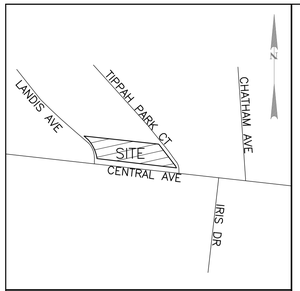
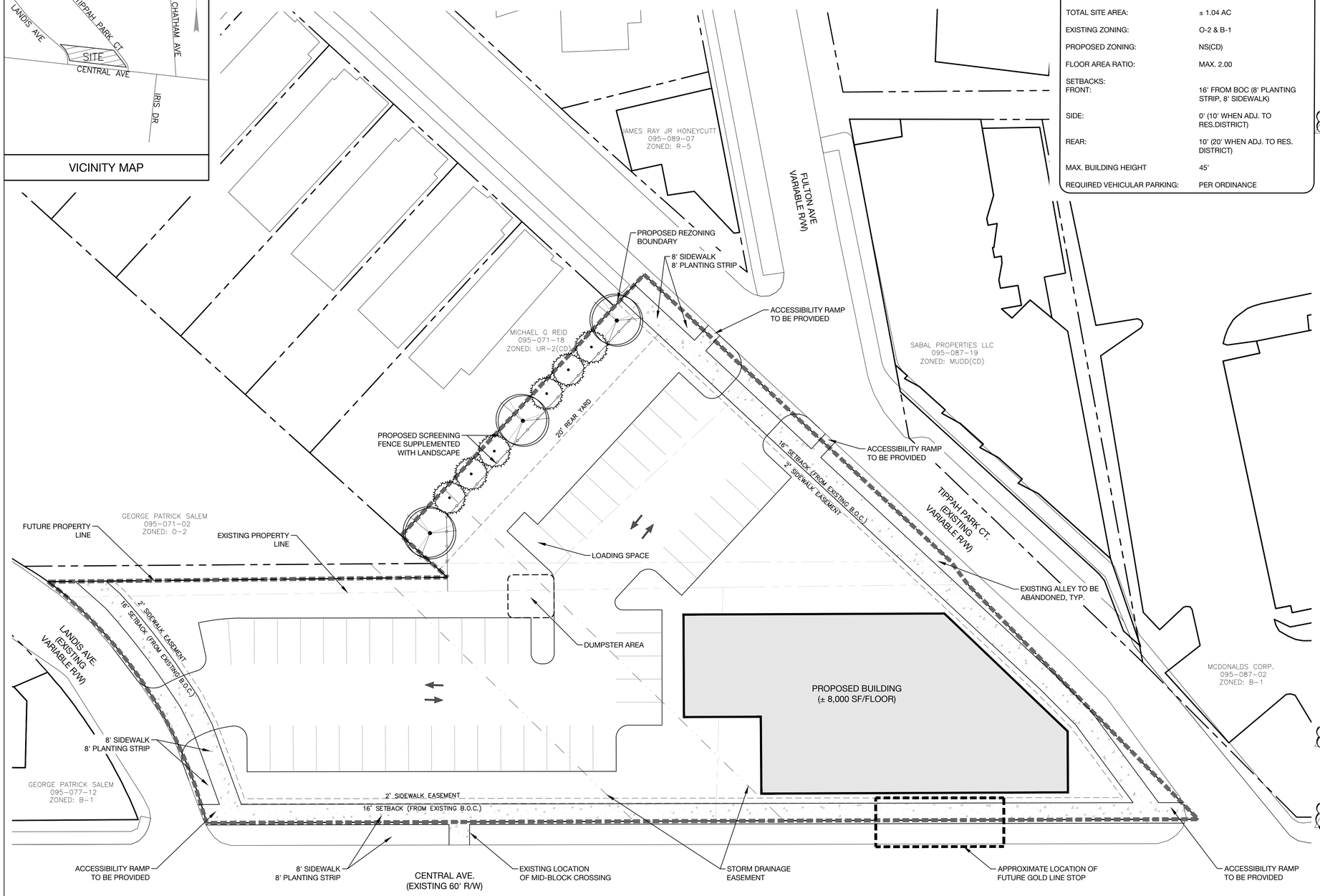


VICINITY MAP



REZONING PETITION #2018-097

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	095-071-03, 095-071-04, 095-071-05, 095-071-06
TOTAL SITE AREA:	± 1.04 AC
EXISTING ZONING:	O-2 & B-1
PROPOSED ZONING:	NS(CD)
FLOOR AREA RATIO:	MAX. 2.00
SETBACKS: FRONT:	16' FROM BOC (8' PLANTING STRIP, 8' SIDEWALK)
SIDE:	0' (10' WHEN ADJ. TO RES.DISTRICT)
REAR:	10' (20' WHEN ADJ. TO RES. DISTRICT)
MAX. BUILDING HEIGHT	45'
REQUIRED VEHICULAR PARKING:	PER ORDINANCE

Development Standards

General Provisions.

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Jupiter Group, LLC ("Petitioner") to accommodate a new construction of a single mixed use building and accommodating parking on an approximately 1.04 acre site located on the north side Central Avenue, between Landis Avenue and Tippah Park Court (the "Site").

2. 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.

3. Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" shall, with respect to the Site, be deemed to include the heirs, devisees, 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.

Purpose

4 The purpose of this Rezoning application is to provide for a single 3-story building which allows for a mix of uses as described within the Neighborhood Services District.

Permitted Uses

1. Uses allowed on the property included in this Petition will be those uses and related accessory uses as are permitted in the NS district unless otherwise restricted by the provisions of this plan. Development under this petition includes: Up to 8,000 square feet of allowable Neighborhood Services District uses and up to 30 Residential Units within a single building at a maximum of 3 stories.

Transportation and Access

1. The Site will have access via driveway connections to Tippah Park Court and Landis Avenue as generally identified on the concept plan for The Site. The placement and configuration of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for final approval.

2. The Petitioner will provide an 8' sidewalk and an 8' planting strip along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.

3. The Petitioner shall provide curb ramps at the interstation's of Tippah Park Court and Central Avenue, along Tippah Park Court at Fulton Avenue and at Landis Avenue and Central Avenue as generally depicted on the concept plan for the Site.

4. The Petitioner intends to abandon existing alley right of way located within the Site.

5. Parking areas, are as generally indicated on the concept plan for the Site.

6. The Petitioner shall coordinate with the City of Charlotte to accommodate the pedestrian connection to the mid-block crossing accessing Veteran's Neighborhood Park

7. The petitioner shall coordinate with the City of Charlotte and CATS to grant temporary construction easements to accommodate the installation of a platform stop location for the future Gold Line Extension.

8. All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards

1. The building materials used on the building constructed on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, metal, glass, decorative block and/or wood.

2. Building placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

   a) Buildings shall be placed so as to present a front or side façade to all streets

   b) 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 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.

   c) Building façades, excluding area for windows, glazing treatment, and other building penetrations, shall incorporate a minimum of 80% masonry materials such as brick, precast or stone.

   d) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.

   e) Operable door spacing shall not exceed 75' along public rights of way.

   f) Building elevations shall be not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features of materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

   g) Building elevations shall be designed with vertical bays of 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.

3. Solid waste and recycling facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.

4. The site shall be restricted from utilizing amplified music in exterior spaces.

Streetscape and Landscaping

1. A setback of 16', as measured from the existing back of curb, shall be provided along Central Avenue, Tippah Park Court and Landis Avenue as generally depicted on the concept plan for the Site.

2. Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.

4 3. Parking along Central Avenue will be screened from view utilizing a combination of walls and landscaping per ordinance requirements.

Environmental Features

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

2. The Site will comply with the City of Charlotte Tree Ordinance.

4 3. Development of the Site shall comply with the Temporary Construction Easements as recorded in map book 30527 and pages 558-564 and Permanent Storm Drainage Easements as recorded in map book 30527 and pages 565-571.

Lighting

1. All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.

2. Vehicular area lighting on the Site will be limited to 16 feet in height.

3. Decorative pedestrian scaled lights may be provided within the Site.

Amendments to the Rezoning Plan

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

Binding Effect of the Rezoning Application:

1. 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 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 of assigns.

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2221 Central Avenue

Rezoning Site Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	10.15.18	UDP	PER CITY COMMENTS
2	12.17.18	UDP	PER CITY & NEIGHBORHOOD COMMENTS
3	01.21.19	UDP	PER CITY & NEIGHBORHOOD COMMENTS
4	02.25.19	UDP	PER CITY COMMENTS

Project No: 18-072
Date: 07/23/2018
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0