

Site Development Data:

Acreage: +/- 0.69 AC
Tax Parcel: 149-031-04
Existing Zoning: I-2
Proposed Zoning: MUDD(O)
Existing Uses: Commercial
Proposed Uses: By Ordinance
Max Density:
General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Hive Fitness, LLC (the "Petitioner") to accommodate the development of a mixed-use development on an approximate 0.69 acre site located at 129 Southside Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 149-031-04.

Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "MUDD" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and public road improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Optional Provisions:

1. Parking required will be limited to what can be provided on site.
2. No streetscape improvements shall be installed as part of the project.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the MUDD zoning district.

Architectural and Design Standards:

1. The site shall comply with the district regulations of the Zoning Ordinance for the MUDD district, the development of the site will be governed by the provisions and standards included on the plan and will be binding on the development of the site.
2. Solid waste facilities shall be provided on site per the Zoning Ordinance.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Signage:

1. The design and implementation of site signage shall comply with the design provisions of the MUDD district as described within Section 9.8506(2)(c) of the Zoning Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

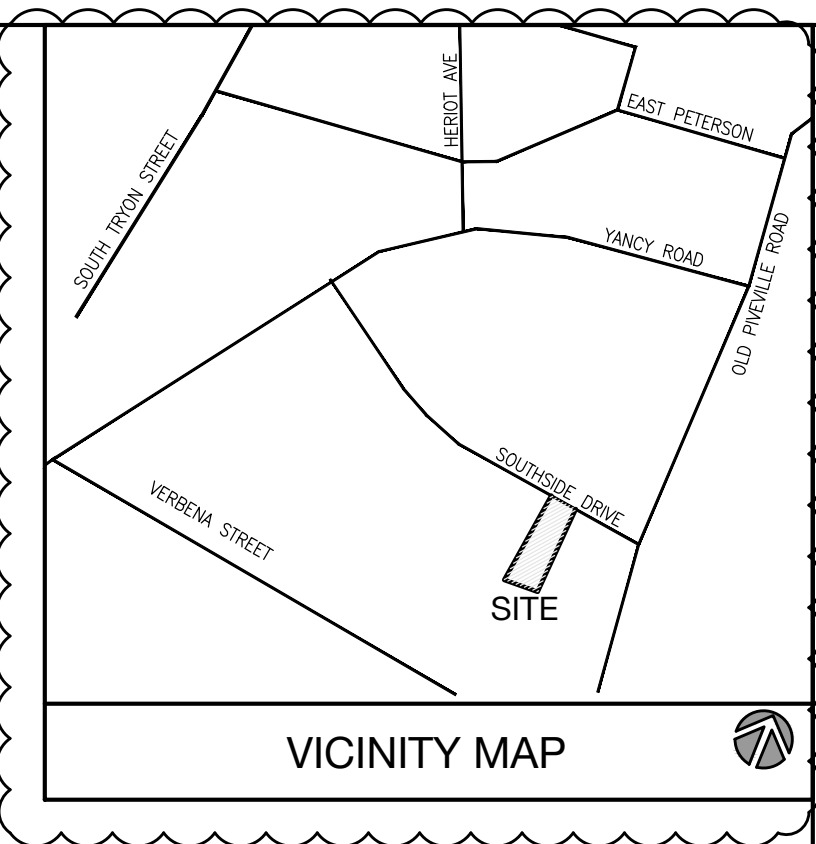
Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

Specify number of parking spaces being provided on the site. Parking reduction letter commits to streetscape. See parking reduction letter and email communications between Brian Smith, CDOT and Planning. This is in conflict.

Need to reference 2016-011. How consistent is staff being with respect to these optional provision requests and expectations? Parking reduction letter specifies commitment to sidewalk/planting strip. Optional provisions are loose commit to nothing except opening up site to all uses in MUDD minus parking.



Label site plan 2019-111.



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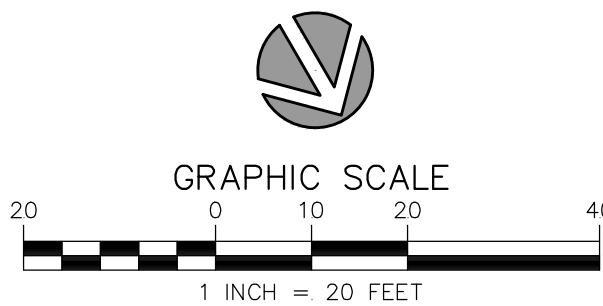
129 Southside Drive

Rezoning Plan
129 Southside Drive Charlotte, NC 28217

NO. DATE: BY: REVISIONS:
1 10.14.19 udp per city comments

Project No: 19-064
Date: 07.01.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0



REZONING PETITION #2019-111

	Reviewer	Date	Comments? Yes or No	
Rezoning			Yes	No
Area Planning			Yes	No
Urban Design			Yes	No
Subdivision			Yes	No
Zoning			Yes	No
	DPettine		Yes	No
	LHarmon		Yes	No
	Kent Main		Yes	No