

DEVELOPMENT DATA TABLE PETITION NUMBER: 2024-008

SITE ACREAGE: 0.786 ACRES
TAX PARCELS INCLUDED IN REZONING: 173-163-17
EXISTING ZONING: TOD-TR, TRANSIT ORIENTED DEVELOPMENT-TRANSIT TRANSITION
PROPOSED ZONING: CG (CD), GENERAL COMMERCIAL CONDITIONAL DISTRICT
LAND USE:
EXISTING: C700 - COMMERCIAL FINANCIAL INSTITUTION WITH DRIVE-THRU
PROPOSED:
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
RESIDENTIAL DENSITY: NA
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
FINANCIAL INSTITUTION, ±2,000 SFT
FLOOR AREA RATIO: NA
MAXIMUM BUILDING HEIGHT: 50 FEET
MINIMUM BUILDING HEIGHT: 24 FEET
REQUIRED SETBACKS:
FRONT: 36 FEET
SIDE: 10 FEET
REAR: 20 FEET
MINIMUM PARKING: 2 SPACES
2,000 SFT COMMERCIAL X 1 SPACE / 1,000 SFT GFA = 2.0
MAXIMUM PARKING: 8 SPACES
2,000 SFT COMMERCIAL X 1 SPACE / 250 SFT GFA = 8.0
PARKING PROVIDED:
STANDARD (8'X18.5'): 11 SPACES
BARRIER FREE: 1 SPACE
TOTAL SPACES: 12 SPACES

ADJACENT PROPERTY OWNERS

PARCEL	DEED	OWNER	ZONING
20517304	30941-324	HURON REALTY ASSOCIATES LLC	TOD-CC
20517303	34417-977	CITY OF CHARLOTTE	TOD-CC
20517301	17540-337	CITY OF CHARLOTTE	TOD-CC
17316291	10702-179	PUBLIC STORAGE INC DEPT-PT-NC-23543	TOD-TR
17316315	28771-568	BABY HAZEL LLC	TOD-TR
17316313	05090-127	ANNA MARIE AND ROBERT TALLEY	TOD-TR

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

STORM WATER NOTES

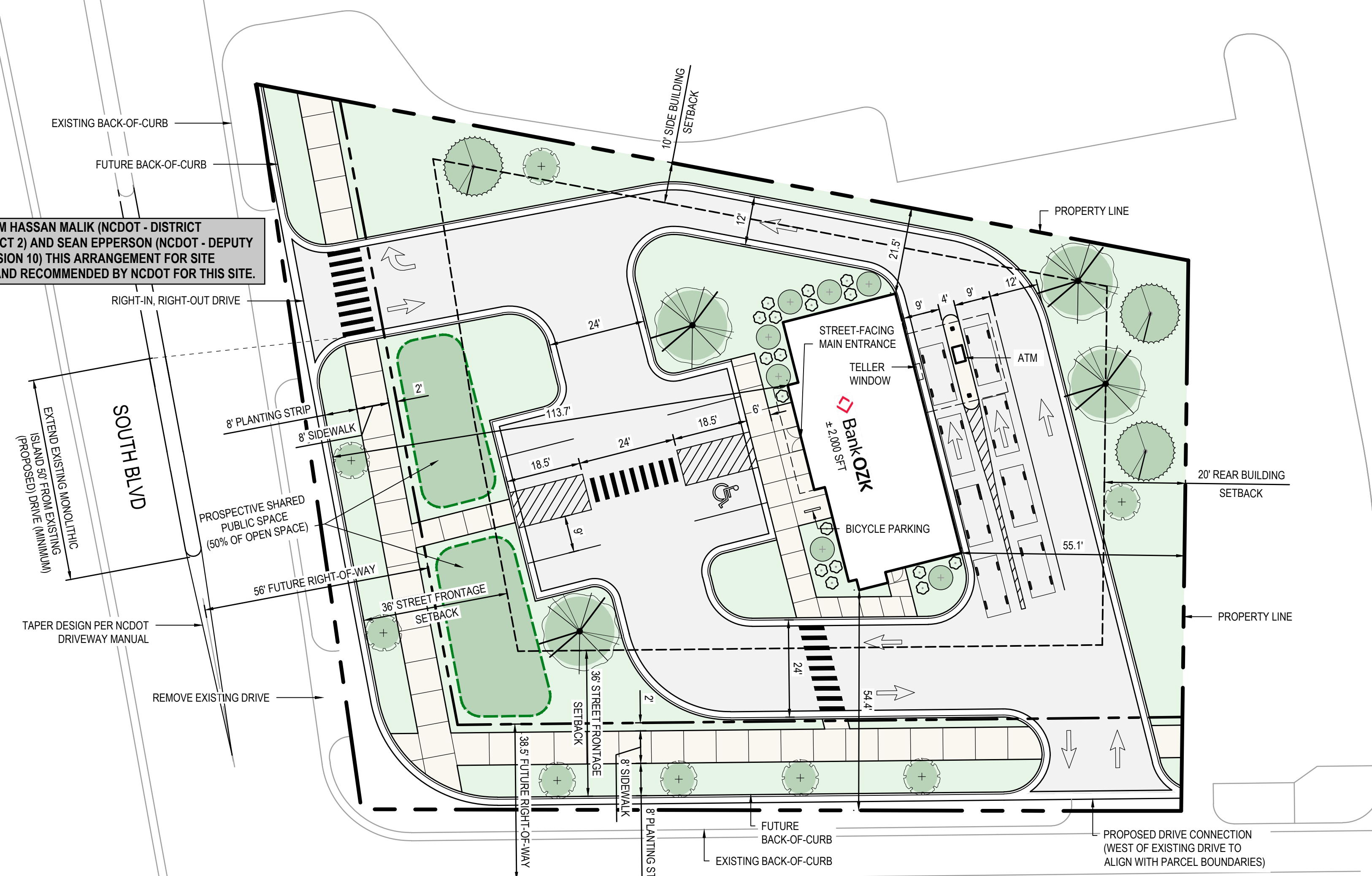
THE REDEVELOPMENT OF THE SITE WILL CREATE MORE PERVIOUS AREA THAN EXISTING CONDITIONS. ESTIMATED PERVIOUS AREA IS APPROXIMATELY 40% FOR THE DEVELOPMENT. EXACT QUANTITY WILL BE DETERMINED DURING FINAL DESIGN. THEREFORE, SIGNIFICANT STORM WATER MITIGATION IS NOT ANTICIPATED. HOWEVER, SHOULD MITIGATION BE REQUIRED, THE FOLLOWING STANDARDS SHALL BE MET.

- STORM WATER QUALITY TREATMENT**
FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORM WATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
- VOLUME AND PEAK CONTROL**
FOR DEFINED WATERSHEDS GREATER THAN 24% BUA, THE REDEVELOPMENT SHALL CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS.

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 37 OF THE UNIFIED DEVELOPMENT ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" 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.
- PURPOSE:**
- THE PURPOSE OF THIS REZONING APPLICATION IS TO REZONE THE SUBJECT PARCEL FROM TOD-TR TO CG TO PERMIT THE PROPOSED LAND USE OF A FINANCIAL INSTITUTION WITH DRIVE-THRU.
- TRANSPORTATION:**
- THE SITE CURRENTLY HAS FULL ACCESS CONNECTIONS TO SOUTH BOULEVARD AND STARMOUNT COVE LANE. THESE CONNECTIONS ARE GENERALLY DEPICTED ON THE SITE PLAN.
 - PARKING AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN.
 - SITE ACCESS IS CURRENTLY VIA TWO (2) FULL ACCESS CURB CUTS FROM SOUTH BOULEVARD, AS WELL AS ONE (1) FULL ACCESS CURB CUT FROM STARMOUNT COVE LANE. AS A CONDITION OF APPROVAL, THE OWNER WILL REMOVE THE EXISTING CURB CUT ON SOUTH BOULEVARD, LOCATED ±40 FT (±) NORTH OF STARMOUNT COVE LANE. THE REMAINING CURB CUT ON SOUTH BOULEVARD WILL BE USED AS A RIGHT-IN, RIGHT-OUT DRIVE (INSTEAD OF THE EXISTING FULL ACCESS USAGE). THIS CURB CUT IS ESSENTIAL FOR ON-SITE VEHICULAR CIRCULATION, PEDESTRIAN SAFETY, AND TO AVOID DIVERTING ALL TRAFFIC TO STARMOUNT COVE LANE AND ADJACENT RESIDENTIAL NEIGHBORHOOD.
 - PROPOSED CHANGE OF USE TO BANKING/FINANCIAL INSTITUTION WILL REDUCE TOTAL TRIP GENERATION / TRAFFIC COUNTS COMPARED TO EXISTING LAND USE(S).
 - 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, APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
 - 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 FT BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - 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 DEVELOPMENTS OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
 - THERE IS AN EXISTING CATS BUS STOP NNW OF THE SUBJECT DEVELOPMENT ALONG SOUTH BOULEVARD, APPROXIMATELY 225 FT FROM THE NORTHERN PROPERTY LINE. PER 32.4.C.2.C OF THE CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE, A NEW BUS STOP IS NOT REQUIRED IF THERE IS AN EXISTING BUS STOP WITHIN 1,320 FT WALKING DISTANCE. THEREFORE, A NEW BUS STOP IS NOT PROPOSED FOR THIS DEVELOPMENT.

PER CONFIRMATION FROM HASSAN MALIK (NCDOT - DISTRICT ENGINEER, DIV 10, DISTRICT 2) AND SEAN EPPERSON (NCDOT - DEPUTY DIVISION ENGINEER, DIVISION 10) THIS ARRANGEMENT FOR SITE ACCESS IS PREFERRED AND RECOMMENDED BY NCDOT FOR THIS SITE.



REZONING SITE PLAN
1" = 20'

4/15/2024 4:48:39 PM Ashley.Ziobal
P:\50002403\03\PC\BIM\2024\REZONING PLAN_SOUTH BLVD.dwg zshels
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ISSUANCE
01/24/24 REZONING
04/15/2024 ZONING REVIEW #03

PROJECT NUMBER: 79300023
PROJECT MANAGER: J. Steele
PROFESSIONAL

DRAWN BY: A. Ziebell
CHECKED BY:

REZONING PLAN RZ01