

SITE DEVELOPMENT DATA:

ACREAGE: ± 2.01 ACRES

TAX PARCELS: 153-025-12; 153-025-13;
153-025-14; 153-025-10;
153-025-19; 153-025-09; 153-025-08

EXISTING ZONING: NS, O-2, B-1,
MUDD-O

PROPOSED ZONING: MUDD-O

EXISTING USES: COMMERCIAL RETAIL
& OFFICE

PROPOSED DEVELOPMENT:
20,000 SF OFFICE
300 MULTI-FAMILY UNITS
15,000 SF RETAIL, EDEE, OR
PERSONAL SERVICE USES

MAXIMUM BUILDING HEIGHT:
DEVELOPMENT AREA A: 85'
DEVELOPMENT AREA B: 65'
AS MEASURED PER THE ORDINANCE

PARKING: AS REQUIRED BY THE
ORDINANCE FOR THE MUDD ZONING
DISTRICT

LEGEND:

— — — — — PROPERTY BOUNDARY

- - - - - PROPOSED SETBACK

— — — — — STREET CENTERLINE

- - - - - DEVELOPMENT AREA

■ BUILDING FOOTPRINT

■ UNDERGROUND PARKING
AREA

■ POTENTIAL TREE SAVE, OPEN
SPACE, AND AMENITY AREA

↔ VEHICULAR ACCESS INTO SITE

↓ ACCESS POINT INTO PARKING
GARAGE FROM EXISTING
ALLEY



REZONING PETITION # 2022-037
NOT FOR CONSTRUCTION

PROJECT

**1401 EAST BLVD
REZONING**

SUNCAP PROPERTY GROUP, LLC
1401 EAST BLVD
CHARLOTTE, NC 28203

LANDDESIGN PROJ# 1022028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	08.15.2022
2	3RD REZONING SUBMITTAL	09.12.2022
3	4TH REZONING SUBMITTAL	10.17.2022

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH

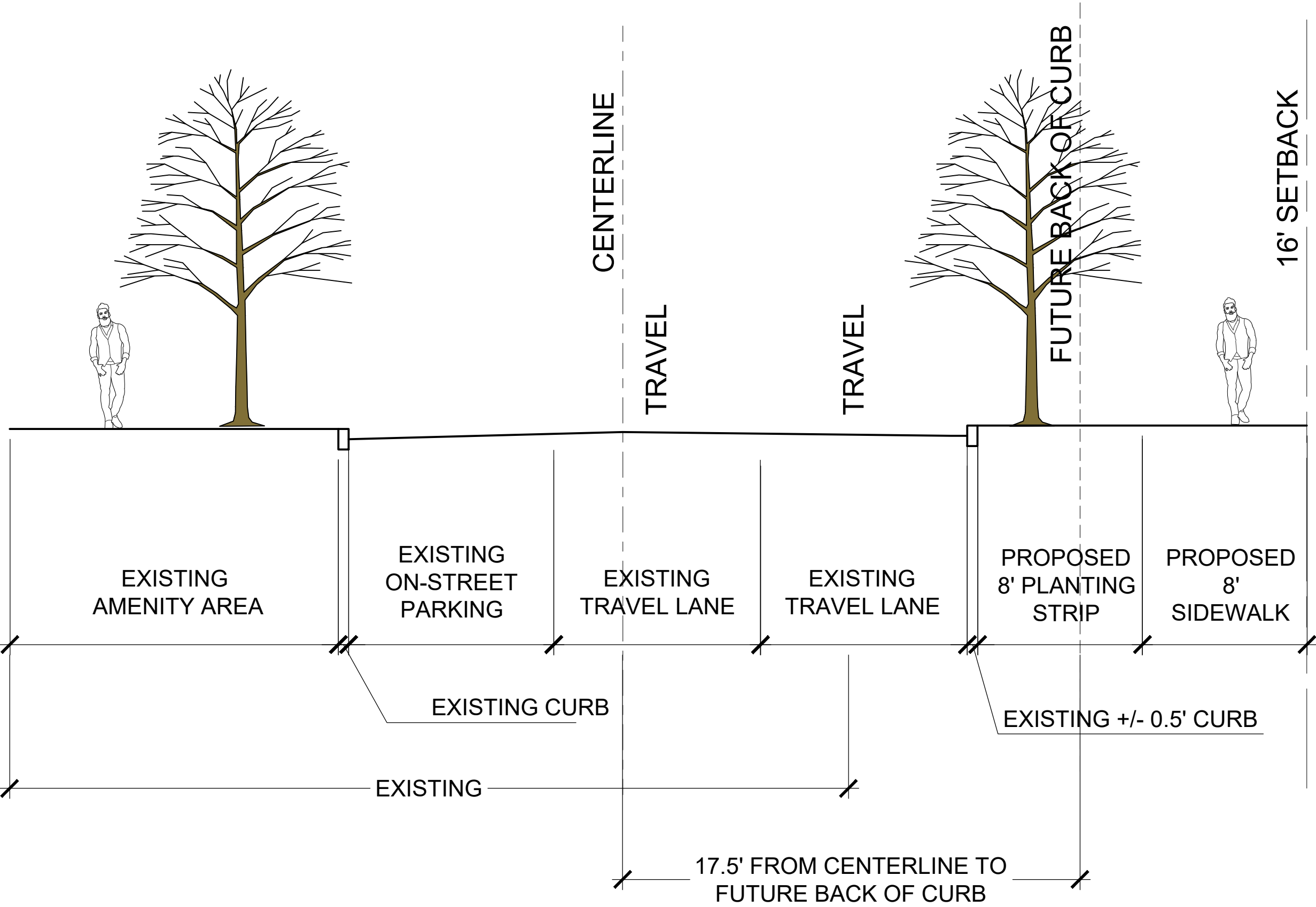
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE
TECHNICAL DATA SHEET

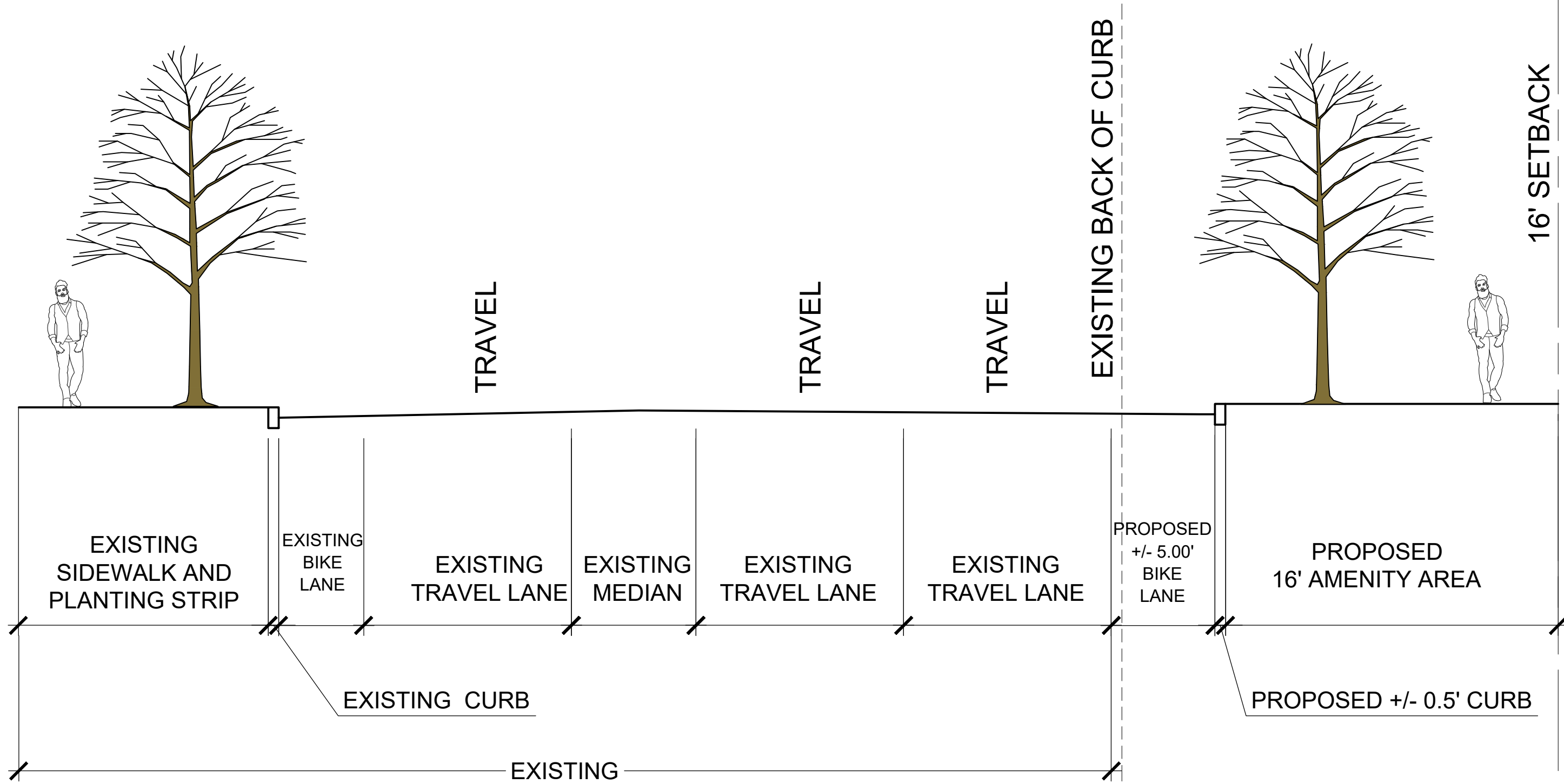
SHEET NUMBER

RZ-1.0

SCOTT AVE PROPOSED SECTION



EAST BLVD PROPOSED SECTION



NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	08.15.2022
2	3RD REZONING SUBMITTAL	09.12.2022
3	4TH REZONING SUBMITTAL	10.17.2022

NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	08.15.2022
2	3RD REZONING SUBMITTAL	09.12.2022
3	4TH REZONING SUBMITTAL	10.17.2022

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: ND

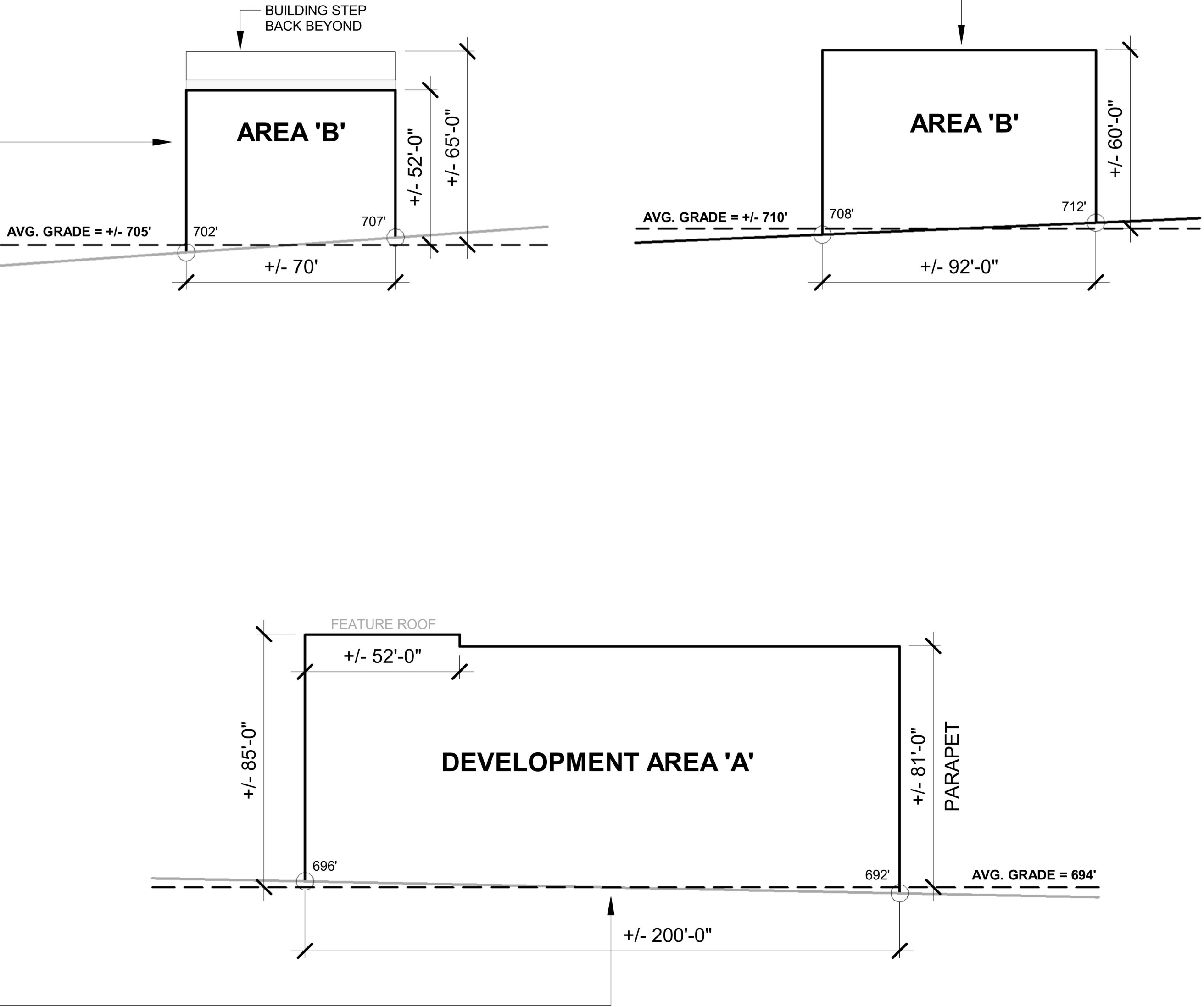
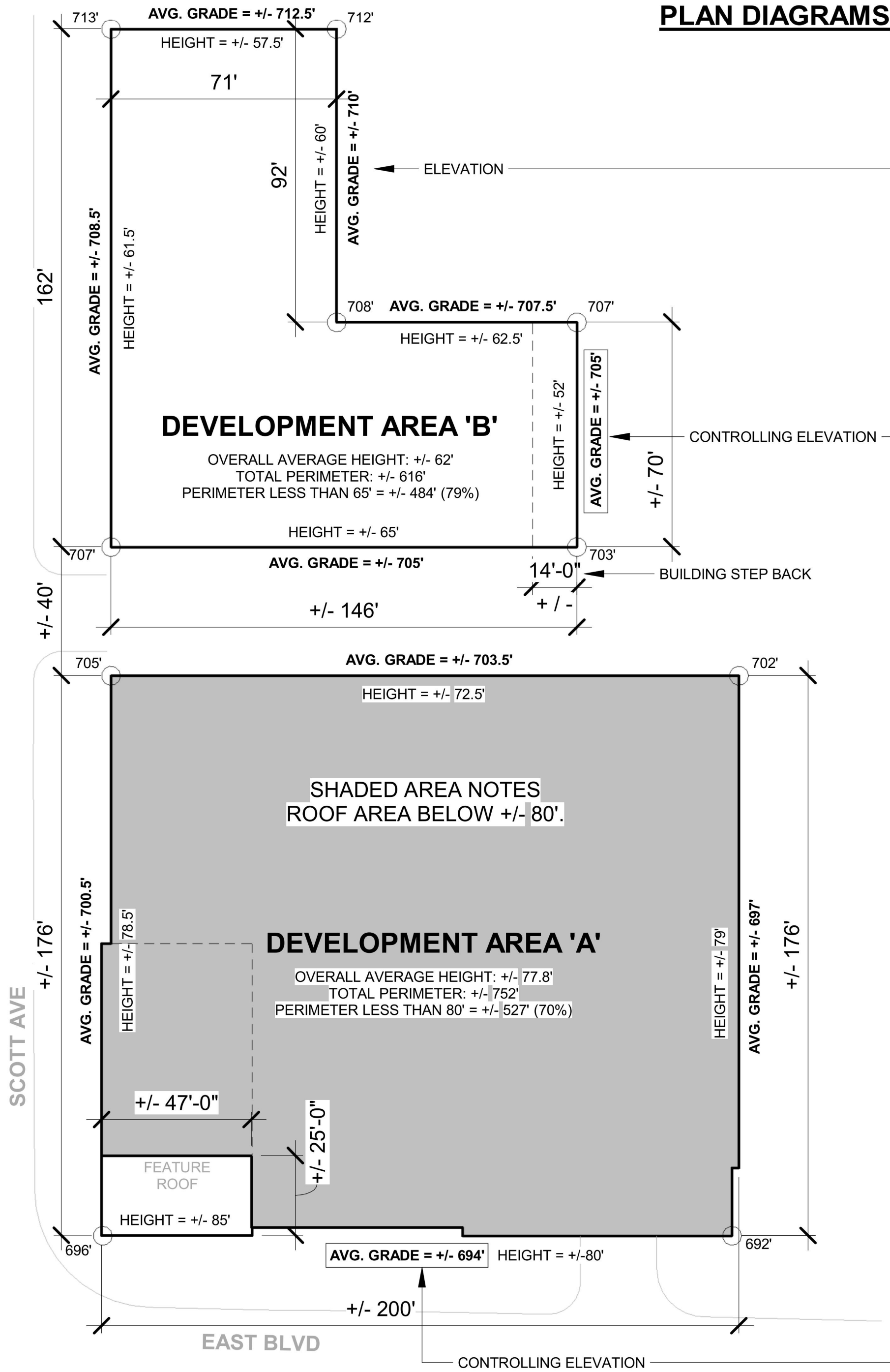
SCALE: NORTH

VERT: N/A
HORZ:

PLAN DIAGRAMS

ELEVATION DIAGRAMS

NOTE: ALL DIMENSIONS ARE APPROXIMATE.
FINAL GRADING CONDITIONS TO BE CONFIRMED
DURING DESIGN DEVELOPMENT PHASE.



1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

13 OCTOBER 2022
223646 - 1401 EAST BOULEVARD

AVERAGE GRADE EXHIBIT

oda.us.com | ODA ARCHITECTURE



DEVELOPMENT STANDARDS
Petitioner: SunCap Property Group, LLC.
Rezoning Petition No. 2022-037
10/17/2022

Site Development Data:

- Acreage: ± 2.01 acres
--Tax Parcels: 15302512, 15302513, 15302514, 15302510, 15302519, 15302508, and 15302509
--Existing Zoning: NS, O-2, B-1
--Proposed Zoning: MUDD-O
--Existing Uses: Commercial Retail & Office
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
--Maximum Development, subject to conversion rights:
a. 20,000 square feet of office uses;
b. 300 multi-family residential units; and
c. 15,000 square feet of retail, EDEE or personal service uses (minimum of 4,000 square feet to be provided).
--Maximum Building Height: 85 feet for Area A and 65 feet for Area B, as measured per the Ordinance
--Parking: As required by the Ordinance for the MUDD zoning district.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by SunCap Property Group, LLC ("Petitioner") to accommodate development of a mixed-use project on an approximately 2.01-acre site located at the northeast intersection of East Boulevard and Scott Avenue, more particularly described as Mecklenburg County Tax Parcel Numbers 15302512, 15302513, 15302514, 15302510, 15302519, 15302508, and 15302509 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site of a pedestrian-focused mixture of MUDD-permitted uses including but not limited to office, residential, retail and other commercial uses.
- c. **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, or as otherwise stated in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

01718-002/00366627-7

II. Optional Provisions

- a. Petitioner requests the ability to define the "Base" of High Rise Buildings for architectural standards as the first two (2) floors at street grade from public streets. *(In reference to Section 9.8.506(2)(i) of the Ordinance.)*

III. Maximum Development and Restrictions

- a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed may be developed with up to (i) 20,000 square feet of office uses; (ii) 300 multi-family residential units; and (iii) 15,000 square feet of retail, EDEE or personal service uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district. A minimum of 4,000 square feet of retail, EDEE or personal service uses shall be provided.
- b. **Prohibited Uses:** Car washes (except for residential car wash stations), self-storage facilities as principal use, and Automobile Service Stations.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval. The proposed East Boulevard access shall be restricted to right-in/right-out only.
- b. The proposed driveway access along the Site's frontages of Fountain View shall be full movement, and the access along Scott Avenue and East Boulevard shall be right-in/right-out only, as generally depicted on the Rezoning Plan.
- c. Petitioner shall provide streetscape improvements along the Site's frontage of Scott Avenue and East Boulevard as depicted on the Rezoning Plan, including a minimum eight (8) foot wide amenity zone and eight (8) foot wide sidewalk. Trees may be located in planters or grates along sidewalk areas or in planting strips.
- d. Petitioner shall coordinate with CATS during the permitting phase of development to improve the existing bus stops located on the Site's frontages of East Boulevard and Scott Avenue.
- e. Petitioner shall complete the following off-site transportation mitigation as resulting from the Traffic Impact Study (TIS) as coordinated with CDOT:
- Upgrade the crosswalks at the East Boulevard/Kenilworth Avenue and East Boulevard/Scott Avenue intersections to include high-visibility striping.
 - Install Video Detection for Automated Traffic Signal Performance Measures (ATSPM) in coordination with CDOT at the East Boulevard/Dilworth Road East and East Boulevard/Kenilworth Avenue intersections.

01718-002/00366627-7

2

V. Design Guidelines:

a. General Design Guidelines.

- Preferred Exterior Building Materials:** The principal building constructed on the Site shall be comprised of a minimum percentage of the following materials on the total applicable building façade along public rights-of-way (excluding windows and door areas): glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, or other materials approved by the Planning Director.
 - The Base levels of the building along public rights-of-way shall only be constructed of Preferred Exterior Building Materials (excluding window and door areas). "Base" shall be defined as equivalent to the first two (2) floors at street grade, per the Optional Provision above.
 - Preferred Exterior Building Materials shall comprise a minimum of 60% of the total East Boulevard frontage and a minimum of 50% of the total Scott Avenue frontage. (For the sake of clarity, the Base levels shall be included in calculations for the total building façade along each frontage but Base levels shall not contain materials other than the Preferred Exterior Building Materials.)

01718-002/00366627-7

3

- Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
- Cementitious siding (such as hardi-plank) and panels shall be excluded from the exterior building materials permitted along the base building levels of the East Boulevard and Scott Avenue frontages. Cementitious panels may be used on the north and east building elevations which do not front East Boulevard and or Scott Avenue.
- Stucco and E.I.F.S. shall be permitted as a building material (not a Preferred Exterior Building Material), subject to the restrictions above. For the sake of clarity, Stucco and E.I.F.S. shall not be permitted on the exterior of the Base levels of the building along public rights-of-way.

- Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- Base of High Rise Building(s) (those exceeding five (5) stories): The Base of primary building sides (as defined above) fronting a public street shall be distinguished from the remainder of the building and include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Such modulation shall occur at intervals of no more than 60' and shall be a minimum of 5' wide and shall project or recess a minimum of 1' extending through at least a full floor.
- Building elevations facing public streets 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.
- Building height shall transition from a maximum of 85' in Area A (at the corner of the East and Scott intersection) to a maximum of 65' in Area B (closer to lower density adjacent properties).

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

- Ground floor transparency (measured 3' to 10' from finished grade) shall be a minimum of 60% along the ground floor of the East Boulevard facade and 40% along the ground floor of the Scott Avenue facade (as calculated per Section 15.2.1 of the Ordinance, for reference).

- Meter banks shall be located outside of the setback.

01718-002/00366627-7

4

- Rooftop HVAC units will be screened from public right-of-way.
- All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure.
- If a rooftop terrace is provided, it shall be permitted only for office or residential uses (no rooftop terraces associated with EDEE uses shall be allowed). For the sake of clarity, this does not restrict the ability for retail balconies on lower levels of the building.
- Petitioner shall provide an eight (8) foot tall opaque fence near the rear property line when adjacent to single-family residential lots used for residential uses, as further coordinated with adjacent neighbors.

b. Parking Deck Standards:

- Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. Screening shall include both vertical and horizontal treatment that resembles patterns and architecture of the occupied portions of the building, including use of similar materials and a similar rhythm of window openings on frontages. The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. Any such decorative screens shall be set back from the plane of the street façades and affixed in line with the internal face of walls to parking levels so as to be minimally intrusive when seen in perspective. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four (4) feet in height.
- However, these parking deck standards are in no way intended to impede the natural ventilation of an open parking deck.

c. Building Height Justification:

- Petitioner shall provide the following minimum percentage of parking spaces to include electric vehicle facilities within the Site:
 - 20% of spaces as EV Capable, including ready and installed spaces;
 - 10% of spaces as EV Ready, including installed spaces; and
 - 2% of spaces as EV Installed spaces or minimum of one (1) space for development with between 26 to 50 parking spaces.

01718-002/00366627-7

5

- Petitioner shall construct all principal buildings on the site to NGBS Bronze standards for sustainability.

VI. Environmental Features

- The Petitioner shall comply with the Post Construction Stormwater Ordinance.
- The Petitioner shall comply with the Tree Ordinance.
- The Petitioner shall implement deep root fertilization methods on preserved trees included in the tree save areas.

VII. Lighting:

- All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas. However, upward facing accent/architectural lighting shall be permitted.

VIII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

IX. Binding Effect of the Rezoning Application:

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 Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

01718-002/00366627-7

6

KEY MAP

SEAL

REZONING PETITION # 2022-037
NOT FOR CONSTRUCTION

PROJECT

1401 EAST BLVD
REZONING

SUNCAP PROPERTY GROUP, LLC

1401 EAST BLVD

CHARLOTTE, NC 28203

LANDDESIGN PROJ# 1022028

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	08.15.2022
2	3RD REZONING SUBMITTAL	09.12.2022
3	4TH REZONING SUBMITTAL	10.17.2022

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: ND

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2.0