

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition 2019 – 174 to rezone property tax parcel 18313210 (the “Site”) from C-6(OD) to the MUDD-O Zoning District, to accommodate an Office / Retail Building and Parking Structure as depicted on the Rezoning Plan.

Unless the Rezoning Plan or These Development Standards establish more stringent standards, the regulations established under the Ordinance for MUDD Zoning District shall govern all development taking place on the Site.

Optional Provisions

Permitted Uses

ransportation

Architectural Standards

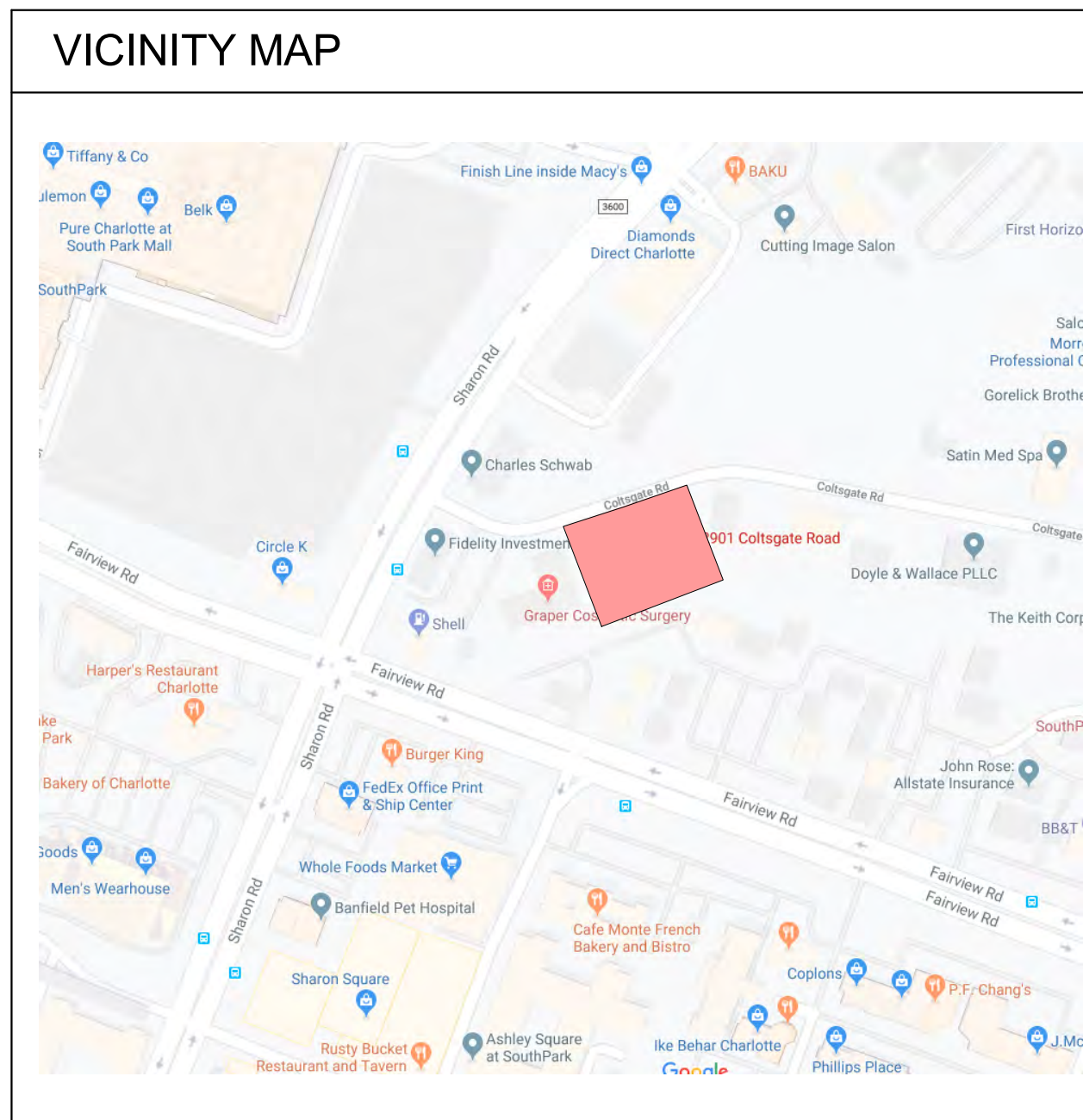
Environmental Features - Landscaping

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Amendments to the Rezoning Plan

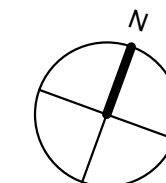
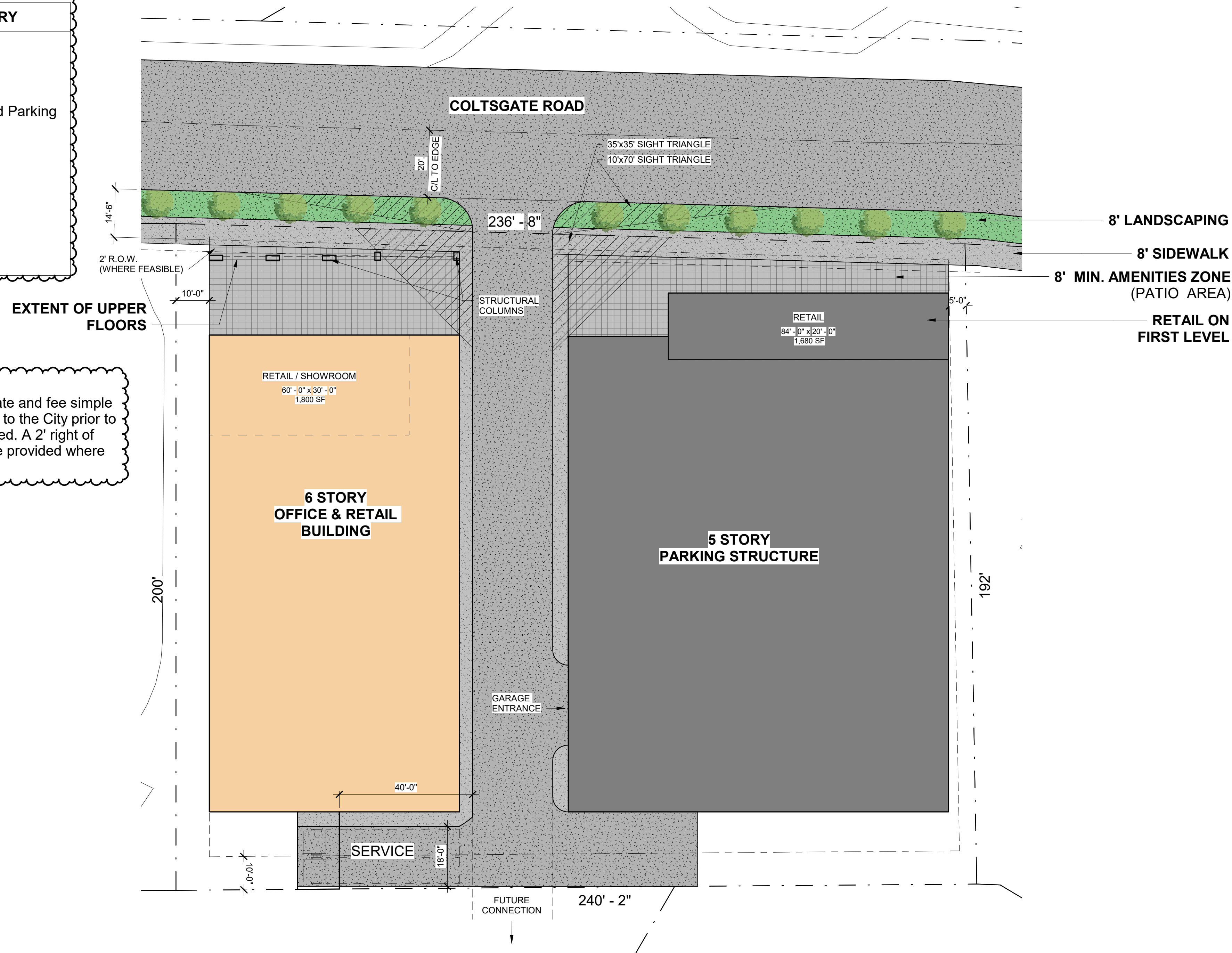
Binding Effect of the Rezoning Documents and Definitions

Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in the future development thereof.



Tax Parcel Number: 18313210
Acres: 1.124 Acres
Existing Zoning: O-6 (CD)
Proposed Zoning: MUDD-O
Proposed Use: Office, Retail and Parking
Proposed Areas: 95,000 sf total
 Office: 92,500 sf
 Retail: 3,500 sf
Height: 6 stories: +/- 90'
Open Space: Required: 500 sf
 Provided: 650 sf
Impervious Surface:
 Existing: 36,415 sf
 Proposed: 41,054 sf

The petitioner agrees to dedicate and fee simple conveyance of all rights of way to the City prior to the site's first certificate is issued. A 2' right of way behind the sidewalk will be provided where feasible.



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SEAL:

CONSULTANT:

2901 COLTSGATE

Petition No. 2019-174
For Public Hearing

2901 Coltsgate Road
Charlotte, NC 28211
ODA Project No. 193447

02.10.2020

[illegible]



scale: 12" = 1'-0"



scale: 12" = 1'-0"



scale: 1/16" = 1'-0"



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EXTERIOR IMAGERY

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