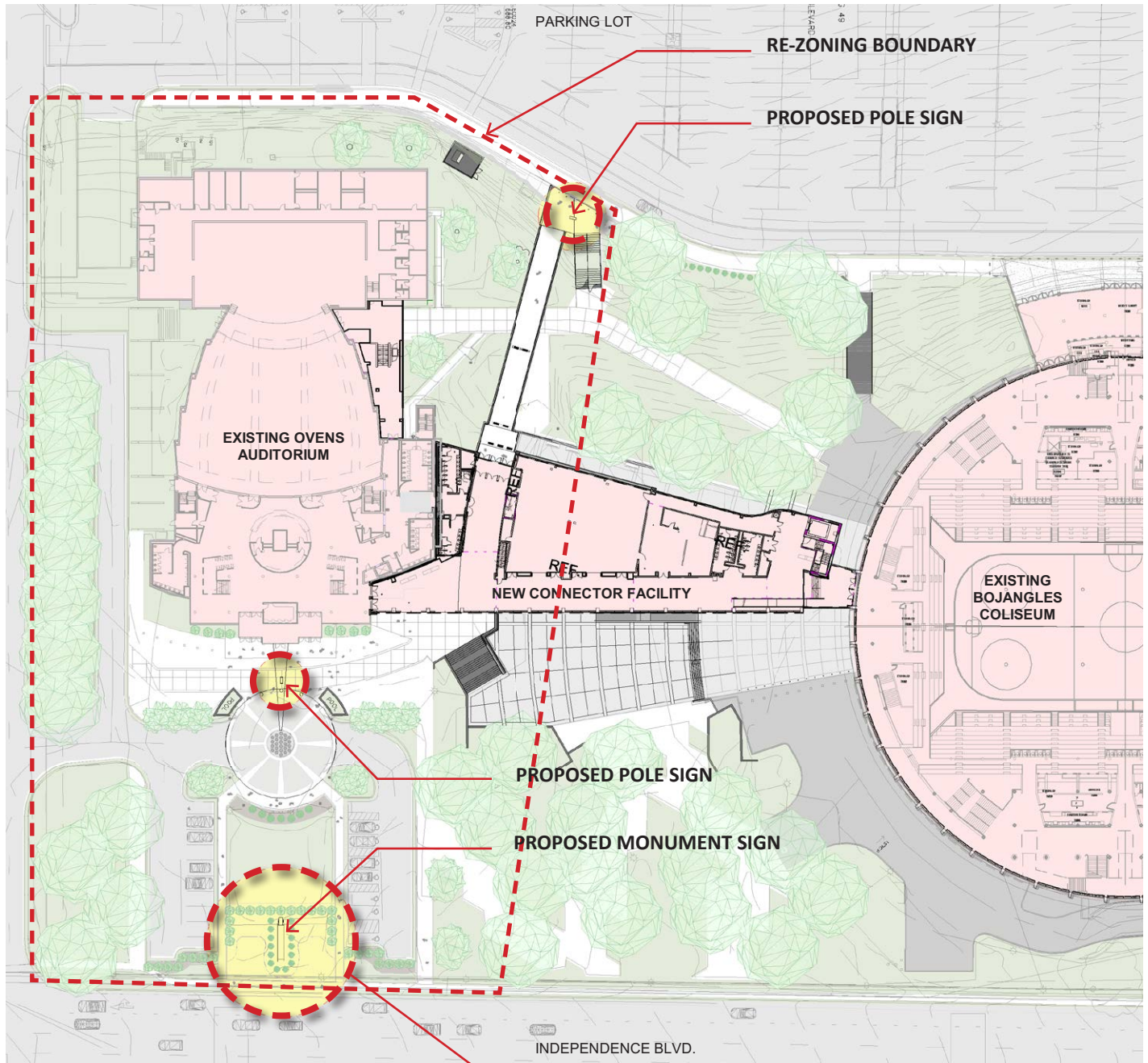
The conditions may include but are not limited to parking between the building and setback, articulation of the building façade, length of blank walls, percentage of required openings in the building facade, recessed entrances, streetscape/sidewalk/ bike parking requirements, and screening of service areas.

Improvements planned for the site:

The optional provisions above are being proposed for the signage elements indicated in this application only. No other buildings or structures are being proposed under this re-zoning petition. See site plan on following page indicating the (1) Monument sign and (2) locations of pole mounted sign locations.

CONDITIONAL NOTES:

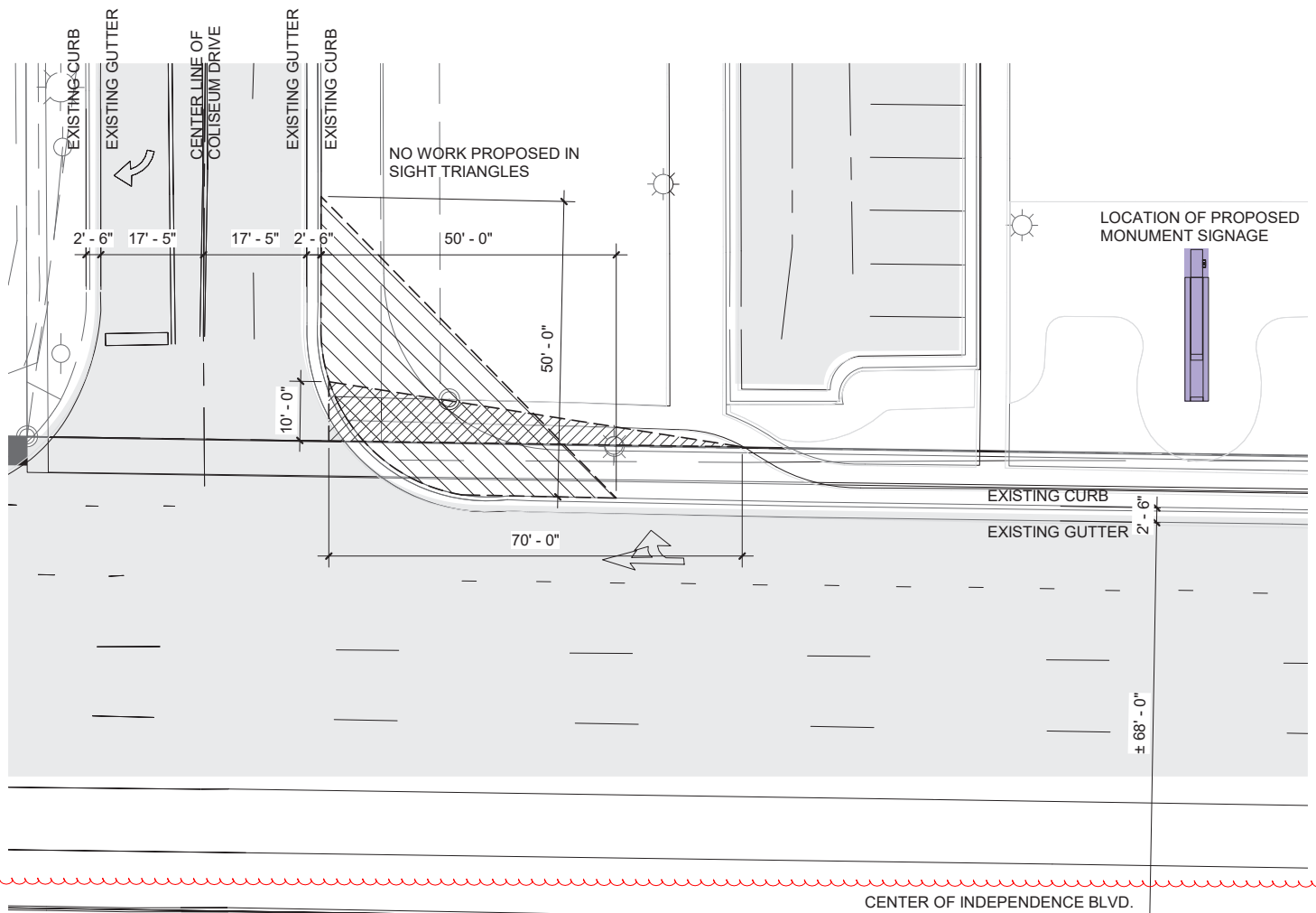
1. Owner commits to obtaining a permit with the NCDOT outdoor Advertising Unit prior to construction.
2. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
3. The existing sign is to be saved & salvaged to be relocated on site at a location that is evaluated and approved under a separate process with the City of Charlotte zoning staff and other regulatory agencies as required.

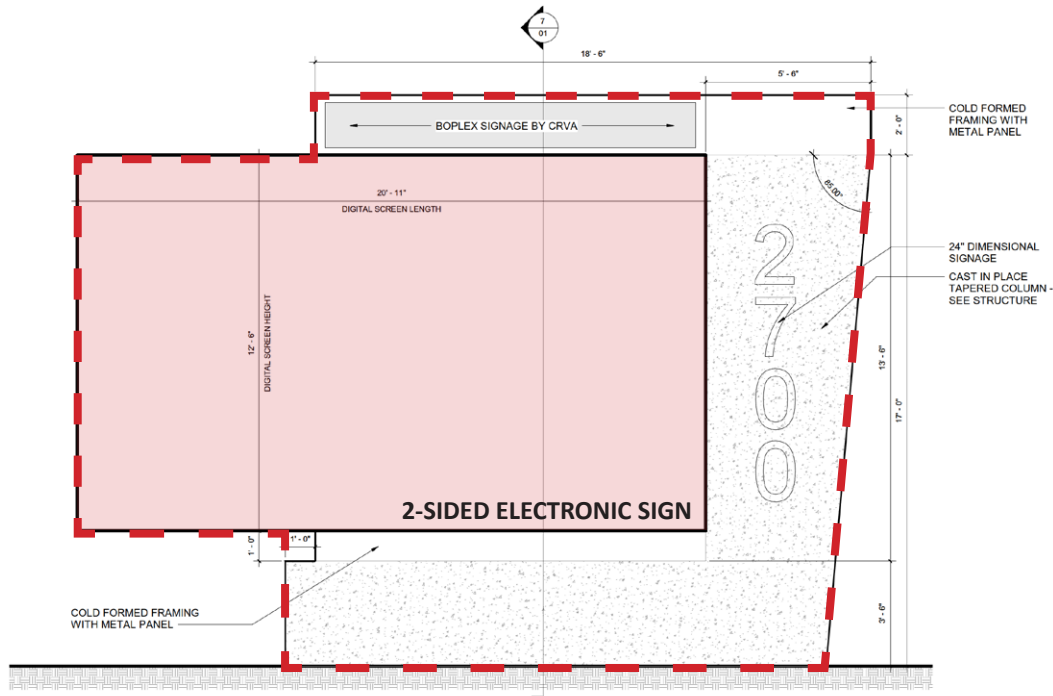


BoPlex SITE PLAN

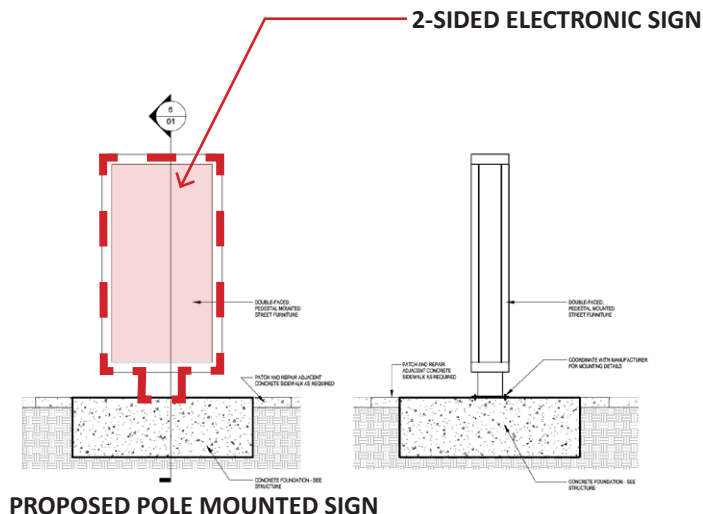
EXISTING MONUMENT SIGN TO BE REPLACED IN
THE SAME LOCATION



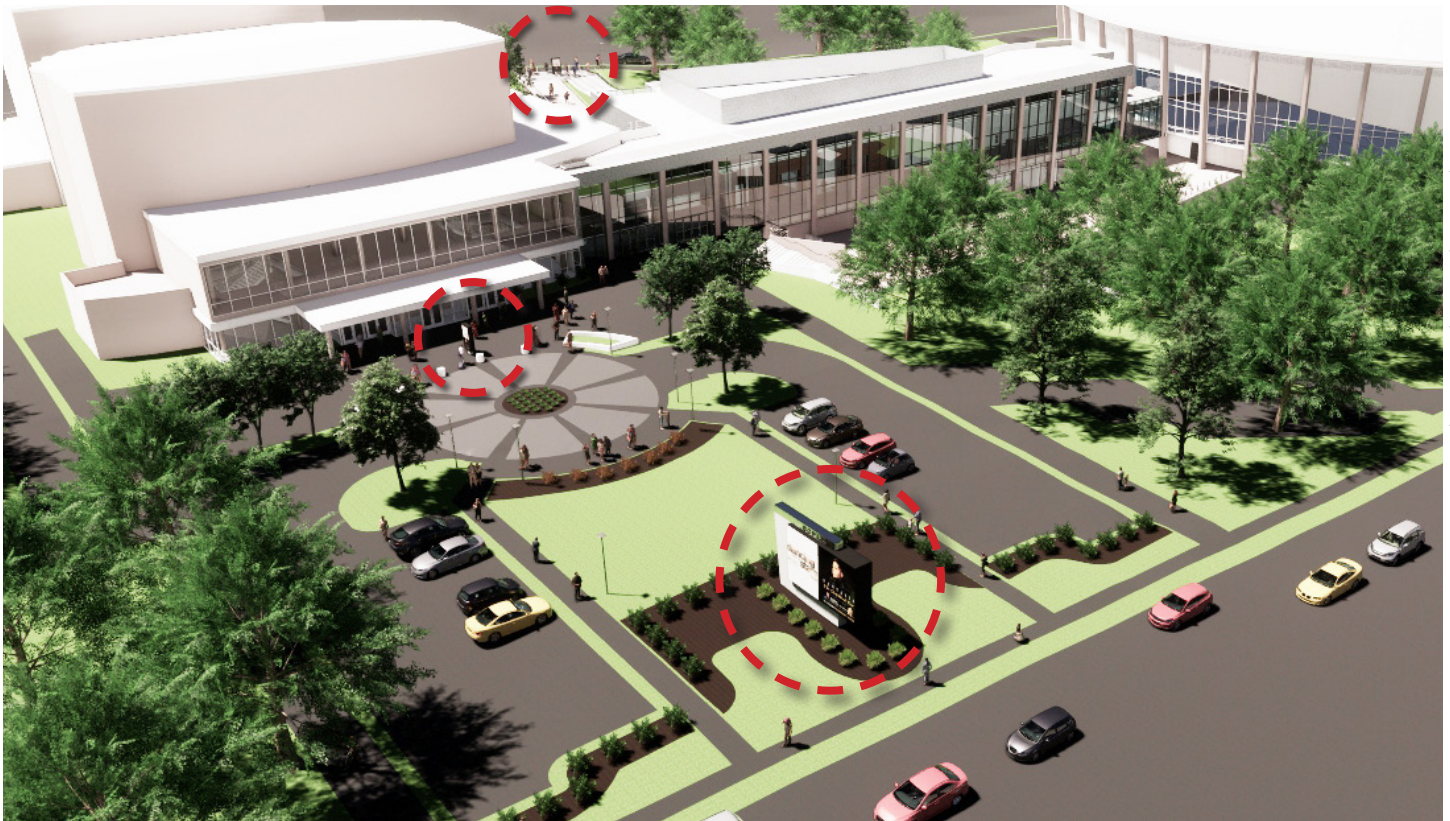




PROPOSED MONUMENT SIGN

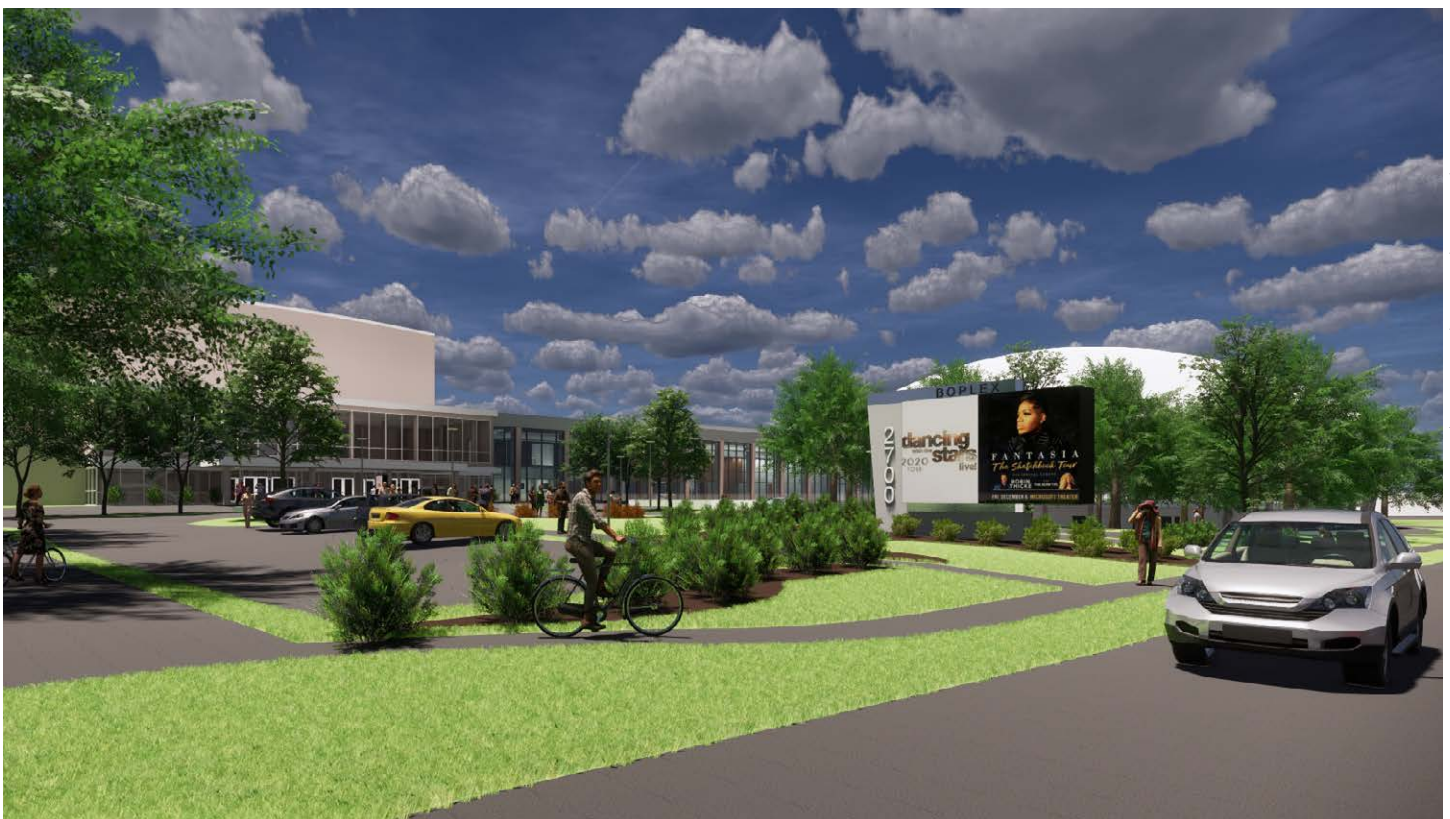


PROPOSED POLE MOUNTED SIGN



AERIAL RENDERING OF PROPOSED SIGNAGE

EYE-LEVEL RENDERING OF PROPOSED MONUMENT SIGNAGE





EYE-LEVEL RENDERING OF PROPOSED MONUMENT SIGNAGE

EYE-LEVEL RENDERING OF PROPOSED POLE MOUNTED SIGNAGE

