

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenneststone.com

4315 TANGLE DRIVE
CHARLOTTE, NC 28211

1800 N. BREVARD STREET
CHARLOTTE, NC 28206

TECHNICAL DATA SHEET

REZONING SUMMARY:	
PETITIONER:	THREE PILLARS CAPITAL, LLC
PROPERTY OWNER:	SUMMIT AVENUE BROWDER FAMILY, LLC
REZONING SITE AREA:	0.747± AC
TAX PARCEL#:	083-044-01, 083-044-30, 083-044-29
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-MO
PREVIOUS PETITION NO:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	NON-RESIDENTIAL USES ALLOWED IN TOD-M DISTRICT
BUILDING SETBACK:	15' FROM BACK-OF-CURB (PER BLE TRANSIT STATION AREA PLAN)
MIN. SIDE YARD:	5'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
NO. OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
AREA OF NON-RESIDENTIAL USES:	12,000 SQ. FT.
MAX. NO. OF BUILDINGS:	1
MIN. FLOOR AREA RATIO: (F.A.R.)	0.50
REQUIRED PARKING:	25 SPACES (INCLUDES ON-STREET) MAX. 1 SPACE/75 SQ. FT.
REQUIRED OPEN SPACE:	PER ORDINANCE

1. SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-2 FOR ZONING EXHIBIT

RZ-1

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2018-079

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CHARLOTTE ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS “OWNER” , “OWNERS” , “PETITIONER” OR “PETITIONERS” , SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEWISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

PERMITTED USES

- a. THE SITE MAY BE DEVOTED TO ALL NON-RESIDENTIAL USES IN THE TOD-M ZONING DISTRICT PERMITTED UNDER THE CHARLOTTE ZONING ORDINANCE.

TRANSPORTATION

- a. THE SITE WILL HAVE A FULL ACCESS DRIVEWAY ON NORTH BREVARD STREET AS GENERALLY DEPICTED ON THE SITE PLAN. FINAL DRIVEWAY LOCATION AND TYPE WILL BE DETERMINED DURING SITE PERMITTING.
- b. THE PETITIONER WILL DEDICATE AND CONVEY VIA FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

- a. BUILDING ENVELOPE WILL INCLUDE AREA FOR ROOFTOP DECK OR PATIO.
- b. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.

2. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 10% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.

3. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.

4. DIRECT PEDESTRIAN CONNECTIONS SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.

5. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET.

6. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THEN 20' 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.

7. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

8. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.

PARKING, STREETSCAPE AND LANDSCAPING

- a. PLANTING STRIPS AND SIDEWALKS ALONG NORTH BREVARD STREET AND EAST 21ST STREET ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE. PETITIONER MAY PROVIDE TREE GRATES OR RAISED PLANTERS IN LIEU OF PLANTING STRIPS.
- b. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

ENVIRONMENTAL FEATURES

- a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- c. NO EXISTING TREES HAVE BEEN IDENTIFIED IN THE PUBLIC RIGHT-OF-WAY OR SETBACK ALONG N. BREVARD STREET OR E. 21ST STREET.
- d. NO TREES WILL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE CITY ARBORIST'S OFFICE.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

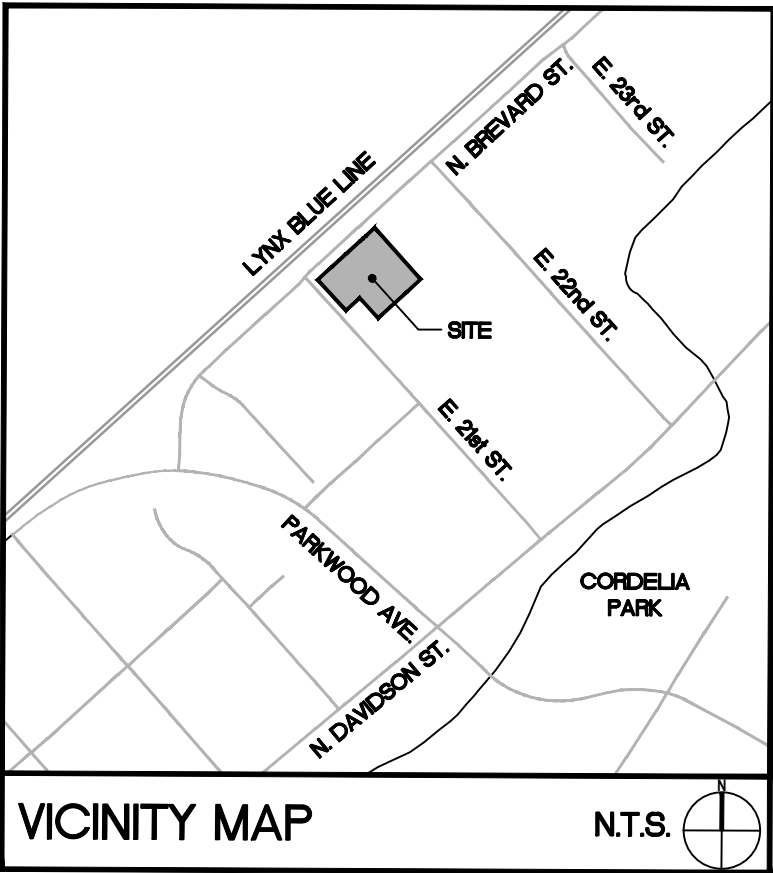
- a. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

PHASING

RESERVED

OPTIONAL PROVISIONS

- a. TO REQUIRE A MINIMUM OF (25) PARKING SPACES, INCLUDING ON-STREET SPACES, FOR ANY NON-RESIDENTIAL USE ON THE SITE.
- b. TO ALLOW THE TOTAL MINIMUM FLOOR AREA RATIO OF BUILDINGS ON THE SITE TO BE .50 SQUARE FEET OF FLOOR AREA TO 1 SQUARE FOOT OF THE SITE AND TO ALLOW MORE THAN 20% OF THE ROOFTOP DECK OR GROUND LEVEL PATIO TO BE CREDITED TOWARD THE REQUIRED FLOOR AREA RATIO.





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BREWING

1800 N. BREVARD STREET
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DEVELOPMENT
STANDARDS

Project No.

4607

Issued

06/08/18

Revised

08/13/18 – CITY COMMENTS

RZ-2

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