



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 (CD) (WHICH PERMITS A FINANCIAL INSTITUTION AS A LAND USE BY RIGHT) AND TO PERMIT A CONDITIONAL ACCESSORY DRIVE THROUGH.
 - THE CONDITIONAL USE FOR THE DEVELOPMENT OF THE ATTACHED, ACCESSORY DRIVE-THROUGH IN CONJUNCTION WITH A FINANCIAL INSTITUTION AS DEPICTED HEREIN IS ALLOWED, HOWEVER, IN THE EVENT THE USE EVER CEASES BEING A FINANCIAL INSTITUTION, THE USE OF THE DRIVE THROUGH SHALL BE TERMINATED.
- 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 440 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.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (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.
- ARCHITECTURAL STANDARDS:**
 - HEIGHT FOR THIS STRUCTURE SHALL COMPLY WITH CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE FOR CG.
 - BUILDINGS WILL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
 - FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A PERCENTAGE OF EACH FRONTAGE ELEVATION OF TRANSPARENT GLASS 8' ON THE FIRST FLOOR, ON SOUTH BLVD (MAIN STREET FACADE), A MINIMUM OF 60% AND ON STARMOUNT (2 LANE FACADE), A MINIMUM OF 50% SHALL BE TRANSPARENT GLASS. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THE ZONE SHALL NOT BE SCREENED BY FILM, DECALS, OPAQUE MATERIAL, GLAZING FINISHES, OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
 - THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM AMOUNT OF HIGH QUALITY MATERIALS SUCH AS BRICK OR STONE.
 - DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20' IN ALL DIRECTIONS AND DIRECTIONS SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, DESIGN FEATURES, OR VARYING MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- STREETScape AND LANDSCAPING:**
 - LANDSCAPING SHALL BE PROVIDED TO COMPLY WITH ARTICLE 20 AND ITS SUBSECTIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT CODE.
 - THE PETITIONER SHALL PROVIDE AN 8-FT WIDE PLANTING STRIP AND 8-FT WIDE SIDEWALK ALONG SOUTH BOULEVARD AND STARMOUNT COVE LANE. PLANTING STRIP AND SIDEWALK WILL BE CONSTRUCTED TO ALIGN WITH FUTURE BACK-OF-CURB FOR BOTH ROADWAYS.
 - THE PETITIONER AGREES TO EXTEND THE EXISTING MONOLITHIC ISLAND ON SOUTH BOULEVARD SUCH THAT THE SOUTHERN END OF THE ISLAND IS A MINIMUM OF 50 FT BEYOND THE RIGHT-IN, RIGHT-OUT DRIVE CONNECTION ON SOUTH BOULEVARD.
 - PETITIONER SHALL PROVIDE LANDSCAPE SCREENING BETWEEN ONSITE PARKING AND 8-FT WIDE SIDEWALK ALONG SOUTH BOULEVARD.
 - THE PETITIONER AGREES TO PROVIDE CROSSWALK STRIPING FOR PEDESTRIAN CROSSING AT STARMOUNT COVE LANE.

- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS THAT MAY BE 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. REFER TO STORMWATER NOTES FOR MORE INFORMATION.
- PARKS, GREENWAYS, AND OPEN SPACE:**
 - DEVELOPMENT SHALL PROVIDE A MINIMUM OF 5% ON-SITE OPEN SPACE.
- WATER:**
 - WATER/SEWER SERVICE IS AVAILABLE ON SITE AND ACCESSIBLE AT THE REZONING BOUNDARY.
 - WATER = EXISTING 6" MAIN ALONG STARMOUNT COVE LANE.
 - SEWER = EXISTING 8" GRAVITY MAIN ALONG STARMOUNT COVE LANE.
 - CAPACITY WILL BE COORDINATED THROUGH CHARLOTTE WATER.
- FIRE PROTECTION**
RESERVED
- SIGNAGE**
RESERVED
- LIGHTING**
 - ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
 - THE MAXIMUM HEIGHT OF DETACHED LIGHTS WILL BE LIMITED TO 26 FEET.
- PHASING**
RESERVED

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
PROPOSED:	FINANCIAL INSTITUTION WITH DRIVE-THRU
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:	PER LUDO
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:	7 SPACES
BARRIER FREE:	1 SPACE
TOTAL SPACES:	8 SPACES
MINIMUM OPEN SPACE:	5%
EXISTING OPEN SPACE:	5% (APPROX.)
PROPOSED OPEN SPACE:	44%

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 SITE WILL BE SUBJECT TO PCSR AND BY COMMITTING TO THESE REQUIREMENTS, THE SITE WILL NEED FULL STORMWATER CONTROLS, INCLUDING THE REDEVELOPMENT AREA. THIS PROPERTY DRAINS TO SUGAR CREEK AND LOWER LITTLE SUGAR CREEK, WHICH IS AN IMPAIRED DESIGNATED STREAM, AND MAY CONTRIBUTE TO DOWNSTREAM FLOODING. THIS PROJECT HAS THE OPPORTUNITY TO MITIGATE FUTURE IMPACTS TO THIS STREAM. THEREFORE, 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% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
 - FOR COMMERCIAL PROJECTS 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.

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BANK OZK

NOT FOR CONSTRUCTION

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COA ARCHITECT COA ENGINEER

ISSUANCE
01/24/24 REZONING
09/19/24 ZONING REVIEW
09/30/24 OWNER REVIEW

PROJECT NUMBER
79300023
PROJECT MANAGER
J. Steale
PROFESSIONAL
DRAWN BY
A. Ziehl
CHECKED BY

**REZONING PLAN
RZ01.4**

8/30/2024 4:13:37 PM Ashly Ziehl
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