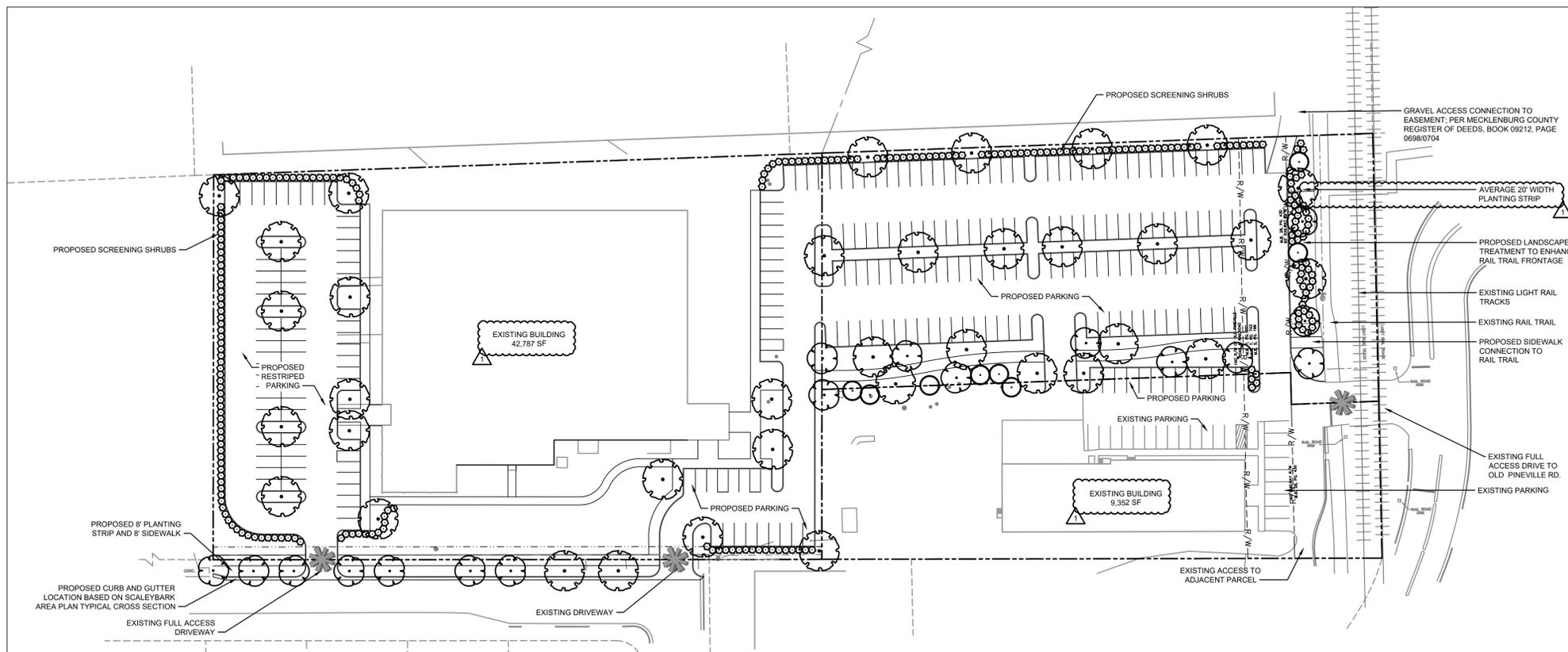
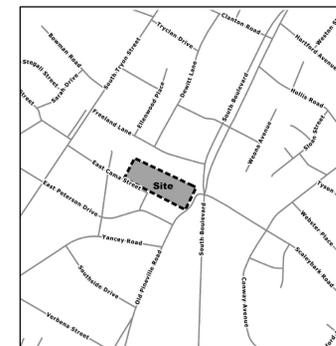


EXISTING CONDITIONS



PROPOSED DEVELOPMENT PLAN



VICINITY MAP

N.T.S.

**SURVEY DISCLAIMER**  
 TOPOGRAPHIC SURVEY DATED JUNE 26, 2017 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204. (704) 376-2186

**LEGEND**

- SYMBOL**
- PROPOSED PARKING & BUILDING ENVELOPE
  - PROPERTY LINE
  - SITE ACCESS

**SITE DATA:**

- SITE ACREAGE:** +/- 5.95 AC  
**TAX PARCELS:** 14902405  
 14902414  
 14902416  
**PROPOSED ZONING:** TOD-O  
**EXISTING ZONING:** TOD-M  
**EXISTING USES:** OFFICE, WAREHOUSE, AND SURFACE PARKING  
 \*FOR PROPOSED DEVELOPMENT DATA, SEE SHEET RZ-2.0.



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**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/16/18	PLANNING STAFF COMMENTS

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NC FIRM #: P-1007, C-390

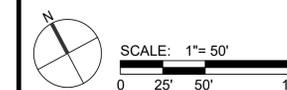
**ISSUED FOR CONSTRUCTION**

MANAGING PARTNER (PE):	DATE:
MANAGING PARTNER (LA):	DATE:
CIVIL ENGINEER/DESIGNER:	DATE:
LANDS. ARCHITECT/DESIGNER:	DATE:

**PROVIDENCE GROUP CAPITAL**  
 Mixed-use Development

200 E. Cama Street  
 Charlotte, NC 28217

**REZONING PETITION#:**  
 2017-188



DATE: 11/27/17 MPIC: WILL

DRAWN BY: ESB CHECKED BY: HKG

PROJECT NUMBER: 00436.00

SCALE: 1"=50'

TITLE:  
 DEVELOPMENT PLAN

SHEET NO.:  
**RZ-1.0**



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 5.96 ACRES
- TAX PARCEL #: 149-024-05, 149-024-14, AND 149-024-16
- EXISTING ZONING: TOD-M
- PROPOSED ZONING: TOD-M(O)
- EXISTING USES: VACANT COMMERCIAL
- PROPOSED USES: NON-RESIDENTIAL USES AND RESIDENTIAL USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS IN THE TOD- M ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: NON-RESIDENTIAL SQUARE FOOTAGES AND RESIDENTIAL UNITS AS ALLOWED AND REQUIRED BY THE TOD-M ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS BELOW.

**1. GENERAL PROVISIONS:**

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY PROVIDENCE CAPITAL GROUP ("PETITIONER") TO ACCOMMODATE THE REUSE OF THE EXISTING BUILDINGS AS WELL AS THE REDEVELOPMENT OF PARCELS WITH TRANSIT SUPPORTIVE USES AS ALLOWED IN THE TOD-M ZONING DISTRICT AND THE OPTIONAL PROVISIONS BELOW ON AN APPROXIMATELY 5.96 ACRE SITE LOCATED NORTH OF E. CAMA STREET AND WEST OF OLD PINEVILLE 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 TOD-M(O) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- 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. REDEVELOPMENT OF THE SITE IS PERMITTED AS DESCRIBED IN 1.A ABOVE AND SECTION 3 BELOW. 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 EIGHT (8). 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 BUILDINGS LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

**2. OPTIONAL PROVISIONS:**

- a. TO ALLOW NEW SURFACE PARKING AREAS TO BE LOCATED BETWEEN THE EXISTING BUILDINGS AND OLD PINEVILLE ROAD, AND BETWEEN THE EXISTING BUILDINGS AND E. CAMA STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS OPTIONAL PROVISION WILL NOT ALLOW PARKING TO BE LOCATED BETWEEN ANY NEW BUILDINGS CONSTRUCTED ON THE SITE AND ANY ABUTTING PUBLIC STREETS.
- b. TO ALLOW EXISTING PARKING LOCATED BETWEEN THE EXISTING BUILDINGS AND OLD PINEVILLE ROAD AND E. CAMA STREET TO REMAIN UNTIL JUST TIME AS THE SITE IS REDEVELOPED AS ALLOWED BY THE TOD-M ZONING DISTRICT.
- c. TO ALLOW PARKING FOR EDEE AT THE RATE OF ONE SPACE PER 300 SQUARE FEET. THIS OPTIONAL PROVISION CHANGES THE REQUIRED PARKING FOR EDEE FROM ONE SPACE FOR 150 SQUARE FEET TO ONE SPACE PER 300 SQUARE FEET.
- d. TO NOT REQUIRE STREETScape IMPROVEMENTS ALONG OLD PINEVILLE ROAD AS PART OF A MAJOR FAÇADE IMPROVEMENT OR AS PART OF A CHANGE OF USE TO THE EXISTING BUILDINGS.
- e. TO ALLOW MORE THAN 35% OF THE OLD PINEVILLE ROAD AND E. CAMA STREET FRONTAGE TO BE OCCUPIED BY PARKING SPACES LOCATED TO THE SIDE OF THE EXISTING BUILDINGS.
- f. TO ALLOW THE PARKING PROVIDED ON THE SITE AS PART OF THE RE-USE OF THE EXISTING BUILDINGS TO EXCEED THE PARKING MAXIMUMS OF THE TOD-M ZONING DISTRICT.

- g. EXPANSION OF THE EXISTING BUILDING AREA BY UP TO 10,000 SQUARE FEET FOR EACH EXISTING BUILDING WILL BE ALLOWED SUBJECT TO THE APPLICABILITY AND EXCEPTIONS LISTED IN SECTION 9.1204(3) IN THE ORDINANCE EXCEPT FOR EDEE AS LISTED ABOVE.

*IN THE EVENT THAT THE EXISTING BUILDINGS ON THE SITE ARE DEMOLISHED AND THE SITE IS REDEVELOPED WITH NEW BUILDING(S), THE SITE WILL COMPLY WITH THE REQUIREMENTS OF TOD-M ZONING DISTRICT WITH THE EXCEPTION OF PARKING FOR EDEE WHICH MAY BE PROVIDED AT THE RATE OF ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA AS SPECIFIED ABOVE.*

**3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**

- a. THE SITE MAY BE DEVELOPED WITH NON-RESIDENTIAL AND RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE TOD-M ZONING DISTRICT.
- b. THE PETITIONER MAY RE-USE, RENOVATE AND CHANGE THE USES OF THE EXISTING BUILDINGS ON THE SITE AS ALLOWED BY THE TOD-M ZONING REGULATIONS, INCLUDING EXISTING BUILDING EXPANSION UP TO 10,000 SQUARE FEET PER BUILDING AND PER THE OPTIONAL PROVISIONS ABOVE. THE PETITIONER WILL ALSO BE ALLOWED TO DEMOLISH THE EXISTING BUILDINGS AND REDEVELOP THE SITE AS ALLOWED BY THE TOD-M ZONING DISTRICT AND THE OPTIONAL PROVISIONS ABOVE REGARDING PARKING FOR EDEE USES. IN ADDITION, DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE MAY OCCUR IN PHASES OR AT ONCE. THE PETITIONER SHALL PROVIDE A NORTH/SOUTH CONNECTION FROM CAMA STREET TO THE NORTHERN PROPERTY LINE AT SUCH TIME THE BUILDING ON PARCEL 149-024-05 IS DEMOLISHED AND THE SITE IS REDEVELOPED. ADDITIONAL PUBLIC STREET CONNECTIONS MAY BE CONSIDERED AT SUCH TIME PARCELS 149-024-14 AND 149-024-16 ARE REDEVELOPED.

**4. ACCESS:**

- a. VEHICULAR ACCESS TO THE SITE WILL BE FROM E. CAMA STREET AND OLD PINEVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. CONNECTIONS TO THE ADJOINING PARCELS ARE ALSO ALLOWED IF ACCESS AGREEMENTS OR FUTURE PUBLIC STREETS CREATING ACCESS TO THE SITE ARE PROVIDED.
- b. THE LOCATION OF THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

**5. STREETScape, LANDSCAPING OPEN SPACE AND SCREENING:**

- a. ALONG E. CAMA STREET A 22 FOOT SETBACK AS MEASURED FROM THE EXISTING/FUTURE BACK OF CURB WILL BE PROVIDED.
- b. ALONG OLD PINEVILLE ROAD A 24 FOOT BUILDING SETBACK WILL BE PROVIDED AS MEASURED FROM THE BACK OF THE EXISTING/FUTURE BACK CURB.
- c. AS PART OF THE CHANGE OF USE TO THE EXISTING BUILDINGS THE PETITIONER WILL PROVIDE THE FOLLOWING STREETScape IMPROVEMENTS ALONG E. CAMA STREET; AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK. NO STREETScape IMPROVEMENTS ARE PROPOSED ALONG OLD PINEVILLE ROAD.

**6. ENVIRONMENTAL FEATURES:**

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

**7. LIGHTING:**

- a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING: LOW LANDSCAPE, DECORATIVE, SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE/AMENITY AREAS, AND PARKING AREAS.

**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 APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND 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 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.



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Mixed-use Development

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TECHNICAL DATA NOTES

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**RZ-2.0**