



RANDOLPH ROAD ELEVATION



RANDOLPH ROAD ELEVATION DETAIL

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# COTSWOLD MOB

ELEVATION PROPOSAL - RJA PROJECT 1838 - 05/31/2018



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VIEW FROM ENTRY DRIVE

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HODGSON ROAD ELEVATION

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VIEW FROM RANDOLPH

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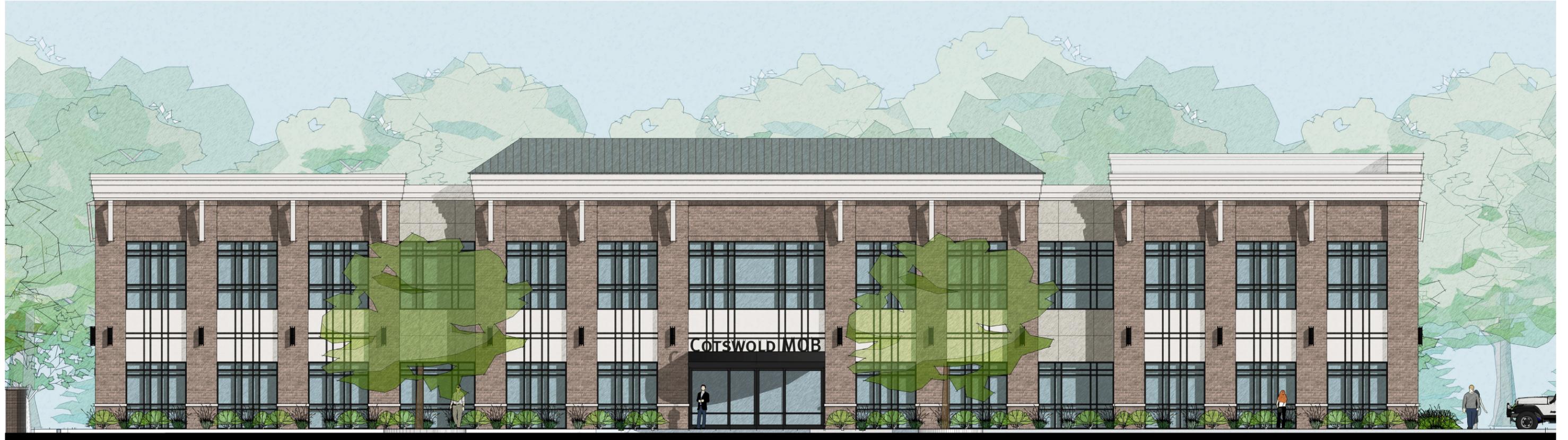
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ENTRY ELEVATION

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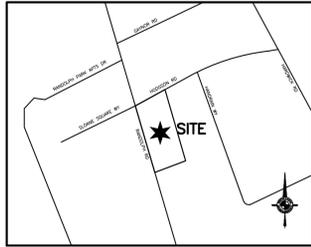
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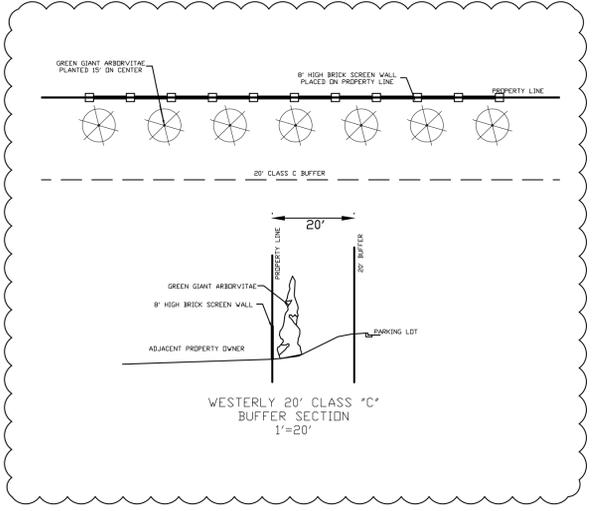
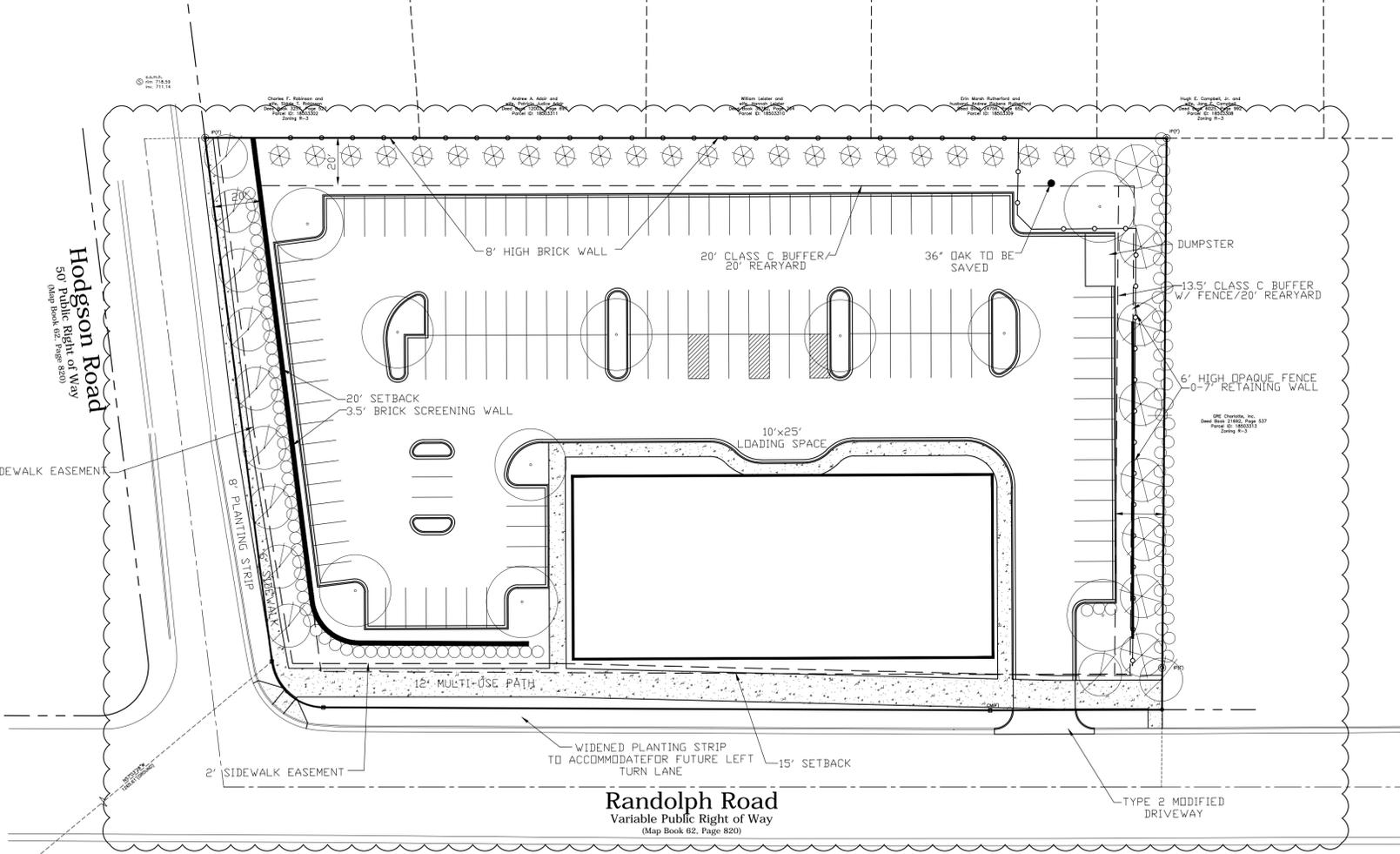


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VICINITY MAP  
NOT TO SCALE



MPV Properties  
Development Standards  
06/11/18  
Rezoning Petition No. 2018-061

- Site Development Data:**
- Acreage: ± 2.192 acres
  - Tax Parcel #: portion of 185-033-01
  - Existing Zoning: R-3
  - Proposed Zoning: O-1(CD)
  - Existing Uses: vacant
  - Proposed Uses: Medical office uses, and medical, dental, and optical clinics as permitted by right and under prescribed conditions together with accessory uses, as allowed in the O-1 zoning district (as more specifically described and restricted below in Section 2)
  - Maximum Gross Square Feet of Development: Up to 28,100 square feet of gross floor area of medical office uses, and medical, dental, and optical clinics.
  - Maximum Building Height: As allowed by the Ordinance, but not to exceed two (2) stories and 40 feet.
  - Parking: Parking will be provided as required by the Ordinance.

- I. General Provisions:**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties ("Petitioner") to accommodate the development of an office building with a variety of medical and general office uses as allowed in the O-1 zoning district on approximately 2.192 acre site located on the southeast intersection of Randolph Road and Hodgson Road (the "Site").
  - b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan 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.
  - c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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.** The total number of principal buildings to be developed on the Site shall not exceed 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, architectural elements and designs as the principal buildings located on the Site.

- 2. Permitted Uses & Development Area Limitation:**
- a. The Site may be developed with up to 28,100 square feet of gross floor area of medical offices uses, and medical, dental, and optical clinics, together with accessory uses as allowed in the O-1 zoning district.

For purposes of the development limitations set forth in these Development Standards for this Petition (but not to be construed as a limitation on FAR requirements or definition set by the Ordinance), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

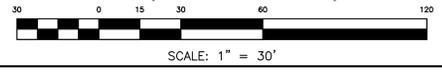
- b. No general medical urgent care shall be permitted on the property; provided, however that a specialty Orthopedic practice with extended hours of operation shall be permitted.
  - c. The setback along Randolph Road will be 15 feet as measured from the future right-of-way line. The setback along Hodgson will be 20 feet as measured the existing right-of-way line.
- 3. Access and Transportation:**
- a. Access to the Site will be from Randolph Road in the manner generally depicted on the Rezoning Plan. Vehicular access to Hodgson will not be allowed.
  - b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
  - c. The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.
  - d. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
  - e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.

- 4. Streetscape, Buffers, Yards and Landscaping:**
- a. Along the Site's frontage on Hodgson Road the Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk as generally depicted on the Rezoning Plan. A sidewalk easement will be provided if the proposed sidewalk is located outside of the right-of-way.
  - b. The Petitioner will provide along Randolph Road an eight (8) foot planting strip and a 12 foot multi-use path (MUP) as generally depicted on the Rezoning Plan. At the corner of Hodgson and Randolph Road the proposed planting strip will be wider to accommodate a future left-turn lane along Randolph Road. The Petitioner will provide a sidewalk easement for any portion of the MUP that is located outside of the right-of-way of Randolph Road.
  - c. The Petitioner will provide a 20 foot wide Class C Buffer, along the eastern property line as generally depicted on the Rezoning Plan.
  - d. The Petitioner will also construct an eight (8) foot brick wall along the western property line adjacent to the homes on Hadrian Way as generally depicted on the Rezoning Plan. The proposed brick wall will be located on the common property line of the Site and the homes on Hadrian Way.
  - e. The Petitioner will provide a low (3.5 foot high) masonry wall along Hodgson Road and Randolph Road as generally depicted on the Rezoning Plan. The Petitioner will also provide decorative landscaping between the proposed wall and the sidewalks. Landscaping to consist of street trees, and a variety of shrubs. The Petitioner will work with the City of Charlotte to install evergreen perimeter trees (2-4' in diameter) along Hodgson.
  - f. The Petitioner will provide a sidewalk network that links the proposed building entrances to the sidewalk along Randolph Road. The minimum width for this internal sidewalk will be five (5) feet.
  - g. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
  - h. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

- 5. Architectural Standards:**
1. Building Placement and Site Design shall focus on and enhance the Pedestrian environment on Public or Private network required streets, through the following:
    - a. The proposed buildings shall be placed so as to present a front facade to Randolph Road as generally depicted on the Rezoning Plan.
    - b. The Facade fronting on Randolph Road shall include windows for a minimum of 60% of the Randolph Road elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% of this requirements may be comprised of display windows. These display windows must maintain a minimum of 3'-0" 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'-0" feet above adjacent street sidewalk.
    - c. The facade of first/ground floor of the building along Randolph Road shall incorporate a minimum of 30% masonry material such as brick or stone.
    - d. Direct pedestrian connection shall be provided between the building and Randolph Road, to the sidewalk on Randolph Road.
    - e. The building design will include a door facing/oriented toward Randolph Road.
    - f. Building elevations shall be designed with vertical bays or articulated 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.
    - g. 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.
    - h. Buildings should be a minimum height of 22 feet.
    - i. Multi-story buildings should have a minimum of 20% transparency on upper stories.

- 6. Environmental Features:**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Site will comply with the Tree Ordinance.*
- d. The Petitioner will submit a tree survey to the City Arborist for any trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way.

- 7. Lighting:**
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
  - b. Detached lighting on the Site will be limited to 16 feet in height.
- 8. 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 of the portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- 9. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



DATE	BY	REVISION

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RANDOLPH MOB  
CHARLOTTE, NORTH CAROLINA

REZONING PETITION  
2018-061

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