

MOVEMENT SCHOOL EAST

CENTRAL AVENUE
CHARLOTTE, NORTH CAROLINA
MOVEMENT FOUNDATION

REZONING PLAN (PETITION # 2019-055)

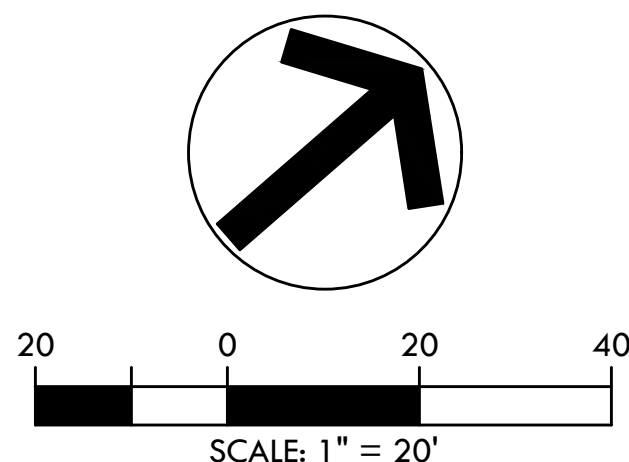
SITE DEVELOPMENT TABLE

PROJECT NAME:	MOVEMENT SCHOOL EAST
PETITION NO:	# 2019 - 055
PETITIONER:	MOVEMENT RESOURCES
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
TAX PARCEL NUMBERS:	10304127, 4132 & 4134
COMBINED LOT SIZE:	±4.185 ACRES
CURRENT ZONING:	B-1SCD (#1985-038)
PROPOSED ZONING:	MUDD-O
OVERLAY DISTRICT:	NONE
EXISTING USE:	RETAIL
PROPOSED LAND USE:	ELEMENTARY & SECONDARY SCHOOL, RELIGIOUS INSTITUTION, TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT
MAXIMUM GFA:	100,000 SF (2,000 SF OF WHICH MAY BE DEVOTED TO A TYPE 1 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT
JURISDICTION:	CITY OF CHARLOTTE
WATERSHED DISTRICT:	MCALPINE CREEK (CENTRAL CATAWBA PC)
FEMA INFORMATION:	MAP NO. 3710457300K MAP DATES: 2/19/2014 FLOOD ZONE: N/A

EASTLAND MALL SITE

B-1SCD
ZONING
(PETITION # 1985-038)

DRAWING INFORMATION



REVISIONS:
1. 06/10/19 - PER CITY COMMENTS
2. 08/16/19 - PER CDOT COMMENT

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LIB
PROJECT #: 019-011

SHEET
RZ-1

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JULY 22, 2019

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MOVEMENT RESOURCES TO ACCOMMODATE THE DEVELOPMENT AND OPERATION OF AN ELEMENTARY AND SECONDARY SCHOOL, A RELIGIOUS INSTITUTION AND AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 1 ON THAT APPROXIMATELY 4.185 ACRE SITE LOCATED ON THE NORTH SIDE OF CENTRAL AVENUE BETWEEN NORTH SHARON AMITY ROAD AND LOS AMIGOS AVENUE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 103-041-32, 103-041-27 AND 103-041-34.
2. 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 FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
3. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE 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.
4. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

B. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

1. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE REQUIRED SETBACK FROM CENTRAL AVENUE.
2. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN THE BUILDINGS LOCATED ON THE SITE AND CENTRAL AVENUE.
3. THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL NOT APPLY TO THE BUILDINGS LOCATED ON THE SITE.
4. AN EXISTING BUILDING LOCATED ON THE SITE SHALL NOT BE REQUIRED TO MEET THE URBAN DESIGN AND DEVELOPMENT STANDARDS SET OUT IN SECTION 9.8506(2)(A) OF THE ORDINANCE.

C. PERMITTED USES

1. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS 2 THROUGH 4, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
 - (a) AN ELEMENTARY AND SECONDARY SCHOOL COMPRISED OF A KINDERGARTEN, AN ELEMENTARY SCHOOL, A MIDDLE SCHOOL AND A HIGH SCHOOL.
 - (b) A RELIGIOUS INSTITUTION.
 - (c) AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1).
2. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDINGS LOCATED ON THE SITE SHALL BE 100,000 SQUARE FEET.
3. OF THE ALLOWED 100,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE LOCATED ON THE SITE, A MAXIMUM OF 2,000 SQUARE FEET MAY BE DEVOTED TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1).
4. A MAXIMUM OF TWO PRINCIPAL BUILDINGS MAY BE LOCATED ON THE SITE.
5. DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS ARE PROHIBITED ON THE SITE.

D. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS (5' WIDE MINIMUM) SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. A VEHICULAR CONNECTION SHALL BE MADE FROM THE SITE TO THE ADJACENT PARCEL OF LAND LOCATED TO THE EAST OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO CENTRAL AVENUE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 53 FEET FROM THE EXISTING CENTERLINE OF CENTRAL AVENUE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
5. THE EXISTING PLANTING STRIP AND SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON CENTRAL AVENUE SHALL REMAIN IN PLACE.
6. PETITIONER SHALL COMPLETE AND SUBMIT TO CDOT DURING THE PERMITTING PROCESS A QUEUING ANALYSIS FOR THE AM DROP-OFF PERIOD AND THE PM PICK-UP PERIOD FOR THE SCHOOL TO BE LOCATED ON THE SITE.
7. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

E. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT IN FEET OF ANY NEW BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCE.
2. ATTACHED TO THE REZONING PLAN IS A CONCEPTUAL, ARCHITECTURAL PERSPECTIVE THAT DEPICTS THE FRONT ELEVATION (THE ELEVATION FACING CENTRAL AVENUE) OF THE RENOVATED EXISTING BUILDING LOCATED ON THE SITE AND THE CENTRAL AVENUE FACING AND EASTERN FACING ELEVATIONS OF THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THESE BUILDING ELEVATIONS. ACCORDINGLY, THE FRONT ELEVATION (THE ELEVATION FACING CENTRAL AVENUE) OF THE RENOVATED EXISTING BUILDING LOCATED ON THE SITE AND THE CENTRAL AVENUE FACING AND EASTERN FACING ELEVATIONS OF THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THESE ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED ARCHITECTURAL PERSPECTIVE. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.

F. STREETScape AND LANDSCAPING

1. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON THE UNNAMED SHARED ACCESS ROAD LOCATED ALONG THE NORTHERN PROPERTY LINE OF THE SITE AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

G. LIGHTING

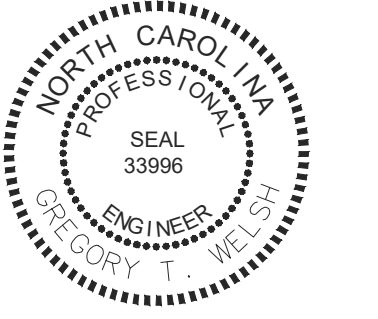
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 21 FEET.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. 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.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. 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.



PE SEAL:



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2. 07/22/19 - PER CITY COMMENTS

ENGINEER: GTW
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SHEET

RZ-2
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