

VICINITY MAP

The map displays the vicinity of the Project Site, located in the First Ward of New Orleans. The site is marked with a black dot and a red location pin. The map shows the intersection of I-10 and I-55, with the Project Site situated near the intersection. The map is divided into four wards: Fourth Ward, First Ward, Second Ward, and Third Ward. Key landmarks include the Ernest Museum of the New South, the Discovery Place Science Center, the Spectrum Center, the CTC Arena, the Harney & Grant Center for African-American, the The French Quarter, the National Hall of Fame, the Mackenbach County Courthouse, the Target, the Elsie B. Moore Levee, and the Elsie B. Moore Levee. The map also shows the Mississippi River, the Lake of America Stadium, and the Greyhound Bus Station. The map is labeled with street names, including W. 1st St., W. 2nd St., W. 3rd St., W. 4th St., W. 5th St., W. 6th St., W. 7th St., W. 8th St., W. 9th St., W. 10th St., W. 11th St., W. 12th St., W. 13th St., W. 14th St., W. 15th St., W. 16th St., W. 17th St., W. 18th St., W. 19th St., W. 20th St., W. 21st St., W. 22nd St., W. 23rd St., W. 24th St., W. 25th St., W. 26th St., W. 27th St., W. 28th St., W. 29th St., W. 30th St., W. 31st St., W. 32nd St., W. 33rd St., W. 34th St., W. 35th St., W. 36th St., W. 37th St., W. 38th St., W. 39th St., W. 40th St., W. 41st St., W. 42nd St., W. 43rd St., W. 44th St., W. 45th St., W. 46th St., W. 47th St., W. 48th St., W. 49th St., W. 50th St., W. 51st St., W. 52nd St., W. 53rd St., W. 54th St., W. 55th St., W. 56th St., W. 57th St., W. 58th St., W. 59th St., W. 60th St., W. 61st St., W. 62nd St., W. 63rd St., W. 64th St., W. 65th St., W. 66th St., W. 67th St., W. 68th St., W. 69th St., W. 70th St., W. 71st St., W. 72nd St., W. 73rd St., W. 74th St., W. 75th St., W. 76th St., W. 77th St., W. 78th St., W. 79th St., W. 80th St., W. 81st St., W. 82nd St., W. 83rd St., W. 84th St., W. 85th St., W. 86th St., W. 87th St., W. 88th St., W. 89th St., W. 90th St., W. 91st St., W. 92nd St., W. 93rd St., W. 94th St., W. 95th St., W. 96th St., W. 97th St., W. 98th St., W. 99th St., W. 100th St.

DEVELOPMENT SUMMARY	
Tax Parcel ID #:	125-023-03 125-023-04 125-023-05
Total Site Acreage:	0.359 Acre
Existing Zoning:	UMUD (Brevard Street Land Use and Urban Design Plan)
Required Setback:	22' Setback
Required Side Yard:	0' Side Yard
Required Rear Yard:	0' Rear Yard
Required Building Step Back:	20' above 60' in height
Proposed Zoning:	UMUD-O
Proposed Setback:	26' Setback
	16' Setback for all floors above ground floor and up to 60' in height
Proposed Building Step Back:	10' above 60' in height

DEVELOPMENT STANDARDS

June 11, 2018

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BPR Properties, LLC (hereinafter referred to as the "Petitioner") for an approximately .358 acre site located at the intersection of U.S. Highway 90 and Old Highway 67 in the City of Charlotte, North Carolina. The Petitioner hereby certifies that it has no other interests in the subject property and that the information provided herein is true and correct. The Petitioner particularly depicts on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 125-023-05, 125-023-04 and 125-023-03.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance ("the Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance shall apply to the Upstown Mixed Use District ("UD-MIX").
- C. The purpose of this rezoning request is to allow the Site to be developed utilizing the optional provisions set out below in Section 2 of these Development Standards provided that the Site is developed in accordance with the standards and specifications set out on the Rezoning Plan. In the event that the owner(s) of the Site do not desire to utilize the optional provisions set out below in Section 2 of these Development Standards in accordance with the Site, the City of Charlotte may choose to deny the application and the use of the Site shall not be required to meet the standards and specifications set out on the Rezoning Plan, and the development and use of the Site shall be governed only by the applicable provisions of the Ordinance.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and details of the proposed development shall be determined by the applicant. The Rezoning Plan also includes the proposed development and site elements, and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below may be utilized in connection with the development of the Site provided that the Site is developed in accordance with the standards and specifications set out on the Rezoning Plan.

- A. The provisions of Section 9.006(2)(d)(2)(c) of the Ordinance are varied to allow a minimum 16 foot setback from South Broadway Street for all floors of the building proposed to be constructed on the Site above the ground floor and up to 60 feet in height as generally depicted on the Rezoning Plan.
- B. The requirements of Section 9.006(2)(d)(2)(c) of the Ordinance are varied to allow the height of the building to exceed 60 feet and those portions of the building located above 60 feet in height to be stepped backed in a minimum 10 foot setback. The minimum 16 foot building setback described above in paragraph 2.A as generally depicted on the Rezoning Plan.
- C. The structural support columns for the floors of the building located above the ground floor may be located within the setback from South Broadway Street. Sidewalk arcades located along the Site's frontage on South Broadway Street shall maintain a minimum 10 foot clear unobstructed space between the support columns and the sidewalk. The minimum 10 foot clear unobstructed space shall be a minimum of 14 feet from the back of the existing or proposed curb along the Site's frontage on South Broadway Street, whichever is greater.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the UMUD zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the UMUD zoning district.

- B. In the event that one or more of the optional provisions set out in Section 2 above are utilized in connection with the development of the Site, then the minimum setback from South Brevard Street for the ground floor of the building shall be 26 feet.

4. TRANSPORTATION

- A. In the event that the Site is developed in accordance with the Rezoning Plan, vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
- B. The alignment of the internal vehicular circulation areas and the driveway may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT.

5. STREETSCAPE

- A. In the event that the Site is developed in accordance with the Rezoning Plan, streetscape improvements shall be installed along the Site's frontages on South Brevard Street and East 4th Street as generally depicted on the Rezoning Plan.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest, assigns, transferees, or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

OPTIONAL PROVISION B - 10' BLDG STEP BACK ABOVE 60'

OPTIONAL PROVISION A - 15' SETBACK FROM SECOND STORY UP TO 60'

OPTIONAL PROVISION C - MINIMUM 10' SETBACK FROM EXISTING BACK OF CURB TO FACE OF BUILDING CLUMS AT SIDEWALK ARCADE

DEVELOPMENT LIMITATION B - 25' SETBACK AT STREET LEVEL TO PRIMARY BUILDING FACE

10' STEPBACK

15' SETBACK

10' SETBACK

EXISTING BACK OF CURB

FUTURE BACK OF CURB

REQUIRED STREET TREES NOT SHOWN FOR CLARITY

scale: 6" = 1'-0"

SECTION DIAGRAM

This diagram illustrates the vertical profile of a building along Brevard Street, detailing floor levels, setbacks, and various provisions. The building is oriented vertically in the drawing.

- Floor Levels:** Floors are numbered from 00 First Floor (at 4th Street) at the bottom to 19 Nineteenth Floor at the top. Elevation markers are provided for each floor level.
- Setbacks and Provisions:**
 - OPTIONAL PROVISION A:** 16' SETBACK FROM SECOND STORY UP TO 60'. Indicated by a dashed red line.
 - OPTIONAL PROVISION B:** 10' BLDG STEP BACK ABOVE 60'. Indicated by a dashed red line.
 - OPTIONAL PROVISION C:** MINIMUM 14' SETBACK FROM EXISTING BACK OF CURB TO FACE OF BUILDING COLUMNS AT SIDEWALK ARCADE. Indicated by a dashed red line.
 - DEVELOPMENT LIMITATION B:** 26' SETBACK AT STREET LEVEL. Indicated by a dashed red line.
 - Req. Setback:** Various required setback dimensions are shown at different heights.
 - Opt. Prov. A/B/C:** Optional provision dimensions are also indicated.
- Other Features:**
 - LINE OF EXISTING BACK OF CURB** and **LINE OF FUTURE BACK OF CURB AT PARKING** are shown as horizontal reference lines.
 - BREVARD ST** is labeled at the base of the diagram.
 - With 17' Chiller Arcade** is noted near the ground level.
 - LINE OF BUILDING BEYOND** is indicated at the top right.

Scale: 1" = 20'-0"

scale: 1" = 20'-0"

1	REZONING PLAN	scale: 1/16" = 1'-0"
---	---------------	----------------------

scale: 1/16" = 1'-0"



SEAL:

PROGRESS PRINT
NOT FOR
CONSTRUCTION

CONSULTANT:

PETITION #
2018-062  
FOR PUBLIC HEARING

S BREVARD STREET
CHARLOTTE, NORTH CAROLINA

ODA Project No. 173263

REZONING

6.11.2018

REVISIONS

[illegible]

SITE PLAN

RZ-001

Copyright 2017 Overcash Demmitt Architects