

~NOW OR FORMERLY~
 CARMEL PROFESSIONAL CENTER
 UNIT FILE: 230/1
 PID: 20924C99
 ZONING: O-1

~NOW OR FORMERLY~
 COHEN DAYCARE LLC
 DB 29433/182
 PARCEL 1, MB 25/B19
 PID 20924139
 ZONING: O-1

ZONING: MUDD-0

ZONING: O-1

Development Data Table:

Site Acreage:	1.041 acres
Property address:	6420 Carmel road
Tax parcels included in rezoning:	20924110
Existing zoning:	B-1 (CD)
Proposed zoning:	O-1 (CD)
Existing Use:	Closed Restaurant
Proposed Uses:	All uses as permitted in the O-1 Zoning District
Square footage of non-residential uses:	20,000 sf
Building setbacks:	
Street:	20'
Side:	10'
Rear:	20'
Maximum Floor Area Ratio:	0.60
Maximum building height:	as per ordinance standards
Maximum number of buildings:	1
Number and/or ratio of parking spaces:	as per ordinance standards

Drawing Components

- Property line information provided from survey dated March 9, 2022 by Carolina surveyors
- Zoning from City of Charlotte GIS

Property Owner/Petitioner:

6420 Carmel Road, LLC
 c/o Thomas Elrod

General Provisions:

1. These Development Standards form part of the rezoning plan associated with the rezoning petition filed by Thomas Elrod (the "Petitioner") to accommodate the development of an office building and is more particularly depicted on the Conceptual Rezoning Plan (the "Site"). The site is intended to be used for all uses permitted in the O-1 district. The development of the site shall be governed by the rezoning plan, these development standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the rezoning plan or these development standards establish more stringent standards, the regulations established under the ordinance for the O-1 zoning district shall govern all development taking place on the site.
2. The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, buildings and structures, sidewalks, driveways, curb placements and other site elements depicted on the rezoning plan are schematic in nature and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
3. Future amendments to the rezoning plan and/or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of section 6.207 of the ordinance.

Transportation:

1. The two (2) existing ingress/egresses to Carmel road will be closed and a new entrance will be located to Carmel road as shown on the Conceptual Rezoning plan in compliance with the Charlotte Department of Transportation (CDOT) standards.
2. The existing ingress/egress to Little Avenue will be closed as part of the construction of this development.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
5. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
6. Petitioner shall dedicate 55' of Right-of-way from the centerline on Carmel Road. Petitioner shall construct an 8' planting strip and a 12' Multi-use path on Carmel Road as per the council adopted Charlotte Streets Map.
7. No parking and maneuvering will be located between the building and the street.

Architectural Standards:

1. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, precast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on soffits and trim features if applicable.
2. Building placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - 2.1. Buildings shall be placed so as to present a front or side façade to all streets. Patios, architectural building projections, canopies and roof lines shall be permitted project beyond the established building line.
 - 2.2. Buildings shall be a minimum height of 22'.
 - 2.3. Facades fronting streets shall include a combination of windows, operable doors, and screened openings for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. 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.
 - 2.4. The facades of the first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - 2.5. Building massing and elevations adjacent public rights of way shall incorporate a combination of articulation and modulation within the façade plane.
 - 2.6. Roof form, articulation and lines shall be designed to avoid the appearance of a large monolithic roof structure. Long flat roof lines shall avoid continuous expanses without variation by including changes in height and or roof form.

Streetscape and Landscaping:

1. The existing curb ramp to cross Little Avenue will remain in place.
2. The Petitioner shall construct the 8' planting strip and 12' multi-use path shown on the plan along Carmel Road.
3. The proposed sidewalk along Carmel Road may meander to preserve existing trees where feasible.
4. Location of all built transportation improvements are subject to approval from CDOT.
5. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

Environmental Features:

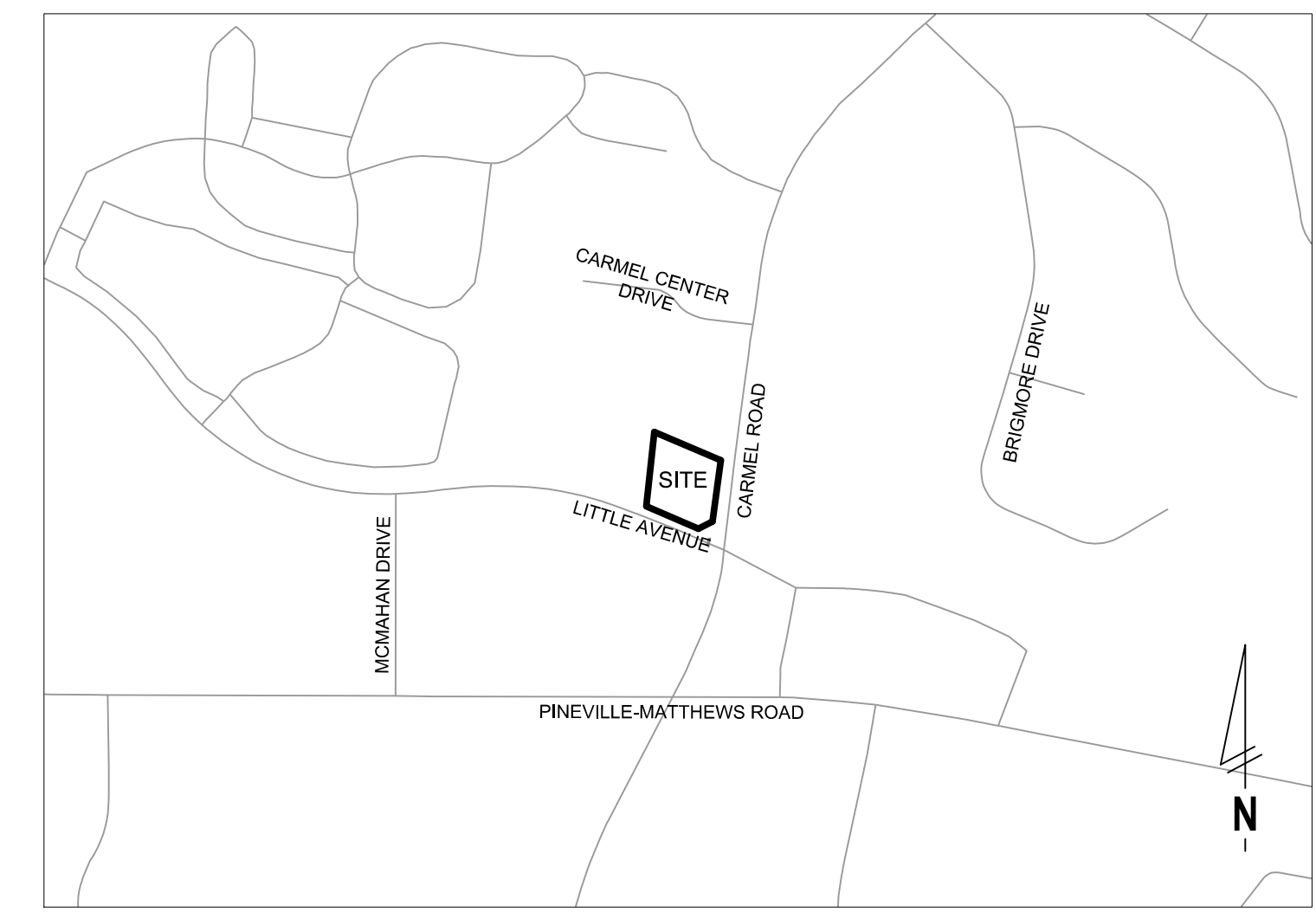
1. The Petitioner shall comply with the City of Charlotte Post Construction Controls Ordinance.
2. The location, size, and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. The Site will comply with the City of Charlotte Tree Ordinance.
4. Petitioner shall provide 14' Class C Buffer as shown on the plan.

Signage:

1. All signage on site will comply with City of Charlotte Ordinance Standards.

Lighting:

1. All lighting on site will comply with City of Charlotte Ordinance Standards.



LOCATION MAP

SCALE: 1" = 500'

