



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ±2.274

TAX PARCEL #: 183-177-03

EXISTING ZONING: MUDD-O

PROPOSED ZONING: MUDD-O SPA

EXISTING USES: GENERAL AND MEDICAL OFFICE USES,
RESTAURANTS AND BRANCH BANKS.

PROPOSED USES: GENERAL AND MEDICAL OFFICE USES,
RETAIL ESTABLISHMENTS AND BUSINESS, SERVICE USES
AND RESTAURANTS, ALONG WITH ANY ACCESSORY USES
AND STRUCTURES ASSOCIATED WITH THE ALLOWED
PRINCIPAL USES (INCLUDING A DRIVE-UP REMOTE
ATM/TELLER STATION) AND AS FURTHER DEFINED BELOW
IN SECTION 3 PERMITTED USES.

ALLOWED SQUARE FOOTAGE: 250,000 SQUARE FEET OF
GROSS FLOOR AREA (AS DEFINED AND LIMITED BELOW).

MAXIMUM HEIGHT: BUILDING HEIGHT WILL NOT EXCEED
TWO HUNDRED TWENTY-FIVE (225) FEET (AS DEFINED AND
LIMITED BELOW).

PARKING: SEE SECTION 8 BELOW FOR REQUIRED PARKING
RATIOS.



KEY MAP

SEAL

PROJECT

SHARON STATION

CHILDRESS KLEIN
CHARLOTTE, NC
RZ #2022-027

LANDDESIGN PROJ.# 1022059

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	02/18/2022
2	PER STAFF COMMENTS	08/15/2022
3	PER STAFF COMMENTS	10/14/2022
4	PER STAFF COMMENTS	11/14/2022

DESIGNED BY: RJA
DRAWN BY: JYK
CHECKED BY: KST

SCALE

VERT: N/A
HORZ: 1" = 40'

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1

KEY MAP

SEAL

PROJECT

SHARON STATION

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DESIGNED BY: RJA
DRAWN BY: JYK
CHECKED BY: KST

SCALE NORTH
VERT: N/A
HORZ: 1" = 40'
0 20 40 80
SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2



Childress Klein - Sharon Station
Development Standards
11/14/2022
Rezoning Petition No. 2022-027

Site Data:

--Acreage: ±2.274
--Tax Parcel #: 183-177-03
--Existing Zoning: MUDD-O
--Proposed Zoning: MUDD-O SPA
--Existing Uses: General and medical office uses, restaurants and branch banks.
--Proposed Uses: General and medical office uses, retail establishments and business, service uses and restaurants, along with any accessory uses and structures associated with the allowed principal uses (including a drive-up remote ATM/teller station) and as further defined below in Section 3 Permitted Uses.
--Allowed Square Footage: 250,000 square feet of gross floor area (as defined and limited below).
--Maximum Height: Building height will not exceed two hundred twenty-five (225) feet as defined and limited below.
--Parking: See Section 8 below for required parking ratios.

1. General Provisions:

a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition (and together with other attachments referred to collectively as the "Rezoning Plan") as filed by Childress Klein (the "Petitioner" or "Developer") and include optional provisions (the "Optional Provisions") to accommodate development on approximately 2.273 acres generally located on Sharon Road (the "Site"); the Site being the current location of the Sharon Station development. Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance as of the date of approval of this Petition (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed-Use Development District (MUDD) Zoning Classification, subject to the Optional Provisions provided below, shall govern development on the Site.

b. Consequently, except as otherwise expressly specified on the Rezoning Plan and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access, the numbers, the size, configuration and placements of buildings and parking areas, and the depictions of such elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases subject to the accompanying Development Standards and Section 6.207 of the Ordinance. Parking layouts for surface and structured parking may be modified to accommodate changes to building locations to the extent permitted by the Ordinance.

c. This Petition contemplates redevelopment of the Site in the manner generally depicted on the Rezoning Plan (the "Redevelopment"), but also use of the existing buildings on the Site in the manner described in Section 3d. below (the "Existing Development/Alterations").

d. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, outdoor dining areas and all gathering areas whether on the roof of a building or at street level.

2. Optional Provisions

a. During the period that the Site remains as currently developed, or expanded by no more than 2,500 square feet of gross floor area, in the manner described by the Existing Development/Alteration (as defined below), the provisions of the MUDD district governing: (i) streetscape requirements; (ii) the location of the existing parking spaces or maneuvering areas for parking located between the existing buildings and Sharon Road and (iii) the prohibition on the use of accessory drive-through windows, shall not apply, subject to the provisions of Section 3.d below; provided, however, upon Redevelopment of the Site (as defined above), the Site shall comply with these provisions and all other applicable provision of the MUDD district.

b. The Petitioner seeks the optional provision to allow the existing wall and detached signs to remain until such time as the existing buildings are demolished and the Redevelopment of the Site (as defined above) occurs. All new and replacement signs shall comply with the Ordinance.

c. Existing detached signs as allowed by the MUDD district and as allowed by these Optional Provisions will be allowed in the twenty-two (22) foot setback.

d. The Petitioner seeks the optional provision to allow a maximum building height of two hundred twenty-five (225) feet (as defined and limited below).

3. Permitted Uses:

a. The Site may be developed with the following uses: general and medical office uses, retail establishments and business, service uses, restaurants, and showrooms, along with any accessory uses and structures associated with the allowed principal uses, as allowed in the MUDD district.

b. Maximum allowed "gross floor area" will be two hundred and fifty thousand (250,000) square feet as part of the Redevelopment (as defined above). Retail establishments and business, restaurants and service uses will be limited to the lesser of: (i) up to twenty thousand (20,000) square feet of gross floor area or (ii) the ground floor of the principal building(s), upon Redevelopment of the Site subject to the following:

i. Medical office, if provided, shall be limited to no more than thirty thousand (30,000) square feet (with a maximum of one hundred fifty thousand (150,000) of general office uses).

c. Prior to the Redevelopment of the Site (as defined above), the six (6) existing buildings may continue to be used as general and medical office uses as well as two branch banks with drive-through windows. In addition, up to eleven thousand (11,000) square feet of the existing buildings may undergo a change of use and be used for retail establishments and business, service uses and restaurants (any such restaurants will not have a drive-thru window) (the existing development described in this paragraph as may be modified in the manner described above is hereby referred to as the "Existing Development/Alteration").

d. As part of the Existing Development/Alteration, up to 2,500 square feet of gross floor area may be added to the existing buildings and the building dimensions (horizontal and vertical) may be adjusted accordingly. This additional square footage may be utilized by any of the uses allowed on the Site.

For purposes of the development limitations set forth in these Development Standards the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface and structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces) and outdoor dining areas.

4. Access Points (Driveways)/Future Connectivity:

a. Access to the Site will be from Colmore Lane and Element Way.

b. As part of the Redevelopment of the Site (as defined above) the Petitioner will reconstruct a portion of the signalized driveway on Sharon Road (from Sharon Road to the first internal intersection) to include sidewalks, planting strips and street trees on both sides of the driveway. The specifics of these elements (location, size, type) to be determined by the Petitioner and CDOT during the design development process. The number and design of the vehicular access lanes within the driveway to be determined during the driveway permit process.

c. The Petitioner will extend Colmore Lane through the Site to Sharon Road as generally depicted on the Rezoning Plan.

d. Additional connections (driveways and sidewalks) to facilitate connectivity to the adjoining properties may be added after review by the Planning Director and the Charlotte Department of Transportation.

e. A twenty-two (22) foot setback as measured from back of curb shall be provided.

f. Petitioner shall dedicate fifty (50) feet of right of way as measured from the centerline of Sharon Road, in fee simple conveyance, to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.

g. The Petitioner shall relocate the existing crosswalk across Sharon Road to the south side of the intersection, including all design changes needed to accommodate the crossing changes, if not completed by others prior to permitting.

h. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the issuance of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

i. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

j. The Petitioner shall perform a Technical Traffic Memorandum (TTM) prior to permitting that analyzes the traffic signal at Sharon Road and South Park Drive/Site Entrance to determine if any signal phasing changes are needed and to determine the appropriate design of the site driveway approach to the signal.

5. Architectural Controls:

a. Any new building(s) fronting on Sharon Road and constructed as part of Redevelopment of the Site (as defined above), will have a door, windows, clear glass and landscaping along the Sharon Road side of such building(s) and adhere to the following standards:
i. The ground floor shall have forty-five (45) percent transparency.
ii. A minimum ground floor height of sixteen (16) feet shall be provided.
iii. The maximum vertical and horizontal blank wall shall be twenty (20) feet.

b. In connection with new buildings on the Site as part of the Redevelopment (as defined above), the principal building materials of such buildings will be glass, brick masonry, pre-cast, pre-cast stone or stone including simulated stone and brick. Stucco, EIFS and metal panel accents will be allowed.

c. If an above ground parking structure is constructed on the Site, it must be located within the parking/building envelope illustrated on the Rezoning Plan. Surface parking may be located in either the parking/building envelope or the building envelope.

d. Upon the Redevelopment of the Site, parking and maneuvering areas for parking or vehicular circulation areas will not be allowed between the building(s) and Sharon Road, provided that such parking and maneuvering and vehicular circulation may be allowed to the side and rear of such building(s) and between building(s).

e. Up to two principal buildings may be constructed within the building envelope generally depicted on the Rezoning Plan, and up to two principal buildings may also be constructed within the parking/building envelope, as generally depicted on the Rezoning Plan.

f. All sides of the principal building(s) constructed as part of Redevelopment of the Site (as defined above), will be built using four-sided architecture. Structured parking, if provided, shall not be considered a principal building.

6. Streetscape, Screening, and Tree Ordinance:

a. The Petitioner will as part of the Redevelopment of the Site implement the required MUDD streetscape requirements of an eight (8) foot planting strip and a fourteen (14) foot sidewalk along the Site's frontage on Sharon Road.

b. Existing trees within the setback may be removed to comply with the Urban Street Design Guidelines.

c. All roof mounted mechanical equipment will be screened from view from adjoining public streets and abutting properties as viewed from grade.

d. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. The materials uses shall compliment the buildings on the site and additional landscape screening shall be provided as generally depicted.

e. Backflow preventers will be screened from public view and will be located outside of the setback on Sharon Road.

f. Meter banks will be hidden from public view.

g. The Site shall comply with the City of Charlotte Tree Ordinance.

7. Parking/Internal Vehicular Circulation:

a. Off street parking spaces for current and future building development will be provided at the following ratios for the Site:

- (i) Professional business and general and medical office uses: one space per three hundred (300) square feet;
- (ii) Retail uses (non-restaurant): one space per six hundred (600) feet;
- (iii) Restaurant uses: one space per one hundred twenty-five (125) square feet; and
- (iv) Other non-residential uses: one space per six hundred (600) square feet.

b. Required parking may be provided on the parcel created for the proposed use or by a reciprocal parking easement with the abutting property owners, including without limitation, Tax Parcel # 183-131-06.

c. The alignment of internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and parking layouts.

d. A drive-up remote ATM and/or Teller station shall be permitted. Screening will be provided as generally depicted on the rezoning plan.

8. Internal Sidewalk:

a. Any new building constructed on the Site as part of the Redevelopment of the Site (as defined above), will be connected via a five (5) foot sidewalk to the sidewalk located along Sharon Road.

9. Stormwater:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

10. Signage:

a. All signs (wall and detached) placed on the Site will be erected in accordance with the requirements of the MUDD district and as allowed by the Optional Provisions above.

b. Prior to the Redevelopment of the Site (as defined above), the Rezoning Plan the Petitioner will be allowed to erect up two additional detached signs to identify the new retail or restaurant tenants. These detached signs will comply with the size and height requirements of the MUDD district for detached signs.

11. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to twenty-one (21) feet in height.

c. Architectural lighting on building facades, such as sconces, will be permitted.

12. Building Height and Loop Trail Contribution:

a. Building Height. The maximum building height shall be two hundred and twenty-five (225) feet.

b. South Park Loop Trail. In an effort to further support pedestrian mobility for residents within the South Park area, the Petitioner shall contribute to the "Loop Trail" as described in the South Park CNIP (the "Loop Trail Project") as follows:

i. In the event the building height exceeds 120' feet of height, the Petitioner shall construct the loop trail within the right of way along the frontage of parcel 18317705 prior to the first certificate of occupancy on the site.

ii. In the event the building height is 120' or below, the petitioner shall contribute \$100,000 to the City of Charlotte for the purpose of design and/or construction of sidewalk and/or pedestrian connections associated with the "Loop Trail". Such contribution shall be provided prior to the issuance of the first certificate of occupancy.

13. Unified Development:

a. The Site shall be viewed as a unified development plan as to the components and development elements of the Site generally depicted on the Rezoning Plan and as to current and future improvements located within adjacent parcel know as Tax Parcel # 183-131-06 located to the southwest of the Site as generally depicted on the Rezoning Plan. As such, side and rear yards and other separation standards will not be required internally between improvements located on the Site and Tax Parcel # 183-131-06. Furthermore, the Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site and Tax Parcel # 183-131-09 with no public street frontage or side and/or rear yards or other separation standards as part of a unified development plan; provided, however, all such yards and separation standards along the exterior boundary of the Site shall be adhered to.

14. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

15. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this 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.

KEY MAP

SEAL

PROJECT

SHARON STATION

CHILDRESS KLEIN

CHARLOTTE, NC

RZ #2022-027

LANDDESIGN PROJ.# 1022059

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DESIGNED BY: RJA
DRAWN BY: JYK
CHECKED BY: KST

SCALE: NORTH
VERT: N/A
HORZ: #####
0 20 40 80

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3