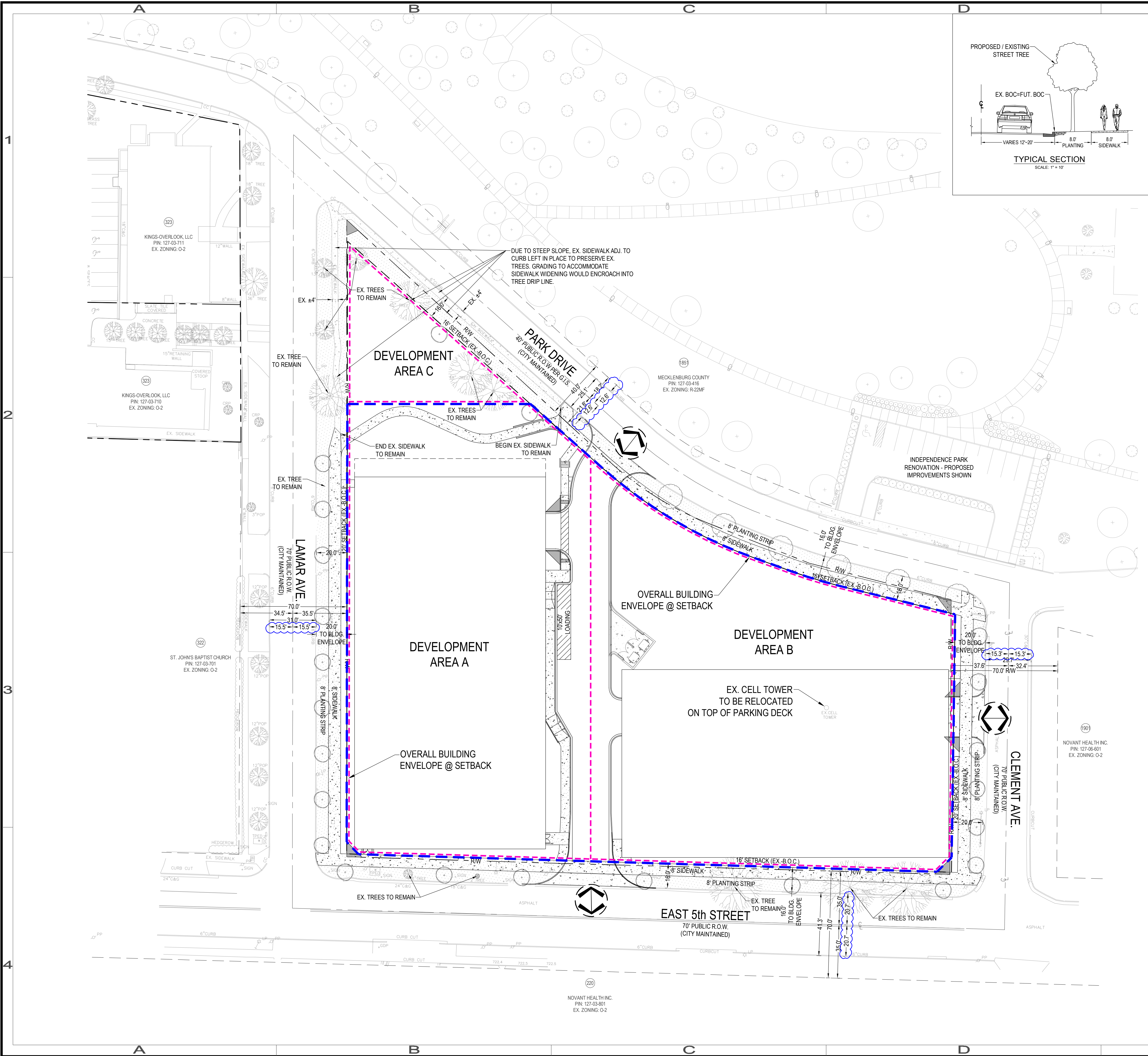




CHAR2272819-2

The Keith Corporation
Development Standards
8/13/2023
Rezoning Petition No. 2023-032

Site Development Data:

- Acreage: $\pm$ 2.4 acres
- Tax Parcel #: 127-037-02, 127-037-03, 127-037-04, 127-037-05, 127-037-06, and 127-037-07
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O SPA
- Existing Uses: Office/Residential/cell tower
- Proposed Uses: General office, medical office, health institution, cell tower, event/gathering (EDUE Type 2) and residential dwelling units as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development: Up to 120,000 square feet of gross floor area of general office, medical office, and/or health institution uses, as allowed in the MUDD zoning district (exclusive of the parking structure and as more specifically described and restricted below in Section 3), and up to 3,500 square feet of heated gross floor area of event/gathering uses, defined in Section 1 below, as allowed in the MUDD zoning district and as more specifically described and restricted below in Section 3.
- Maximum Number of Residential Dwelling Units: Up to sixteen (16) residential units, either for sale or for rent, as allowed by right and under prescribed conditions in the MUDD zoning district.
- Maximum Building Height: Non-residential uses will be limited to a maximum building height of eighty-five (85) feet as measured by Ordinance and as further described in Section 5 below. Residential uses will be limited to a maximum building height of seventy (70) feet as measured by Ordinance and as further described in Section 5 below. Cell tower height as permitted by Ordinance.
- Parking: Parking for office uses shall be provided at a rate of 5 parking spaces per 1,000 square feet of gross floor area and parking for event/gathering space shall share parking with such office uses. Residential parking shall be provided at a rate of two spaces per unit.

NOTE:

THESE EXHIBITS ARE IDENTICAL TO THOSE APPROVED UNDER PETITION 2020-083 WITH THE EXCEPTION OF ITEMS CLOUDED IN BLUE PER THE EXAMPLE BELOW:

**** NO PROPOSED CHANGES TO GRAPHICS ON THIS SHEET - TEXT ONLY ****

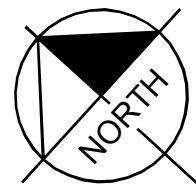
FIRE DEPARTMENT NOTES:

1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 80,000 lbs.
2. For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
3. For sprinkled buildings, fire department must be able to reach 200' to all exterior portions of building.
4. For buildings that are equipped with a sprinkler system, a fire department connection shall be located within 200' of a fire hydrant for a NFPA 13 sprinkler system and 750' for a NFPA 13R sprinkler system.
5. Fire hydrant shall be located within 750' to the most remote point of building as truck travels for all buildings.
6. Provide number of stories, square footage of each floor, type of construction and water model for private hydrants.



Know what's below.
Call before you dig.

SCALE: 1"= 30'
0 15 30 60



BANKS ENGINEERING
1927 S. TRYON ST.
SUITE 106
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2023

OWNER:
THE KEITH CORPORATION
4500 CAMERON VALLEY PKWY.
SUITE 400
CHARLOTTE, NC 28211

ARCHITECT:
BB+M ARCHITECTURE
1435 W. MOREHEAD ST.
SUITE 160
CHARLOTTE, NC 28208

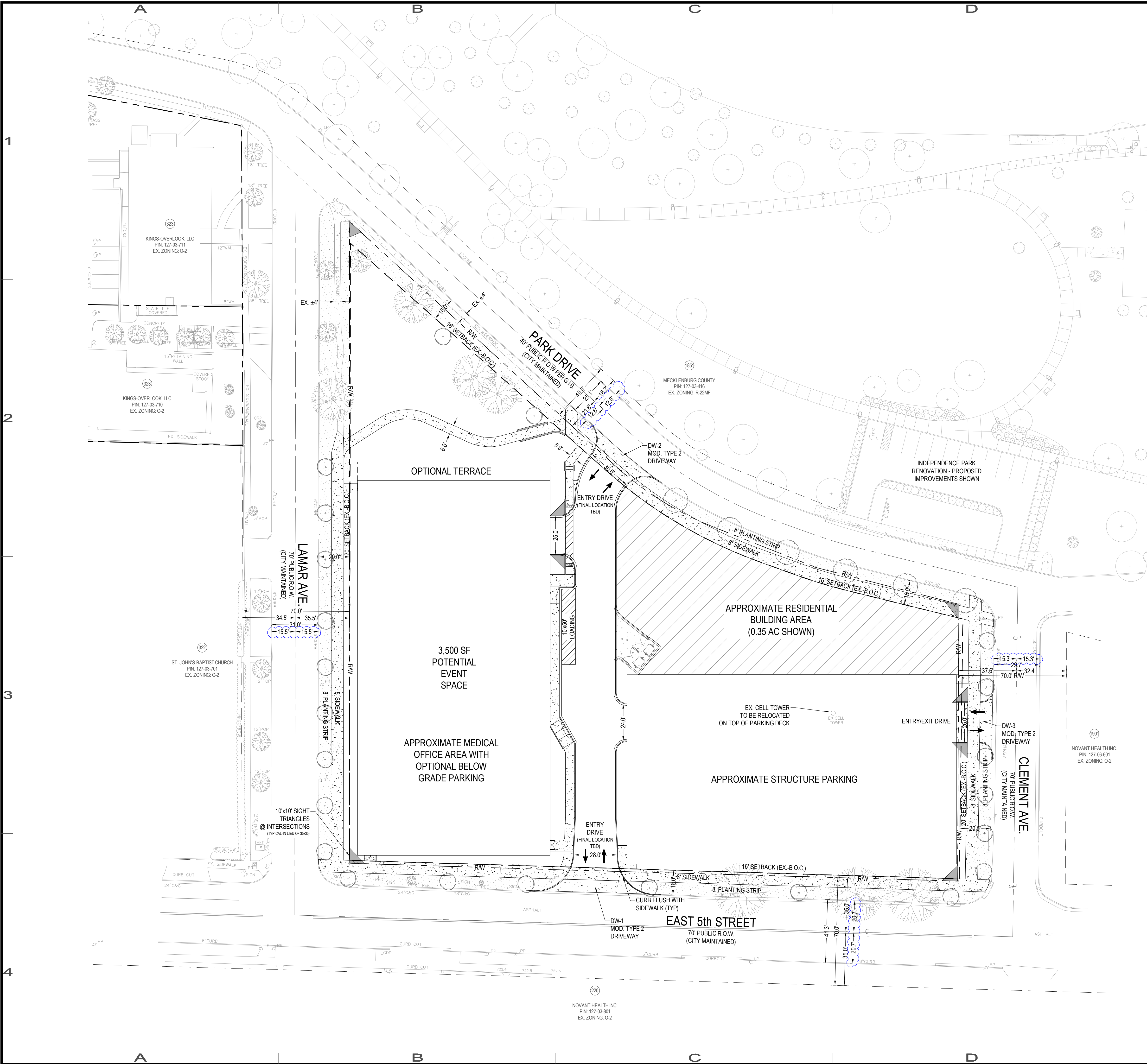
PROJECT:
KINGS COLLEGE REZONING
PETITION 2023-032

SHEET:
TECHNICAL DATA PLAN

REV.	DATE	DESCRIPTION
1	08.13.23	Revised per RZ 1st review comments

DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 1054001
DATE: 01.30.23

RZ-01



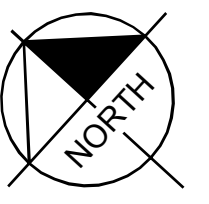
NOTE:
THESE EXHIBITS ARE IDENTICAL TO THOSE
APPROVED UNDER PETITION 2020-083 WITH
THE EXCEPTION OF ITEMS CLOUDED IN BLUE
PER THE EXAMPLE BELOW:



**** NO PROPOSED CHANGES THIS SHEET ****



SCALE: 1"= 30'
0 15 30 60



REV.	DATE	DESCRIPTION
1	08.13.23	Revised per RZ 1st review comments

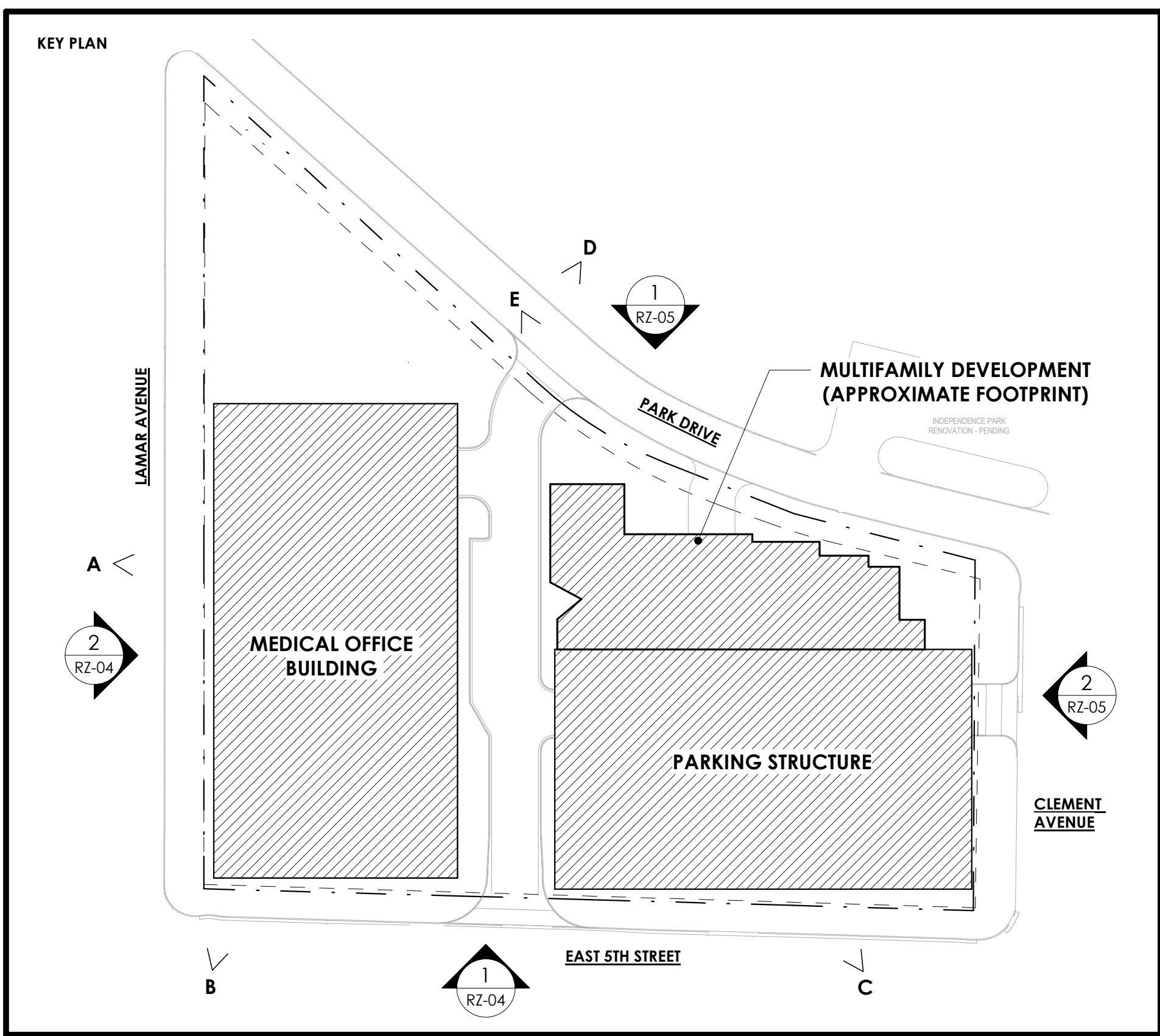
DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1054001
DATE:	01.30.23

It is acknowledged and confirmed that continued use of the Property as currently used shall be allowed after approval of this rezoning as a legal, nonconforming use in accordance with and subject to Sections 7.101 and 7.102 of the Ordinance (as amplified upon by Zoning Interpretation dated November 10, 2009, without adherence to the terms of the MUDD-O rezoning).

RZ-0



- NOTES:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING AND VARIOUS BUILDING EXPRESSIONS. HEIGHT SHALL BE PERMITTED AS SET FORTH IN SECTION 5 OF THESE DEVELOPMENT STANDARDS. THE ACTUAL BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY VARY.
 2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION
 3. BRICK WILL BE THE PRINCIPAL MATERIAL FOR THE RESIDENTIAL BUILDING TO BE CONSTRUCTED ON THE SITE. THE FINAL MATERIAL COLORS WILL BE DETERMINED DURING THE PERMITTING PROCESS.



NOTE:
THESE EXHIBITS ARE
IDENTICAL TO THOSE
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PETITION 2020-083 WITH
THE EXCEPTION OF ITEMS
CLOUDED IN **BLUE** PER
THE EXAMPLE BELOW:



**** NO PROPOSED CHANGES
ON THIS SHEET ****

KINGS COLLEGE
REZONING
PETITION 2023-032



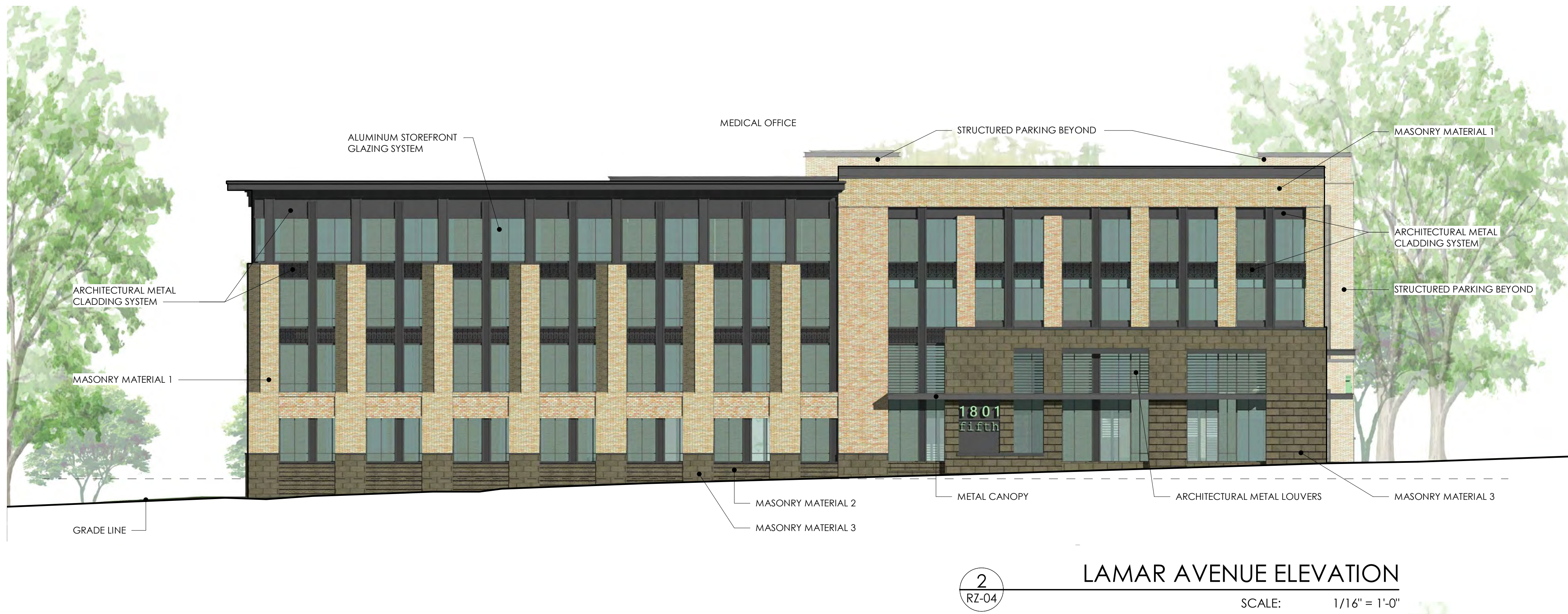
LOCATION / CHARLOTTE, NC
PROJECT # / 20TKC200
DATE / 02.24.2021
DRAWN /

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Revisions		
No.	Description	Date

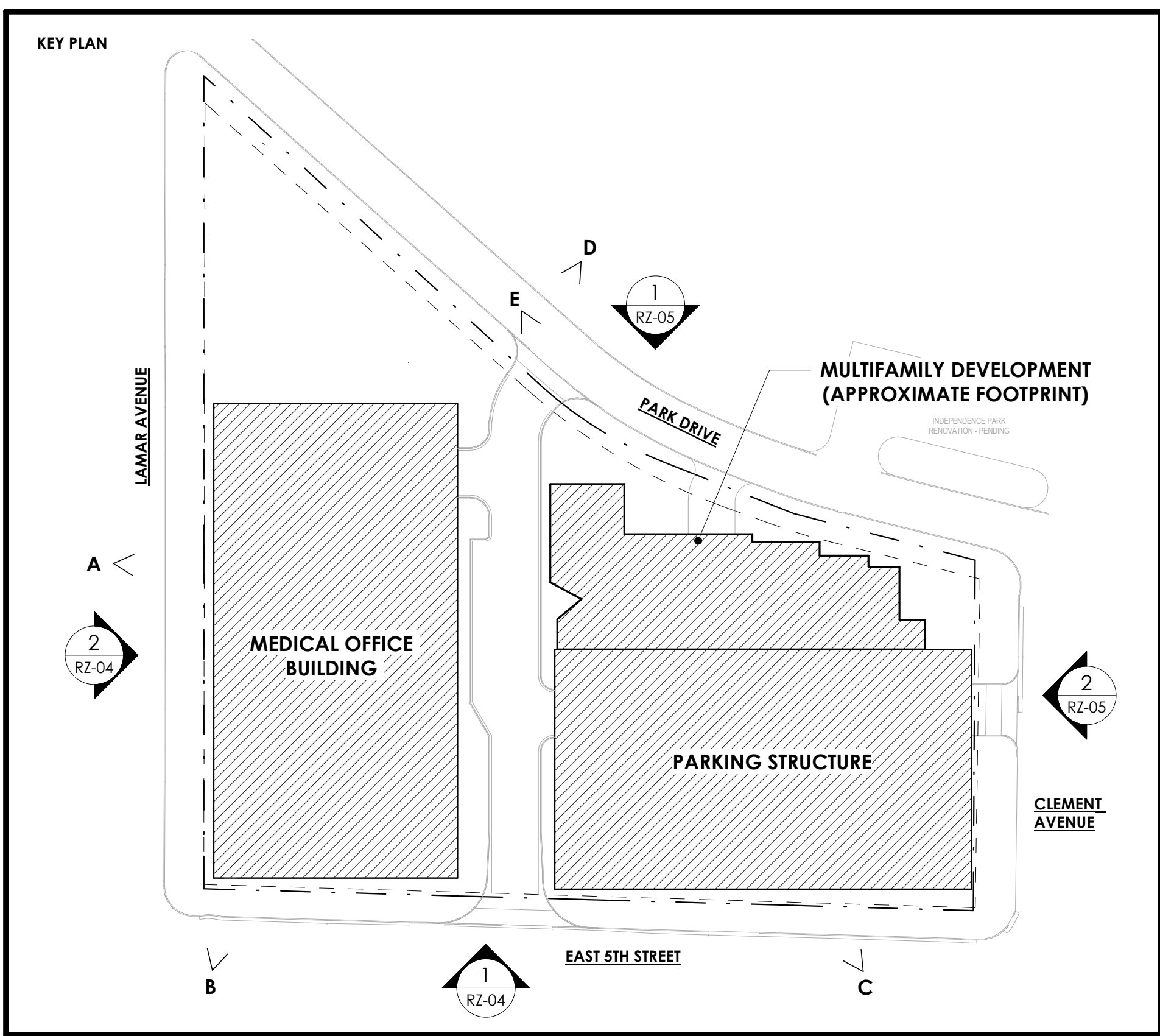
REZONING ELEVATIONS

RZ-04





- NOTES:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING AND VARIOUS BUILDING EXPRESSIONS. HEIGHT SHALL BE PERMITTED AS SET FORTH IN SECTION 5 OF THESE DEVELOPMENT STANDARDS. THE ACTUAL BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY VARY.
 2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION
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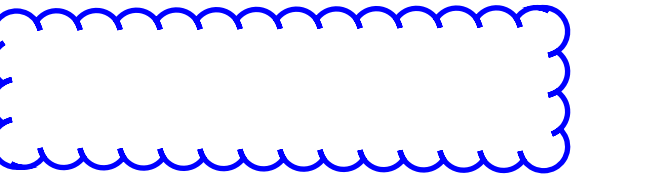
2 RZ-05 CLEMENT AVENUE ELEVATION SCALE: 1/16" = 1'-0"



1 RZ-05 PARK DRIVE ELEVATION SCALE: 1/16" = 1'-0"



NOTE:
THESE EXHIBITS ARE
IDENTICAL TO THOSE
APPROVED UNDER
PETITION 2020-083 WITH
THE EXCEPTION OF ITEMS
CLOUDED IN BLUE PER
THE EXAMPLE BELOW:



** NO PROPOSED CHANGES
ON THIS SHEET **

KINGS COLLEGE
REZONING
PETITION 2023-032



LOCATION / CHARLOTTE, NC
PROJECT # / 20TKC200
DATE / 02.24.2021
DRAWN /

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Revisions		
No.	Description	Date

REZONING ELEVATIONS



August 11, 2023 - 1:44pm By: JJB

C:\Users\JJB\OneDrive\Banks Engineering\Dropbox\BEC PROJECTS\01064 Keith Corp\001 Kings College\DWG\RZ-07 EXISTING COND.DWG



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1435 W. MOREHEAD ST.
SUITE 160
CHARLOTTE, NC 28208

PROJECT:
**KINGS COLLEGE
REZONING**
PETITION 2023-032

SHEET:
**EXISTING
CONDITIONS
SURVEY**

REV.	DATE	DESCRIPTION
1	08.13.23	Revised per RZ 1st review comments

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1054001
DATE:	01.30.23

RZ-07

