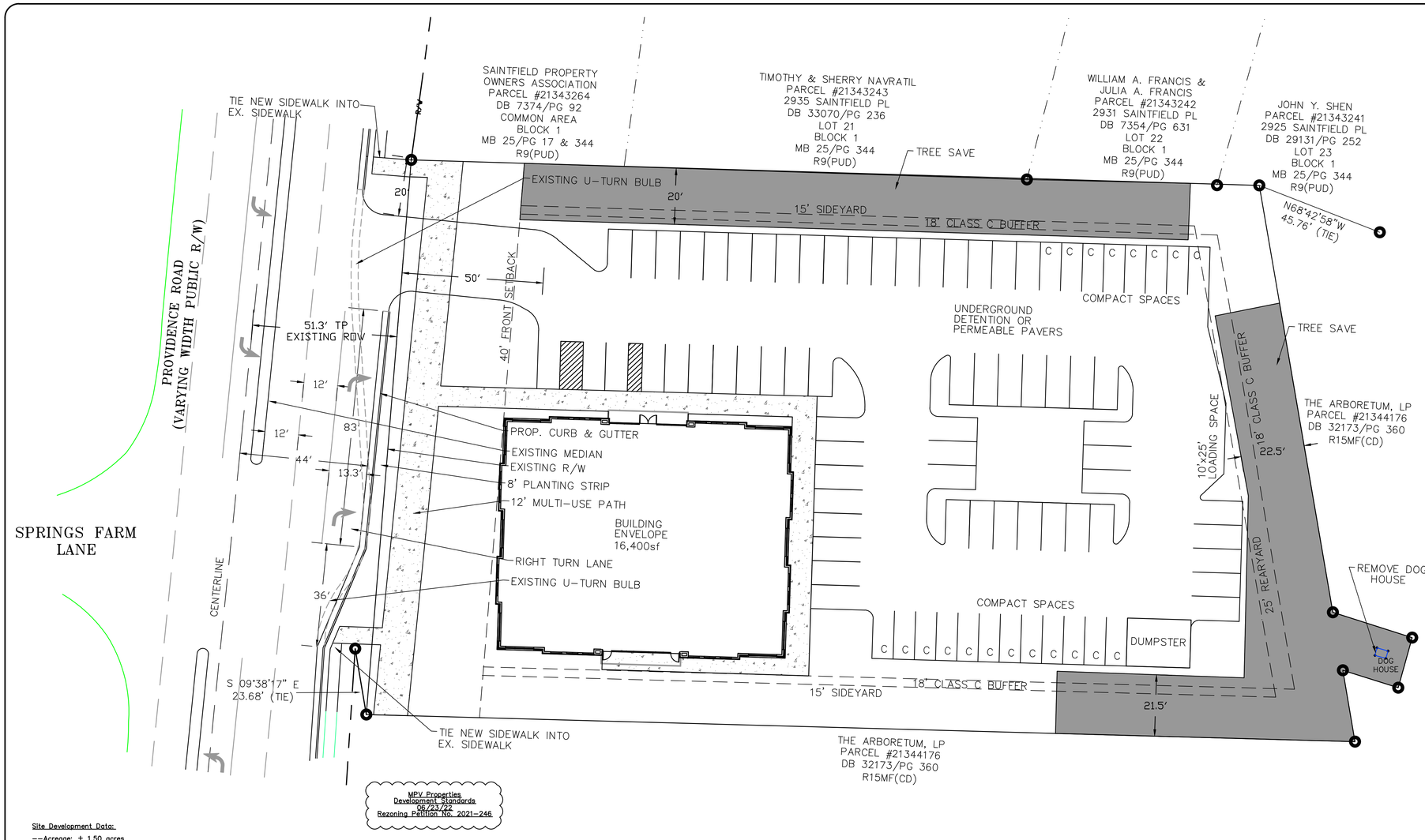


MPV Properties
Development Standards
06/23/22
Rezoning Petition No. 2021-246

Site Development Data:

--Acreage: ± 1.50 acres
--Tax Parcel #s: 213-441-75
--Existing Zoning: R-3
--Proposed Zoning: O-1(CD)
--Existing Uses: Vacant
--Proposed Uses: General office uses, medical office uses, and clinics (dental, medical, and optical) as allowed by right under prescribed conditions together with accessory uses, as allowed in the O-1 zoning district (as more specifically described in Section 2 below which controls).
-- Maximum Gross Square feet of Development: Up to 16,400 square feet of gross floor area of medical and general office uses, and clinics (dental, medical, and optical) as allowed by right and under prescribed conditions together with accessory uses as allowed in the O-1 zoning district
--Maximum Building Height: The allowed building height may be increased from 40 feet up to 45 feet as allowed by per Section 9.705(1)(j) (footnote #6) of the Ordinance, side and rear yards will be increased for building heights over 40 feet; allowed building height will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance. The Petitioner will provide a minimum of three (3) EV ready parking spaces (an EV-Ready space is defined as: Installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space)

1. General Provisions;

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by MPV Properties ("Petitioner") in connection with development on an approximately 1.50-acre site located on the east side of Providence Rd. across from Spring Farm Ln. (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan the associated Optional Provisions as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the O-1 zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

2. Permitted Uses, Development Area Limitations;

a. The Site may be developed with up to 16,400 square feet of gross floor area devoted to medical or general office uses, and clinics (dental, medical, optical) as allowed by right and under prescribed conditions together with accessory uses allowed in the O-1 zoning district.

3. Transportation & Access;

a. Access to the Site will be from Providence Road as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT.

b. The Petitioner will widen Providence Rd. to install a right-turn lane per NCDOT standards into the Site's access point as generally depicted on the Rezoning Plan.

c. The Petitioner will dedicate via fee simple conveyance 50 feet of right-of-way as measured from the center line of Providence Rd. as generally predicted on the Rezoning Plan, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. If the proposed sidewalk is located outside of the proposed right-of-way a permeant sidewalk easement located two (2) feet behind the sidewalk will be provided.

d. The Petitioner will work with NCDOT and CDOT on the design and location of the proposed driveway so that the existing U-turn bulb will continue to function.

e. All roadway improvements shall be substantially completed prior to the issuance of the first certificate of occupancy for the building subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

f. 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 southern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Setbacks, Buffers and Screening.
a. A 40-foot setback as measured from the future right-of-way line will be provided along Providence Road as generally depicted on the Rezoning Plan. The Petitioner will install trees and shrubs within the 40 setback. Trees and shrubs to be located between the proposed building and the 12-foot MUP.
b. A 12-foot multi-use-path and an eight (8) foot planting strip will be provided along the Site's frontage on Providence Road as generally depicted on the Rezoning Plan.
c. Buffers as required by the Ordinance and as generally depicted on the Rezoning Plan will be provided. Buffers may not be reduced in width as allowed by the Ordinance.
d. The Petitioner will install a solid six (6) foot fence along the northern property line. This fence will not be used to reduce the required buffer.
5. Architectural Standards Design Guidelines.
a. The facade fronting on Providence Road shall include windows for a minimum of 40% of the Providence Road elevation, transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3-foot clear depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and other opaque material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.

b. The facade of first/ground floor of the building along Providence Road shall incorporate a minimum of 30% masonry material such as brick or stone.

c. A pedestrian connection shall be provided between the proposed building and Providence Rd. as generally depicted on the Rezoning Plan.

d. The proposed building will include a pitched parapet design on all four sides of the building.

e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

f. All building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

g. Multi-story buildings should have a minimum of 20% transparency on upper stories

6. Environmental Features;

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. 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 to accommodate actual storm water treatment requirements and natural site discharge points

c. The Site shall comply with Tree Ordinance.

7. Signage;

a. Signage as allowed by the Ordinance shall be allowed.

b. The allowed detached and attached signs will not be internally illuminated. The allowed attached building signs will be of uniform color.

8. Lighting;

a. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting and building accent lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

b. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet.

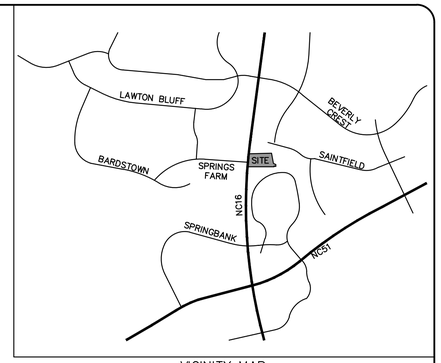
c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

9. Amendments to the Rezoning Plan;

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application;

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP
NTS

DRAWING SCALE	
PROJECT DATE	10.17.21
PROJECT NUMBER	
SCALE	
PROJECT MANAGER	AJR
DESIGN BY	AJR
DRAWN BY	AJR
APPROVED BY	
FILE NAME	
PLOT DATE	

DATE
REV.

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NC FIRM LICENSE C-2796(A)

Drawing Status
- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

7509 PROVIDENCE ROAD
CHARLOTTE, NORTH CAROLINA

REZONING PETITION
2021-246

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