

TECHNICAL DATA SHEET	
ISSUE DATE	January 28, 2020
CHECKED	RZ-1
NLD	
SHEET BY	
MRO	
PROJECT NUMBER	
LD# 1019346	

ACREAGE: ± 0.33 ACRES
Tax Parcel #s: 081-24-06, 081-24-10
Existing Zoning: I-2
Proposed Zoning: MUDD-O
Existing Uses: Commercial Uses
Proposed Uses: Non-residential uses as permitted by right, as allowed in the MUDD-O zoning district

Maximum Building Height: 75' max as allowed by the City of Charlotte Zoning Ordinance (the "Ordinance").

1. General Provisions:

- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the the Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

- 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.

a. Existing parking, new parking, and maneuvering for parking located within the setbacks will be allowed as part of the optional provision set forth in this rezoning petition.

- b. The petitioner will work with CDOT during permitting to discuss sidewalk where site conditions do not allow for installation of required standards. Specifically the streetscape area located in front of the existing building.

- c. To provide a place for backflows that will allow for appropriate required screening, the Petitioner will be allowed to switch the required 8-foot planting strip and 6-sidewalk set forth in this rezoning petition. See "PROPOSED STREETScape" exhibit shown to the right on this sheet for alternative streetscape design. The streetscape area on E. Liddell Street not located in front of the existing building will have a 6-foot sidewalk behind the back of curb and 8-foot planting area for trees and backflow.

- d. Screening between East Liddell Street and the parking lot will be provided in the planting area set forth in this petition and will be in compliance with MUDD-O parking screening requirements

- e. Due to existing Site conditions, a 20' drive aisle shall be used to meet MUDD-O parking count. The Petitioner will work with CDOT during permitting to discuss how to install driveway and drive aisle where site conditions do not

Permitted Uses, Development Area Limitations:

- Per MUDD-O development standards 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. The Site has an existing building which abuts the right-of-way on N. Tryon Street. The existing building will remain and be rehabilitated, therefore the required setback on N. Tryon Street shall be located at the existing right-of-way. Any newly constructed structures on Site, not attached to the existing building will follow MUDD-O setback requirements.

- 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 exceeded and the building additions occur within the building envelopes indicated on the Rezoning Plan.

Access to the Site will be from E. Liddell St as generally depicted on the Rezoning Plan.

- 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.

- Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

- 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.

- Any required transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

Rezoning Petition No. 2019-143

a. The proposed zoning requires a streetscape of an 8-foot planting strip and 6-foot sidewalk along Tryon Street and East Liddell Street frontages. However, the building is to remain and will not allow the full streetscape to be implemented. See "REQUIRED STREETScape" exhibit to the right showing building impacts to the with required streetscape along East Liddell Street. The Site will not impact streetscape along Tryon's frontage, therefore the Petitioner is not required to provide improvement to the streetscape. See section 2, optional provision section on this sheet for petitioners allowed streetscape.

- b. The Petitioner will improve the Site's side East Liddell Street by constructing new vertical curb along the site's frontage. No existing curb is present today.

- 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. per Charlotte Land Development and CDOT requirements.

- 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-O site. See section 2, optional provision section on this sheet for parking lot screening.

a. N / A

a. As allowed in MUDD-O Zoning Ordinance with optional provisions.

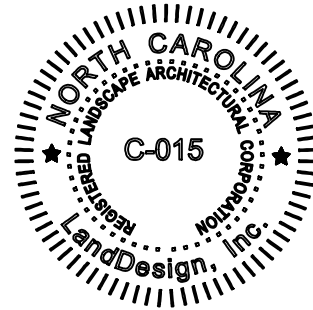
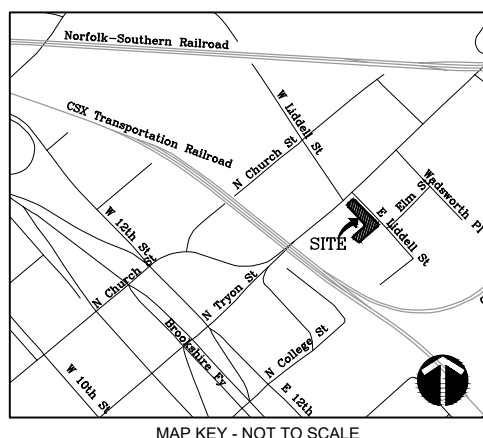
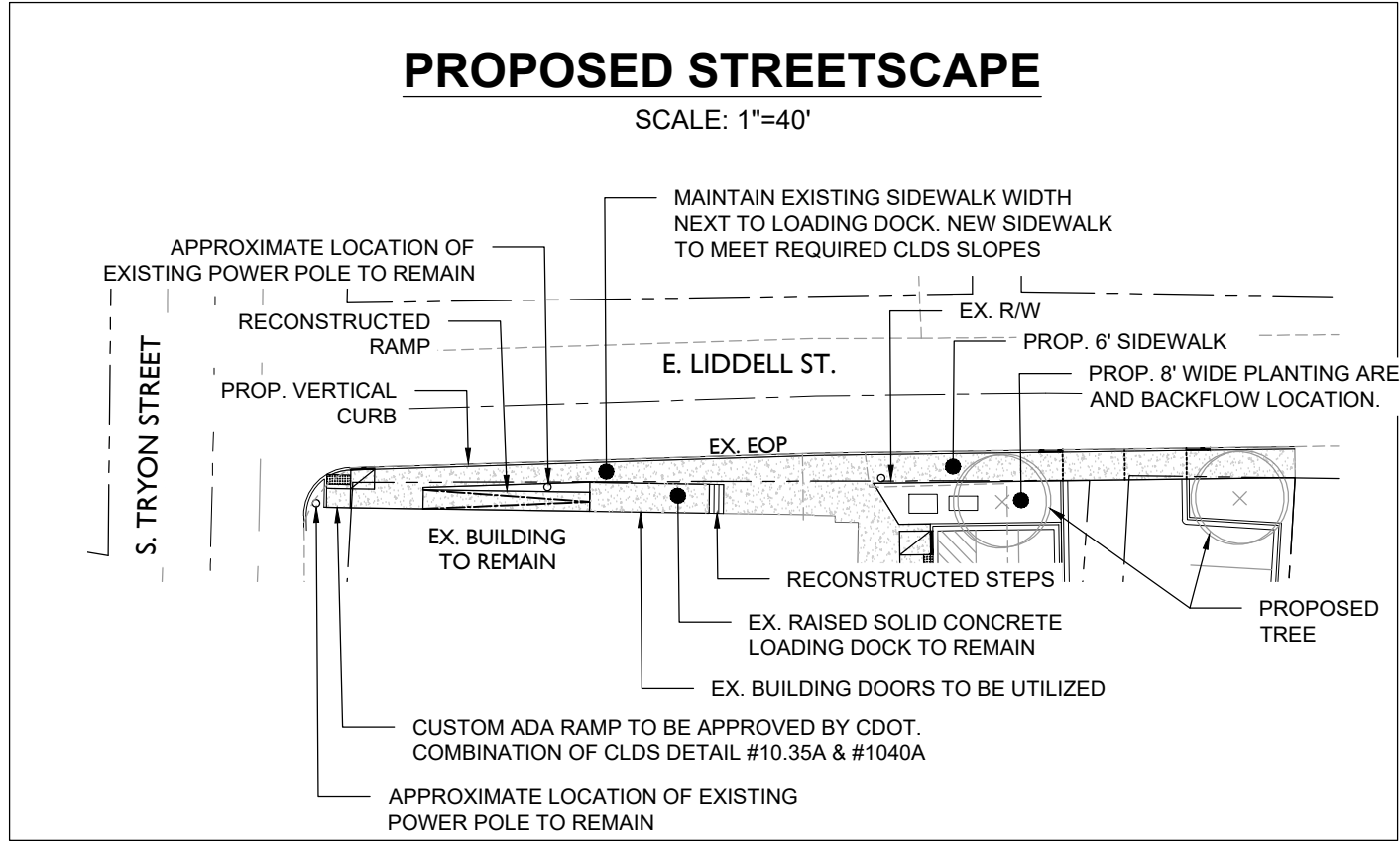
a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

- b. The Site will meet the applicable Tree Ordinance requirements if required.

9. 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.

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.



REZONING PETITION NUMBER 2019-143

[illegible]

ISSUE DATE January 28, 2020

CHECKED

NLD

SHEET BY

MRO

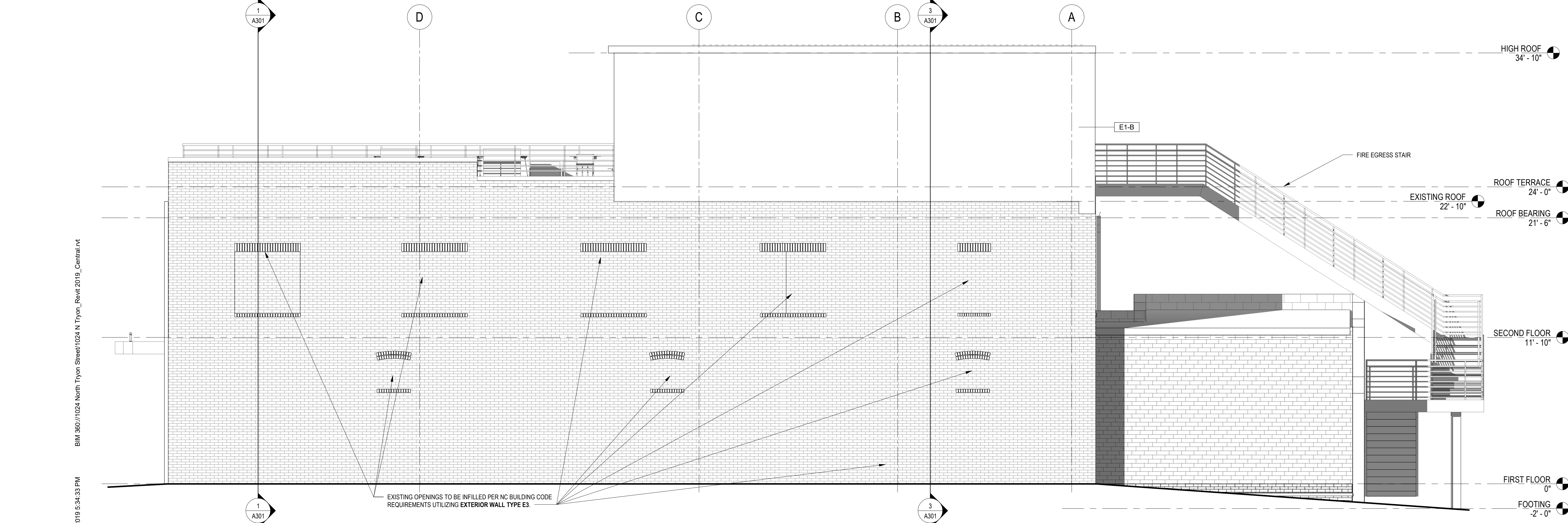
PROJECT
LD# 10

ED 710

RZ-2



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
R.E. = 1/A101



EAST ELEVATION
SCALE: 1/4" = 1'-0"
R.E. = 1/A101

ELEVATION NOTES

- SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC NOTES
1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL.
 2. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
 3. COORDINATE ALL DOWNSPOUT TIE-INS WITH CIVIL DRAWINGS. PROVIDE SPLASH BLOCKS FOR DOWNSPOUTS W/OUT TIE-INS.
 4. VERTICAL CONTROL JOINTS ARE ILLUSTRATED FOR REFERENCE PURPOSES IN BUILDING ELEVATIONS. C.J.'S ARE RECOMMENDED WHERE TRANSITIONS IN BRICK HEIGHT OCCUR, AT THE CORNERS OF LARGE OPENINGS, ALL INSIDE CORNERS, WITHIN 10' OF OUTSIDE CORNERS AND A MAXIMUM OF 30' O.C. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
 5. NO MASONRY CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
 6. EXPOSED STEEL LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTES, TYP.
 7. ALL PENETRATIONS, INCLUDING WINDOWS AND DOORS, SHALL BE SEALED TO THE BACKUP WALL AT THE PRIMARY MOISTURE BARRIER.
 8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
 9. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.

EXTERIOR COLOR LEGEND

PAINT COLORS TO BE COORDINATED DURING CONSTRUCTION WITH ARCHITECT, OWNER AND HISTORIC LANDMARKS COMMISSION.

EXTERIOR SYMBOL LEGEND

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

- | | | | |
|--|---|--|------------------------|
| | DOOR TAG | | SPOT ELEVATION MARKERS |
| | WINDOW TAG (REFER TO A602 FOR WINDOW SIZES AND INFORMATION) | | LEVEL MARKER |
| | D.S. DOWNSPOUT LOCATION | | CENTER LINE |
| | CJ CONTROL JOINT LOCATION | | |

- | | | |
|--------------|-------|---|
| DETAIL SHEET | | SECTION DETAIL |
| DETAIL SHEET | | ENLARGED VIEW |
| | E1-A0 | EXTERIOR ASSEMBLY TYPE. SEE A030 FOR ASSEMBLY TYPES |
| | P1 | EXTERIOR FINISH COLOR. SEE COLOR LEGEND |

neighboring concepts

ARCHITECTURE ■ PLANNING ■ INTERIORS

1635 West Trade Street, Suite 1A
Charlotte, North Carolina 28216
T:704.374.0916 F:704.342.3808

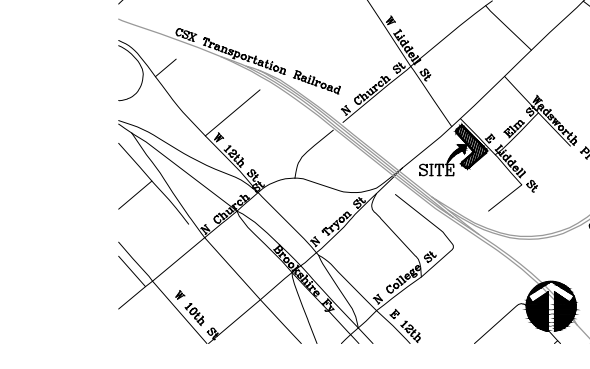
www.neighboringconcepts.com

This drawing and the design shown are the property of Neighboring Concepts, PLLC. The reproduction, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© 2017 Neighboring Concepts, PLLC

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG'G FIRM LICENSE # C-0658



**REZONING PETITION
NUMBER 2019-143**

**1024 N. TRYON ST.
CHARLOTTE, NC 28217**

No.	Description	Date
1	REZONING SUBMITTAL	09/17/2019
2	REZONING SUBMITTAL	12/12/2019
3	REZONING SUBMITTAL	01/28/2020

ARCHITECTURAL ELEVATIONS

ISSUE DATE January 28, 2020

CHECKED NLD
SHEET BY MRO
PROJECT NUMBER LD# 1019346

RZ-3

