

P:\2016 Jobs\16076 - Circa - Shinnih CAD\Sketch Planning\CIRCA REZONE BASE 5-1-18.dwg



DEVELOPMENT DATA:

TAX PARCEL ID:
SITE AREA:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED USE:
PROPOSED BUILDINGS:

15503307 & 15503314
±.738 AC
B-1 (-307) & O-2 (-314)
NS (NEIGHBORHOOD SERVICES)
RETAIL, OFFICE, WAREHOUSE
RETAIL, OFFICE AND RESIDENTIAL
BUILDING A:
4000 SF RETAIL (WITH RESTRICTIONS SET FORTH BELOW)
10 RESIDENTIAL UNITS (UNUSED RETAIL SF MAY BE CONVERTED TO
RESIDENTIAL SF AT RATIO OF 1 RESIDENTIAL UNIT PER 2000 SF TO
ACCOMMODATE UP TO 12 RESIDENTIAL UNITS)+
BUILDING B:
3600 SF OFFICE USE

FLOOR AREA RATIO:

MAX. BUILDING HEIGHT:

PARKING PROVIDED:

FRONT SETBACK:

MIN. SIDE YARD:

MIN. SIDE YARD @ EASTERN PROPERTY

LINE OF PARCEL 15503307:

REAR YARD:

2.5 (NON-RES ONLY WHEN INCLUDING RESIDENTIAL)
50'
30 SPACES ON SITE
14' FROM BOC
5', (10' ADJACENT TO RESIDENTIAL USE)
10'
5', (10' ADJACENT TO RESIDENTIAL USE)

Development Standards

General Provisions

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed 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 6.2 of the Zoning 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. 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.
- The total number of principal buildings to be developed on the Site shall not exceed 2. Accessory buildings and structures located on the Site shall not be considered as principal buildings or the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Purpose

- The purpose of this Rezoning application is to provide for the development of a mixed-use building to contain retail, office, and residential uses. To achieve this purpose, the application seeks the rezoning of the site to the Neighborhood Services (NS) district.

3. Permitted Uses

- Uses allowed on the property included in this Petition will be retail, office, and residential uses, as well as related accessory uses as are permitted in the NS district. The following uses shall be permitted:
 - Dwellings, detached, duplex, triplex or quadruplex
 - Dwellings, multi-family and attached up to 12 units per building
 - Dwellings, mixed use
 - Florist
 - Jewelers
 - Off-street parking
 - Offices
 - Parks
 - Printing and publishing up to 5,000 square feet
 - Retail establishments and business, personal and recreation services
 - Studios for artists designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental or precious jewelry
 - Subdivision sales offices
- The following uses typically allowed in the NS district shall not be permitted:
 - Animal Crematoriums
 - Automotive Service Stations
 - Bakeries
 - Barber and beauty shops
 - Bus and train terminals
 - Civic, social service or fraternal facilities
 - Clinics, medical, dental and optical
 - Clinics, veterinary
 - Cultural facilities
 - Dry cleaning and laundry establishments
 - Elementary and secondary schools
 - Equipment rental and leasing
 - Farms
 - Fence and fence material, retail sales
 - Financial institutions
 - Funeral homes and embalming
 - Group Homes
 - Health institutions
 - Highway and railroad rights-of-way
 - Indoor recreation
 - Laboratories, dental, medical and optical
 - Locksmiths and gunsmiths
 - Mobile Food Vending Service
 - Neighborhood food and beverage service
 - Nurseries and greenhouses, retail and wholesale
 - Pet services indoor
 - Outdoor seasonal sales
 - Post offices
 - Radio and television stations
 - Recycling centers, drop off
 - Eating, Drinking and Entertainment Establishments
 - Tattoo Establishment
 - Telecommunications and data storage facility
 - Telephone booths
 - Universities, colleges and junior colleges
 - Vocational schools

4. Transportation

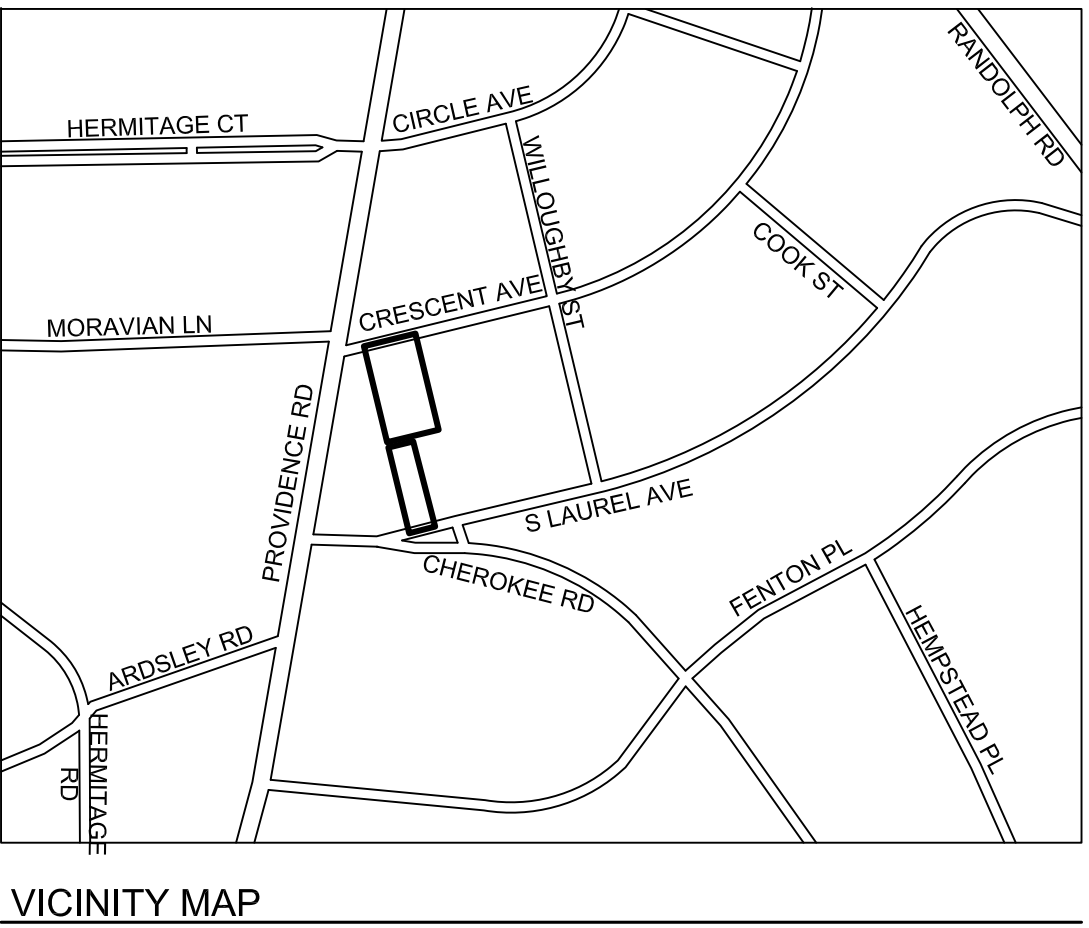
- The site will have access via parking lot connections to Crescent Avenue and Cherokee Road at locations prescribed by CDOT as generally identified on the concept plan for the site.
- The site plan proposes a two-way driveway from Crescent Avenue, and a one-way ingress driveway from Cherokee Road.

5. Architectural Standards

- The buildings finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted along street frontages.
- Trash and Recycling will be provided by dumpsters on site for commercial and residential use or will be provided by rollout containers for residential use and dumpsters for commercial use.
- Building elevations, perspectives, and proposed materials shall be generally consistent with the representations depicted on sheets RZ-3 & RZ-5.

6. Streetscape, Buffers, and Landscaping

- Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Crescent Avenue and Cherokee Road. Petitioner will coordinate with CDOT, and Planning to provide a new sidewalk along the road frontages as appropriate, and tying into existing sidewalk(s) on either end as appropriate.
- The Petitioner will adhere to a Regulatory Setback off Crescent Avenue of 14' from back of curb (effectively the right-of-way line) for the purpose of configuring parking and maneuvering space, as well as a Building Setback off Crescent Avenue of 50' from back of curb.
- This development does not propose closure of the existing alley, nor does it preclude the Petitioner from requesting alley closure in the future.
- The Petitioner agrees to create a variable width planting zone along the eastern property line of parcel ID 15533014 (the parcel fronting Cherokee Road). This planting zone shall have a minimum width of 5' and shall be planted in accordance with Class C buffer plantings (20 shrubs and 4 trees per 100 linear feet of buffer).
- Vegetation described in items 6(d) and 6(e) above shall be protected from vehicle damage by either curbing or wheelstops.



7. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
- All utilities within the Site will be placed underground.

8. Parks, Greenways, and Open Space

The Petitioner agrees to maintain a minimum of 1200sf of open space between the building and Crescent Avenue

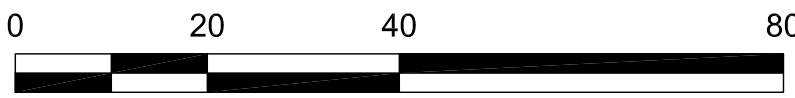
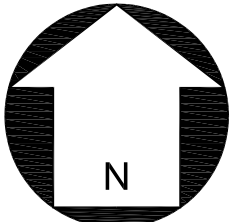
9. Lighting

- Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 22' in height.
- The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.

10. Binding Effect of the Rezoning Application

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time to be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

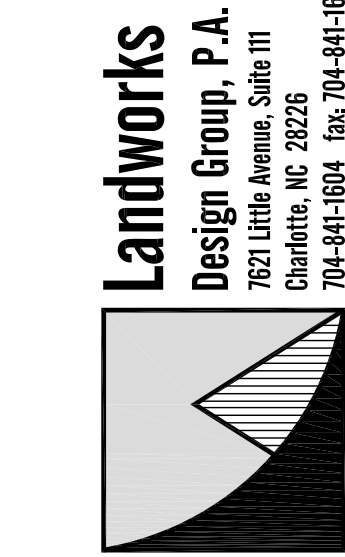
This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description
1.	4/7/17	MDL	REVISIONS DUE TO STAFF AND NEIGHBORHOOD COMMENTS
2.	8/14/17	MDL	REVISIONS DUE TO STAFF AND NEIGHBORHOOD COMMENTS
3.	6/11/18	MDH	REVISIONS DUE TO STAFF AND NEIGHBORHOOD COMMENTS



CIRCA INTERIORS
CHARLOTTE, NC

TECHNICAL
DATA SHEET

REZONING PETITION:
2017-050
seals

Project Manager: MDL

Drawn By: MDH

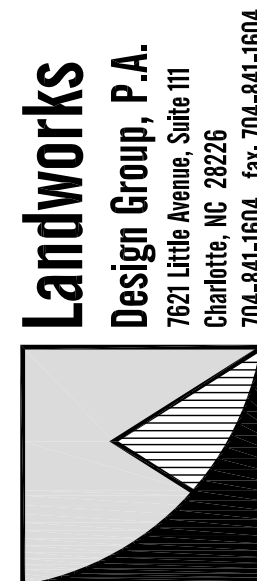
Checked By: MDL

Date: 2/24/17

Project Number: 16076

Sheet Number:

RZ-1



CIRCA INTERIORS
CHARLOTTE, NC

REZONING
SITE PLAN

REZONING PETITION:
2017-050

seals

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

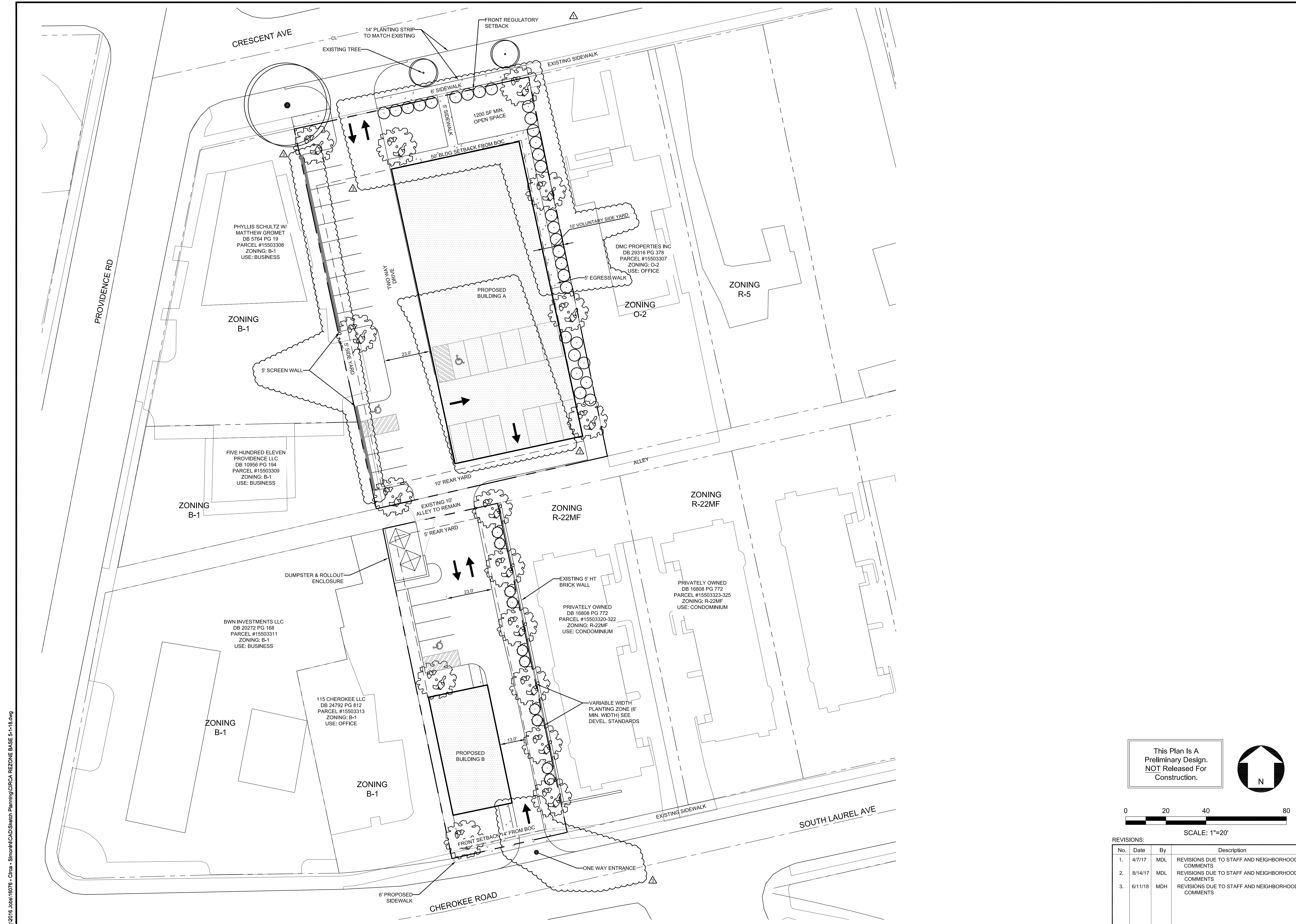
Date: 2/24/17

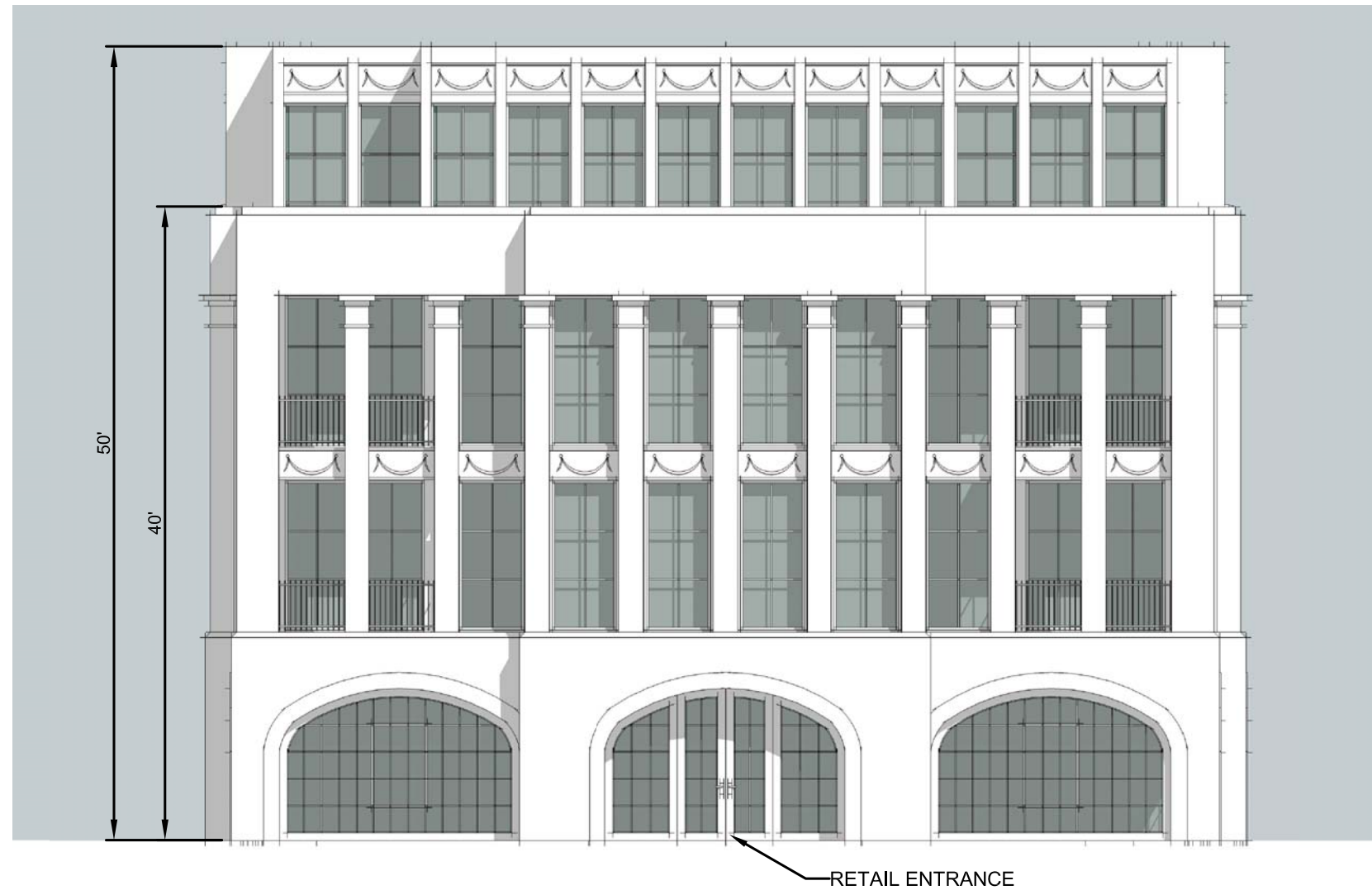
Project Number: 16076

Sheet Number:

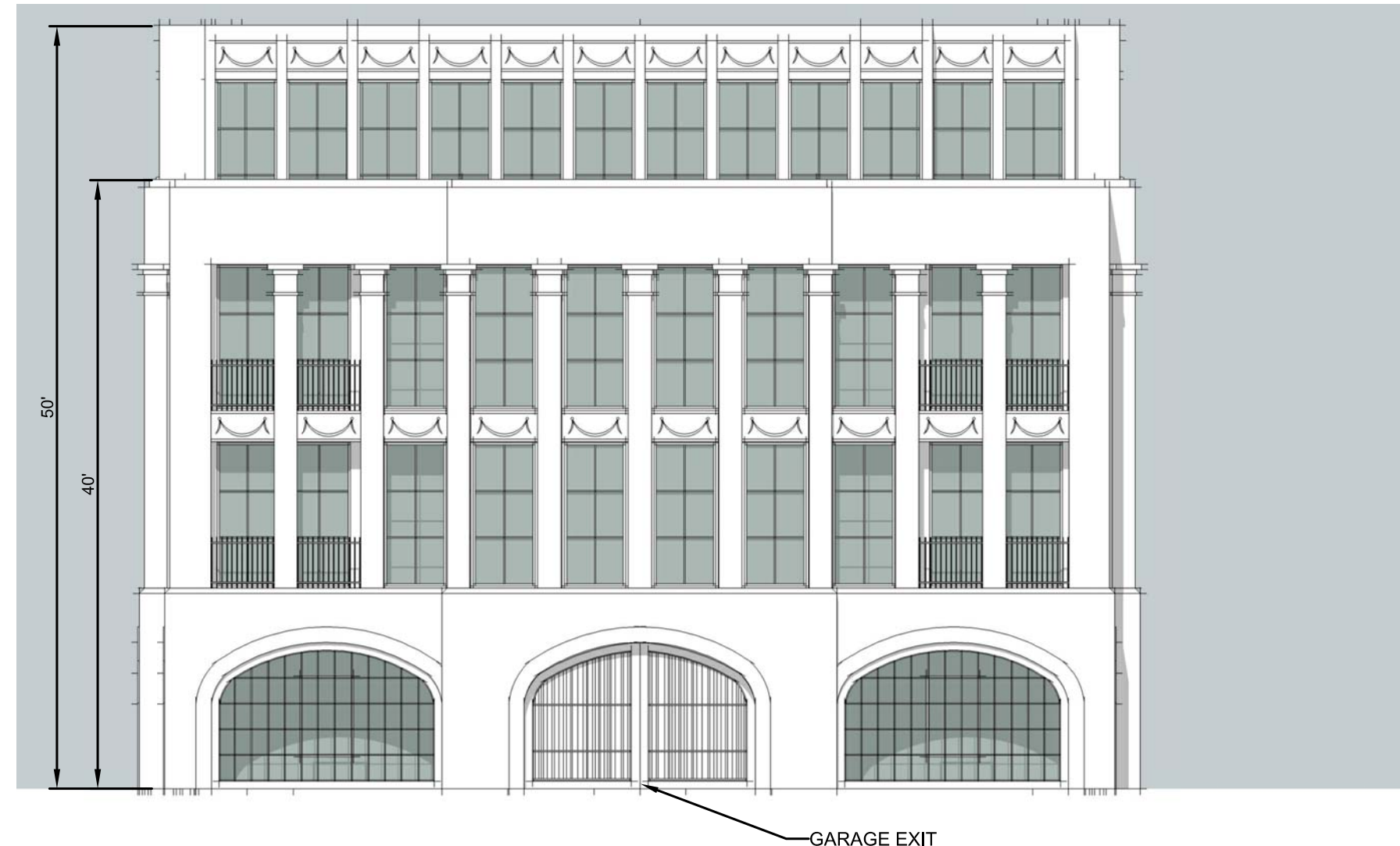
RZ-2

SHEET # 2 OF 4

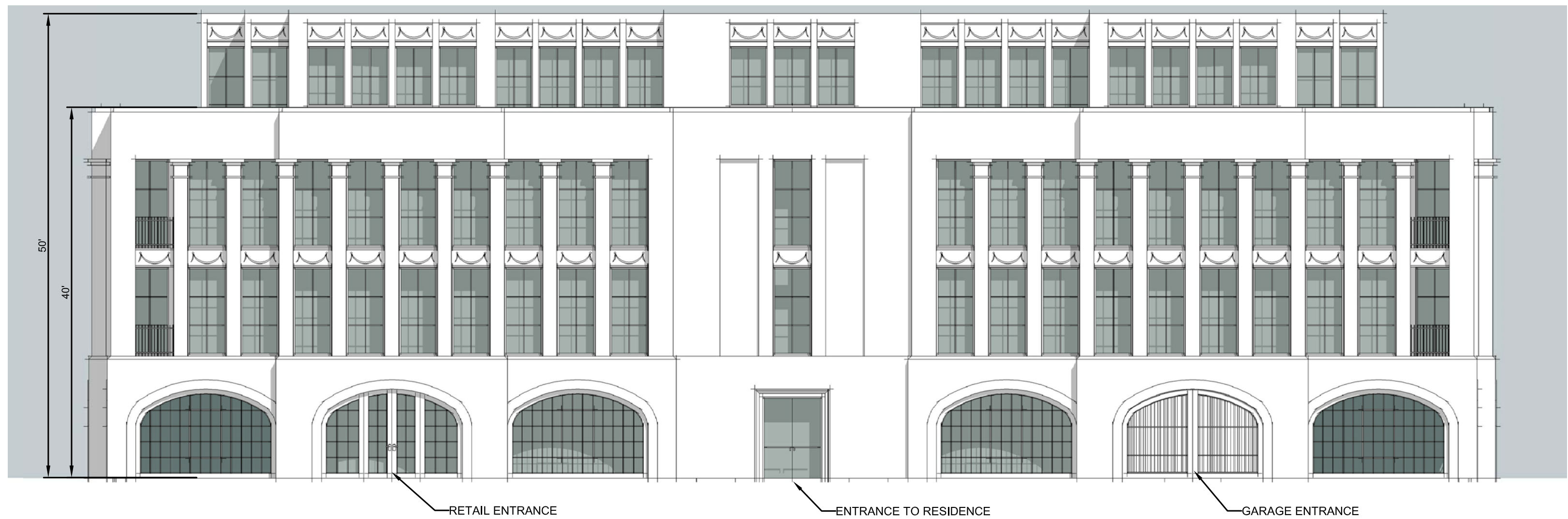




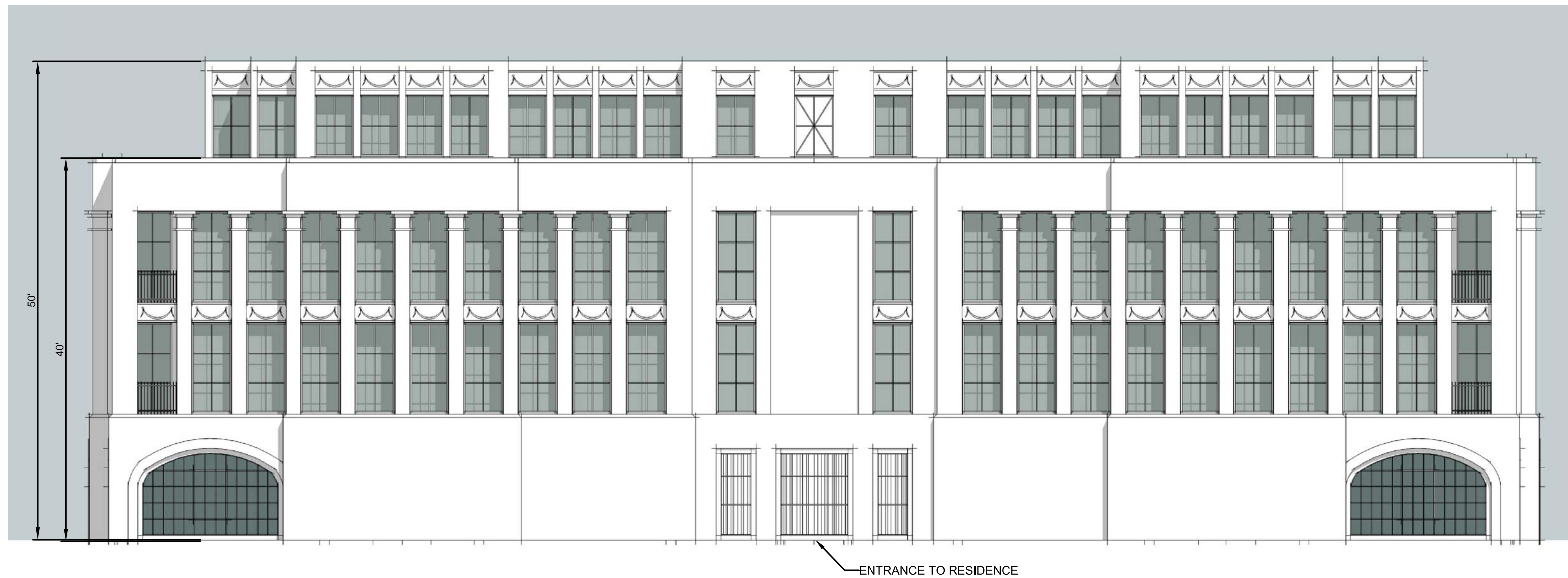
NORTH ELEVATION - BLDG A



SOUTH ELEVATION - BLDG A

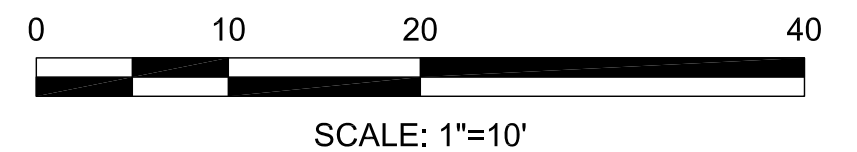


WEST ELEVATION - BLDG A



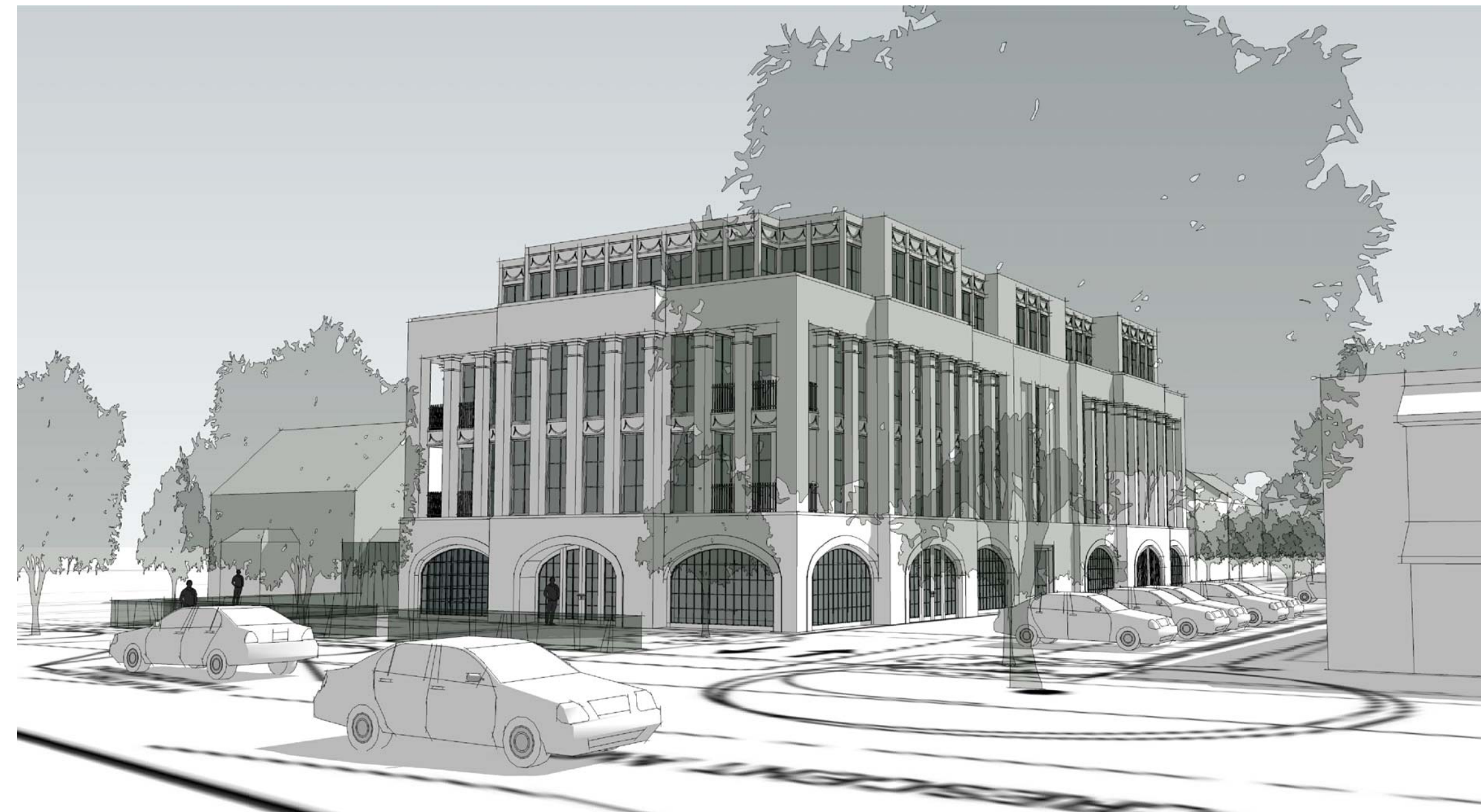
EAST ELEVATION - BLDG A

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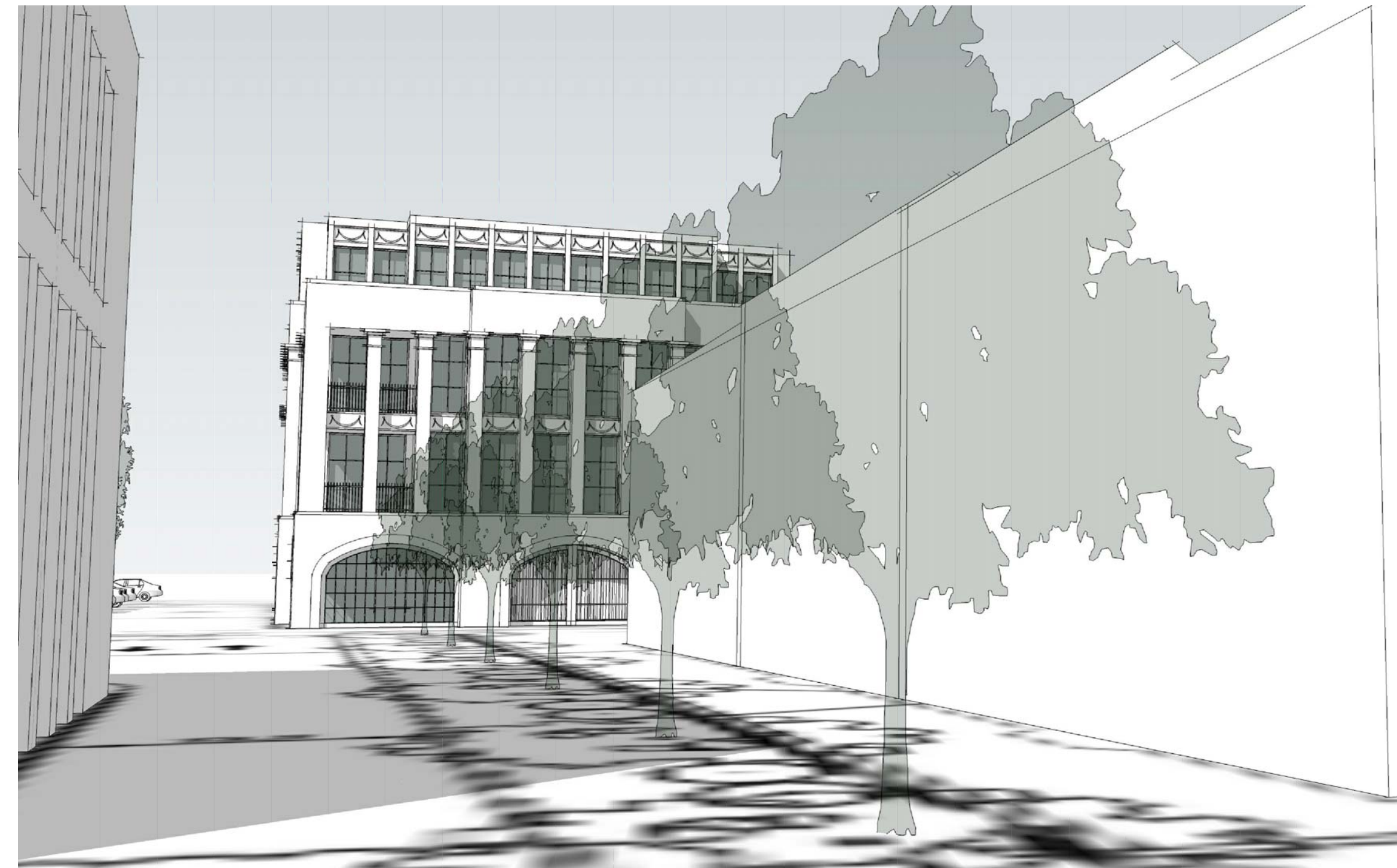


REVISIONS:

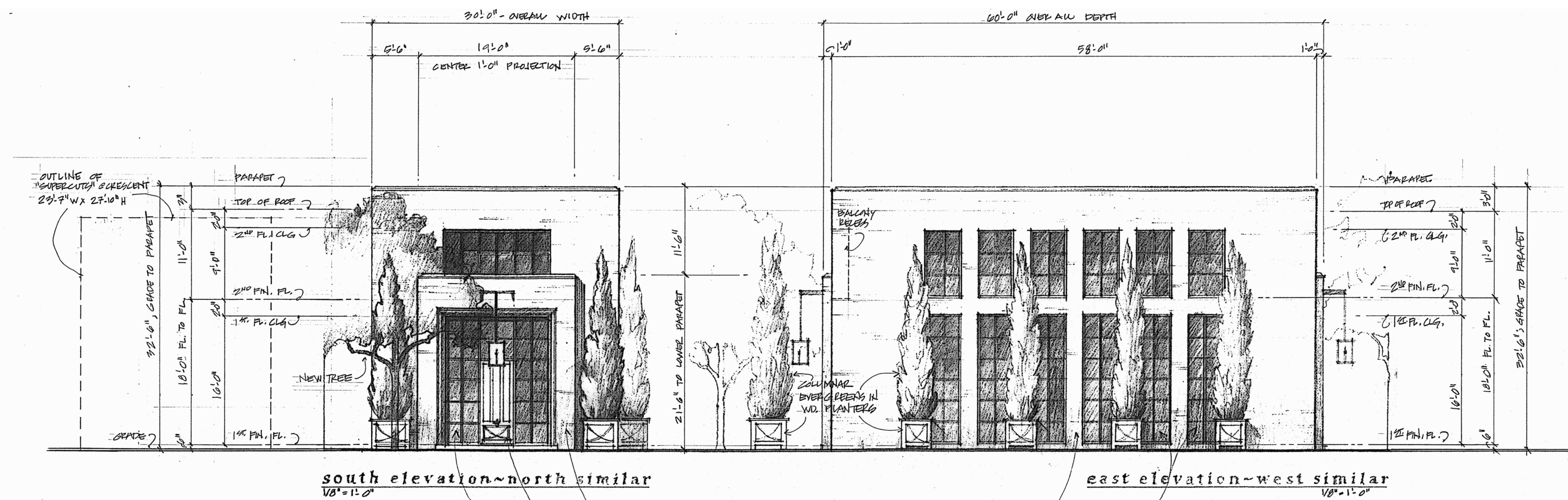
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CRESCENT AVENUE PERSPECTIVE - BLDG A NTS



CHEROKEE RD PERSPECTIVE - BLDG A NTS



south elevation~north similar
V8"=1'-0"

east elevation~west similar
V8"=1'-0"

cherokee road building

VENEER: TUMBLED BRICK w/ FLUSH JOINT, PAINTED WHITE
DOORS: CUSTOM WOOD
WINDOWS: ALUMINUM - BRASS FINISH, OR STEEL - PAINTED BRASS
LIGHTING: CUSTOM LANTERNS - GAS/ELEC. ON CUSTOM STEEL
BRACKETS, ABOVE EA. DOOR

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ELEVATION - BLDG B

REVISIONS:			
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