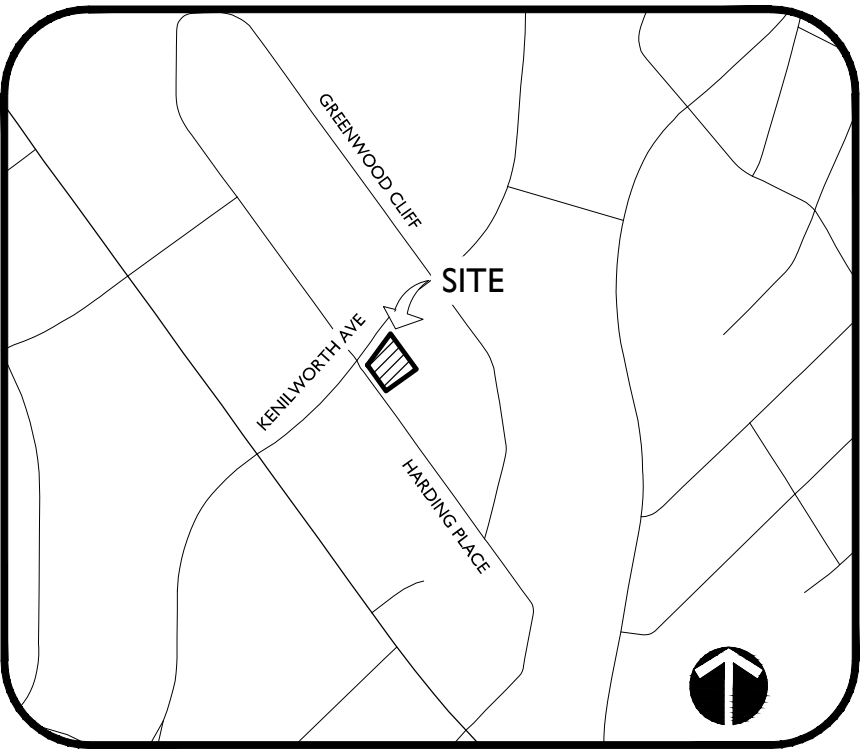


SITE INFORMATION	
SITE AREA	0.49 ACRES (+/- 21,332 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521204, 12521205
EXISTING ZONING	0-2 (PED)
EXISTING USES	VACANT STRUCTURES: OFFICE AND PARKING
PROPERTY OWNERS	VARIES (AS SHOWN)



VICINITY MAP  
NTS

KEY MAP

SEAL

REZONING  
PETITIONS  
2018-031

PROJECT

HARDING  
PLACE  
OFFICE

CITISCUPT

LANDDESIGN PROJ.#  
1016388

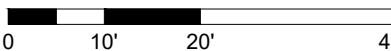
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUB. 1	2-23-18
	REZONING SUB. 2	4-16-18

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: NLD

SCALE NORTH

VERT: N/A  
HORZ: 1"=20'



SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ-EC

KEY MAP

SEAL

REZONING  
PETITIONS  
2018-031

PROJECT

HARDING  
PLACE  
OFFICE

CITISCUPLT

LANDDESIGN PROJ.#  
1016388

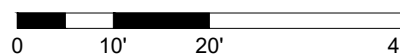
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUB.1	02-23-18
	REZONING SUB.2	04-16-18

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: NLD

SCALE NORTH

VERT: N/A  
HORZ: 1"=20'



SHEET TITLE

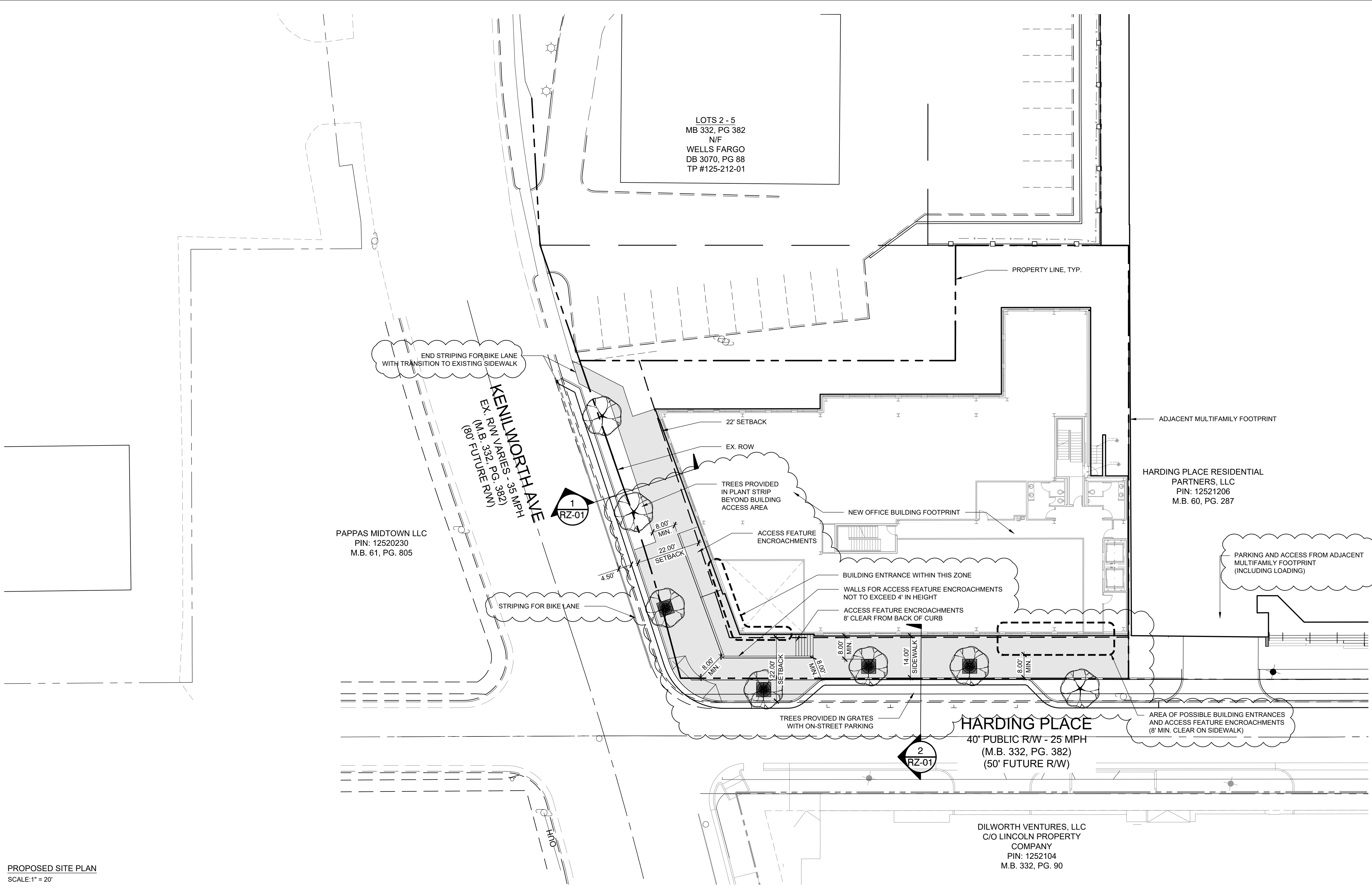
SCHEMATIC SITE PLAN

SHEET NUMBER

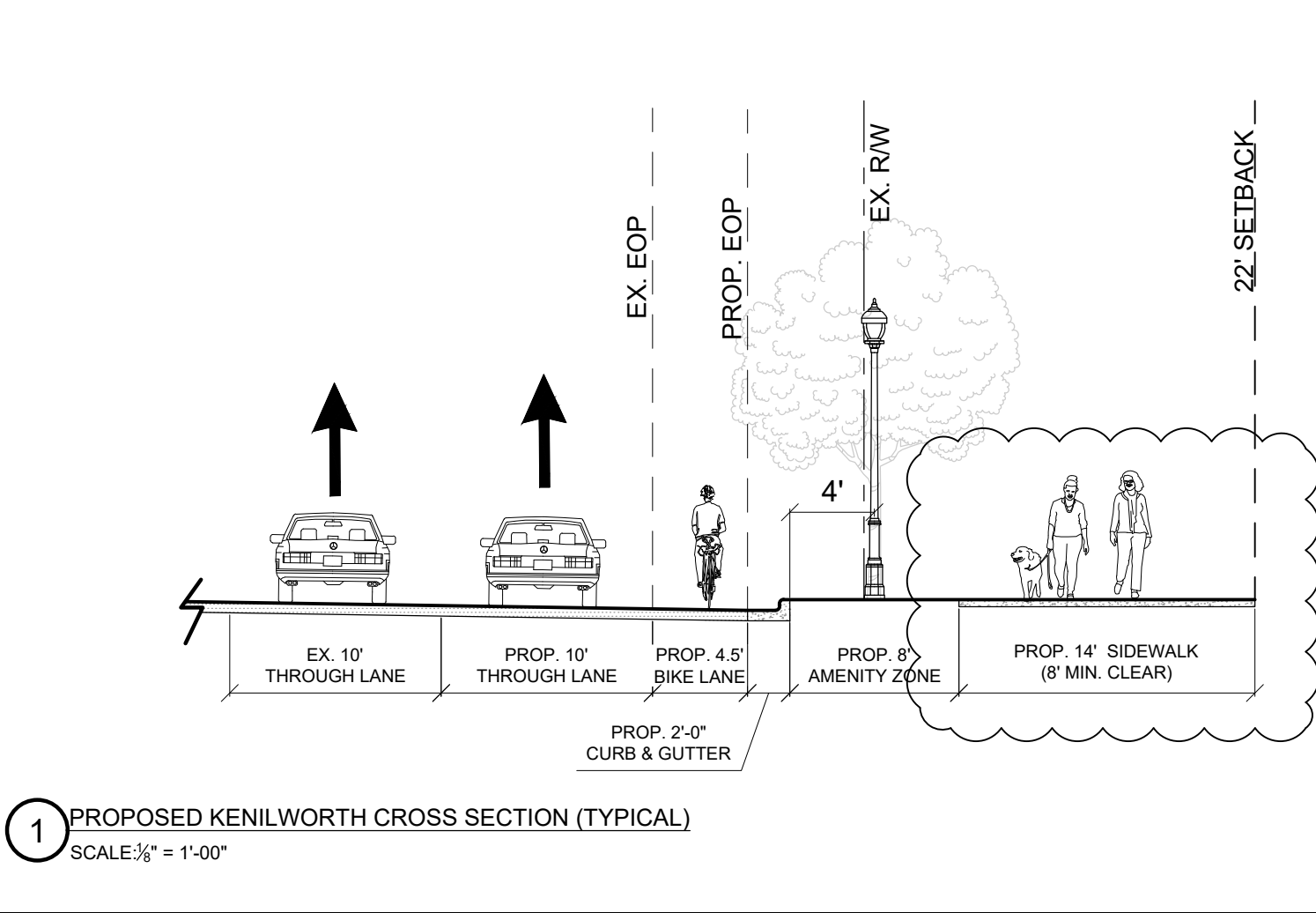
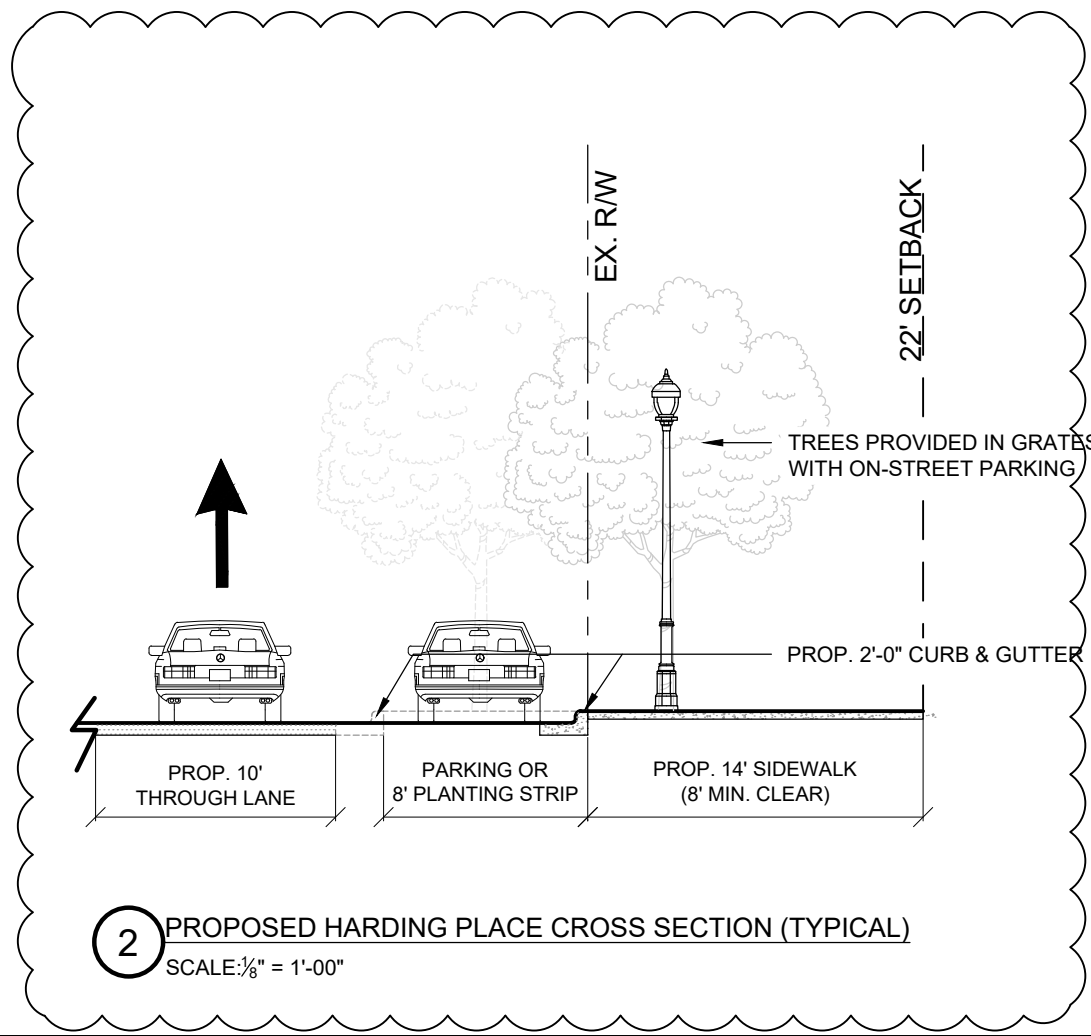
RZ-01

SITE DEVELOPMENT SUMMARY

SITE AREA	0.47 ACRES (+/- 20,4730 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521204, 12521205
EXISTING ZONING	OFFICE: O-2 (PED)
EXISTING USES	VACANT STRUCTURES: OFFICE AND PARKING
PROPOSED ZONING	MUDD-O
PROPOSED USES	OFFICE / UNDERGROUND STORAGE



PROPOSED SITE PLAN  
SCALE:1" = 20'



CitiSculpt  
Development Standards  
04/16/18  
Rezoning Petition No. 2018-031

Site Development Data:

--Acreage: ± .49 acres  
--Tax Parcel #: 125-212-04 and 125-212-05  
--Existing Zoning: O-2 (PED)  
--Proposed Zoning: MUDD-O  
--Existing Uses: Office  
--Proposed Uses: Uses as allowed by right under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district (as more specifically described in Section 3 below which controls).  
--Maximum Building Height: The maximum allowed building height will be 100'; building height will be measured as defined by the Ordinance.  
--Parking: As required by the Ordinance and modified by the Optional Provisions below.

1. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by CitiSculpt ("Petitioner") in connection with development on an approximately 0.49 acre site located at 1301 and 1309 Harding Place (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan the associated Optional Provisions 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 MUDD-O zoning classification together with the Optional Provisions shall govern all development taking place on the Site.

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. 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 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, colors, architectural elements and designs as the principal building(s).

e. **Personal Services.** Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and alike).

2. Optional Provisions:

The following Options Provisions shall apply to the Site:

a. To allow building access features as generally depicted to encroach up to [7] seven feet into the 22' setback. Building access features shall include but not limited to: drains, guard rails, hand rails, steps, ramps, landing, small retaining/check walls and footings as necessary to accommodate entry features.

b. To not require parking spaces for warehousing within an enclosed building for a self- storage facility.

3. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with general office, medical office, residential, EDEE, personal services, retail, warehousing within an enclosed building for a self-storage facility only, and other non-residential uses as allowed by right and under prescribed conditions together with accessory uses allowed in the MUDD-O zoning district.

b. EDEE, personal services, or retail uses may only be located on the ground floor (street level) of the building

c. Warehousing within an enclosed building for a self-storage facility may only be located in subterranean levels of the building. However, office, retail, or similar associated uses with the self-storage facility may be located on the ground floor (street level).

4. Access & Parking:

a. Access and parking for the Site will be on adjacent parcel 125-212-06.

b. The Petitioner will improve Harding Place to add on-street parking as generally depicted on the Rezoning Plan and subject to CDOT approval.

c. The Petitioner will provide a minimum 6' foot sidewalk and an 8' amenity zone to accommodate on street parking with trees in grates or other streetscape features to activate the pedestrian environment. An 8' planting strip may be provided in lieu of trees in grates and on street parking along Harding Place and Kenilworth Avenue

d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

e. A substantial completion of transportation improvements shall be constructed and approved prior to the release of a certificate of occupancy for the final building on the Site.

f. Loading for the Site will be from Harding Place on adjacent parcel 125-212-06 as permitted.

5. Setbacks, Buffers and Screening.

a. Along Harding Place a twenty-two (22) foot setback as measured from the future back of curb as generally depicted on the Rezoning Plan will be provided.

b. Along Kenilworth Avenue a twenty-two (22) foot setback as measured from the future back of curb as generally depicted on the Rezoning Plan will be provided. The curb shall shift 4.5' for future bike lane to be coordinated with CDOT as generally depicted on the rezoning plan.

6. Architectural Standards Design Guidelines.

a. The principal building constructed on the Site shall adhere to the design standards set forth in the Pedestrian Overlay District Section 10.813 of the Ordinance, including upper story transparency at a minimum of 40% per story.

b. The height of the railing for the pedestrian access, generally depicted on the rezoning plan, shall not exceed four (4) feet.

c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

d. If provided on site, dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

e. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided only by internal hallways on building levels not visible from adjacent streets.

7. 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 Tree Ordinance.

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 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.

KEY MAP

SEAL

REZONING  
PETITIONS  
2018-031

PROJECT

HARDING  
PLACE  
OFFICE

CITISCUPT

LANDDESIGN PROJ.#  
1016388

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUB. 1	2-23-2018
	REZONING SUB.2	4-16-2018

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: NLD

SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

REZONING NOTES -  
DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N1



HARDING PLACE OFFICE  
TOWER

**LOCATION** / CHARLOTTE, NC  
**PROJECT #** / 15SAG360  
**DATE** / April 12, 2018  
**DRAWN** / Author

COPYRIGHT 2018 BB+M ARCHITECTURE PLLC.

Revisions		
No.	Description	Date

BUILDING ELEVATIONS

A4.01

