

Site Development Data:

± 0.33 acres

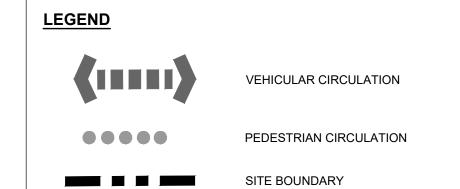
Tax Parcel #s: 081-024-06, 081-024-10, Existing Zening: 1-2
Proposed Zoning: MUDD MUDD-O

Proposed Uses: Rehabilitation of existing 2 story brick building. Up to 2,500 2,890 square feet of office and 2,500 6,550 square feet of food/drink area (including rooftop)

Maximum Building Height: 75' max as allowed by the Ordinance. Existing building's height of 35' to be used.

Parking: Parking as required by the Ordinance and the Optional Provision.

THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



ARCHITECTURE PLANNING INTERIORS

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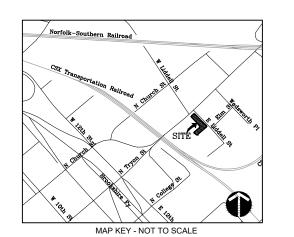
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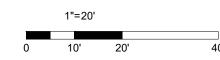




OPTIMUS BUILDING

1024 N. TRYON ST. CHARLOTTE. NC 28217

No.	Description	Date
1	REZONING SUBMITTAL	09/17/20
2	REZONING SUBMITTAL	12/12/20



TECHNICAL DATA SHEET

December 12, 2019

OWNER: THE OPTIMUS BUILDING, LLC 09/17/2019 12/12/2019 **Rezoning Petition No. 2019-143**

Site Development Data Table

ACREAGE: ± 0.33 ACRES 081-24-06, 081-24-10 Tax Parcel #s: Existing Zoning: 12 Proposed Zoning: MUDD-O Existing Uses: Commercial Uses

Proposed Uses: MUDD MUDD-O zoning district

Maximum Gross Square Feet of Development: Up to 5,000 9,950 (equal to the

existing square footage + rooftop) square feet of gross floor area of non-residential uses as permitted by right and under prescribed conditions in the MUDD MUDD-O zoning district.

Maximum Building Height: 75' max as allowed by the ordinance.

Parking: Parking as required by the ordinance with optional previsions.

General Provisions:

Site Location. These Development Standards, the Technical Data Sheet, and other site plan sheets from this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by LandDesign ("Petitioner") to accommodate the reuse of the existing building located 1027 N. Tryon Street with non-residential uses allowed by the MUDD MUDD-O zoning district. Approximately 0.33 acre site located at Tryon Street and E. Liddell St. (the "Site").

- **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. The depictions of the building and parking envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses. Development Area Limitations:

a. Per MUDD-MUDD-O use the Site may be developed with a 14 ft minimum setback from back of existing or proposed curb. If new construction incorporates an existing structure located within the required setback, the setback for the addition may be reduced to the established setback but not less than 10 ft from the back of curb. However the site has an existing building which abuts the right-of-way on Tryon. The existing building will be rehabilitated therefore the right-of-way shall be used at the required setback. Any new structures within the site will follow MUDD MUDD-O setback requirements.

b. The allowed uses and the allowed square footage will be utilized within the existing buildings located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing buildings currently located on the Site need be preserved). Minor building additions will be allowed as long as the total allowed square footage is not exceed and the building additions occur within the building envelopes indicated on the Rezoning Plan.

3. Access:

- a. Access to the Site will be from E. Liddell St as generally depicted on the Rezoning
- b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- c. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.
- d. The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.
- e. Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.
- f. The Petitioner will provide a sidewalk easement for any portions of the existing and proposed sidewalk that falls outside of the existing right-of-way. The sidewalk easement will be recorded prior to the issuance of the first certificate of occupancy for the Site.

4. Streetscape, Landscaping Open Space and Screening:

a. The site will not impact streetscape along Tryon's frontage therefore the Petitioner's is not required to provided improvement to the streetscape. The proposed rezoning requires a streetscape of 8-foot planting strip and 6-foot sidewalk along Tryon Street and East Liddell Street frontages. However, the building is proposed to stay which will not allow the full streetscape to be implemented.

- o. The Petitioner will improve the Site's side of the intersection E. Liddell Street by constructing new vertical curb and gutter to create a smaller radius and to create a bump out as generally depicted on the Rezoning Plan.
- c. The Petitioner will reconstruct the existing curb ramp on the Site's side of the intersection of N. Tryon St and E. Liddell St.
- d. Per MUDD-O development standards an urban open space area for this Site is not required.

e. Per Chapter 12 of the Charlotte Zoning ordinance screening is not required between existing I-2 zoned parcels and the proposed MUDD-MUDD-O site.

5. Architectural Standards:

- a. Non-residential use of existing building to be rehabilitated.
- 6. Parking and Maneuvering Restrictions:
- a. Existing parking, new parking and maneuvering for parking located in the setbacks will be allowed as part of the optional prevision. Do to existing site conditions a 20' drive isle shall be used to meet MUDD-MUDD-O parking count.

7. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements if required.

8. Amendments to the Rezoning Plan:

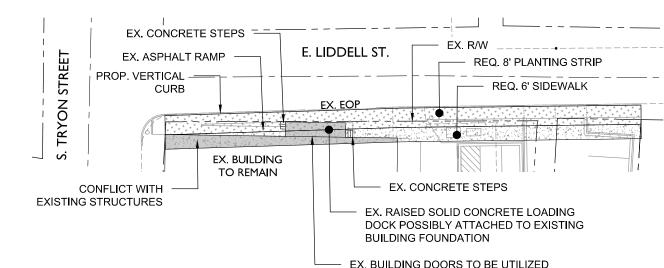
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

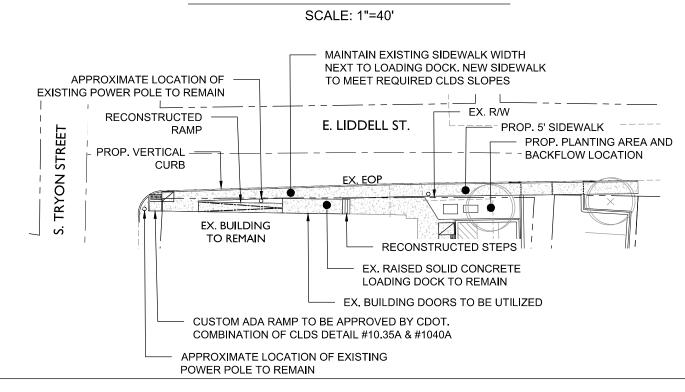
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REQUIRED STREETSCAPE

(not proposed because of existing building constraints) SCALE: 1"=40'



PROPOSED STREETSCAPE



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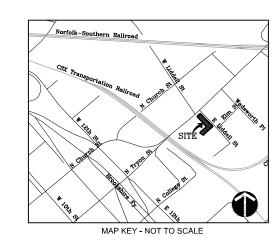
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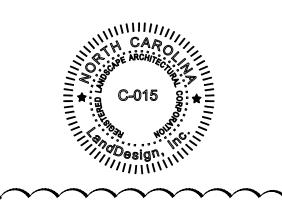
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REZONING PETITION **NUMBER 2019-143**

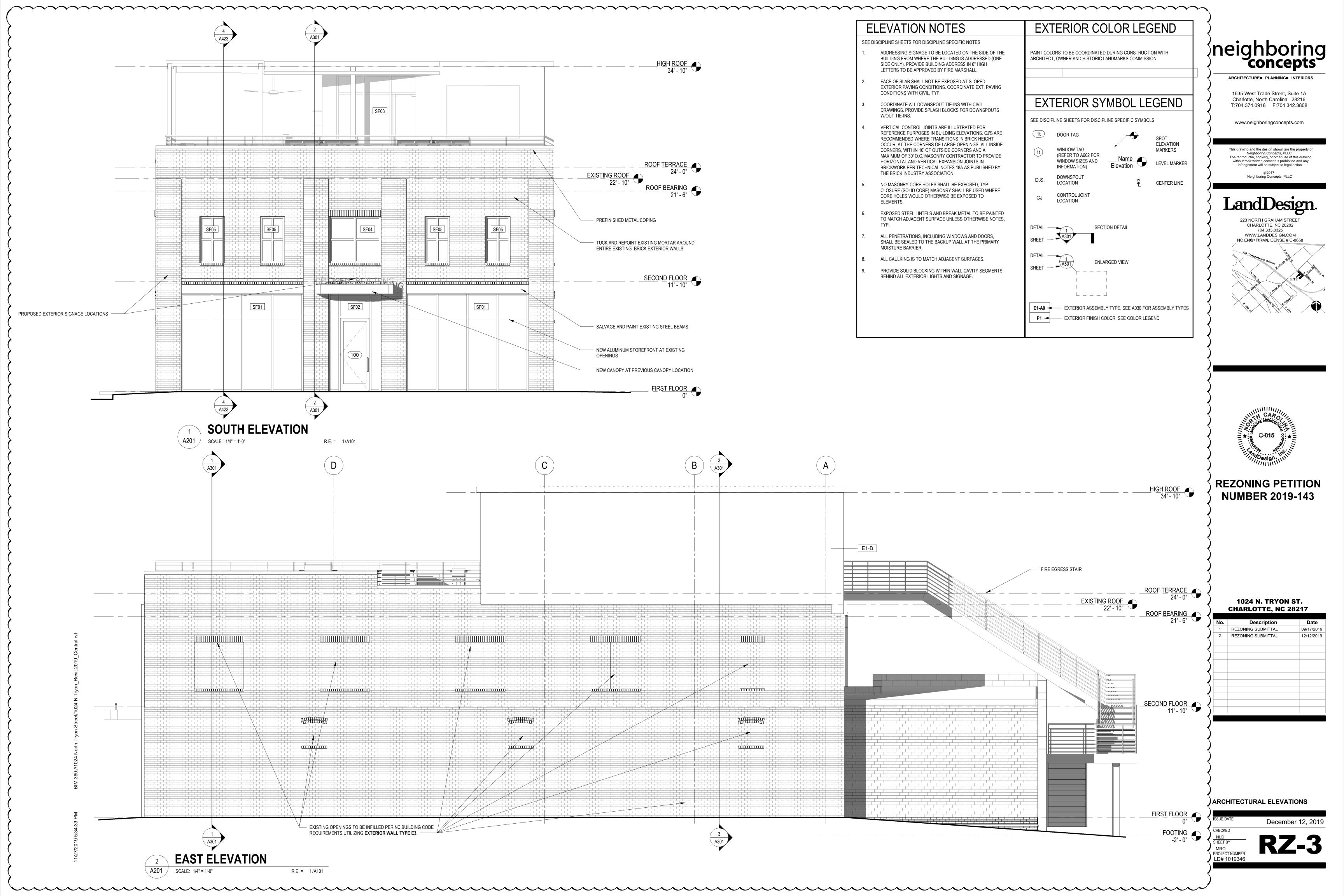
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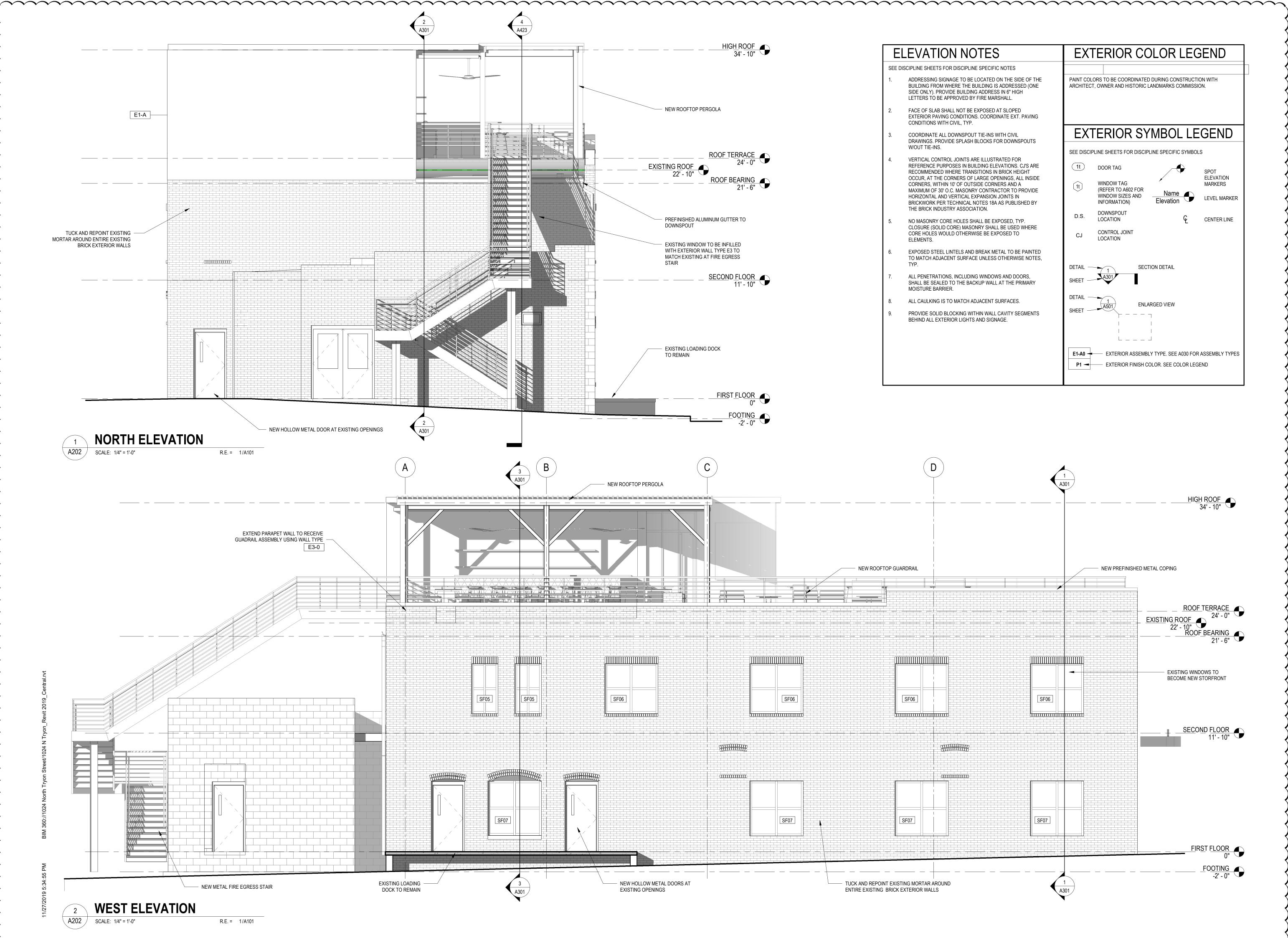
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DEVELOPMENT STANDARDS NOTES

December 12, 2019





neighboring

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1024 N. TRYON ST.

CHARLOTTE, NC 28217

).	Description	Date
	REZONING SUBMITTAL	09/17/2019
	REZONING SUBMITTAL	12/12/2019
		'

ARCHITECTURAL ELEVATIONS

December 12, 2019

CHECKED

SHEET BY

PROJECT NUMBER

	Reviewer	Date	Comments? Yes or No	
Rezoning	W. Linville	12/23/2019	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