

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 O-6(CD) 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.

The development will be phased with the office building being constructed where adjacent parking currently exists. Once the office building is completed, the existing 2-story office will be demolished in order to construct the parking structure. Prior to issuance of demolition/grading permit of the parking area and construction permit for the office building, the Petitioner will provide the city with a signed agreement for off-site parking for all office tenants and construction workers. The agreement will remain in place until the certificate of occupancy is received for the parking garage. While this transition takes place, the Office Building will not meet the parking regulations of MUDD, and the petitioner seeks this allowance as an "Option".

The petitioner requests to be allowed all uses that are permitted in the MUDD Zone, including office, retail, personal service, and EDEE uses, except the following: Automotive service stations, Bus passenger stations, Dormitories, Dwellings, Group Homes, Hotels/Motels, Transit stations, Gas stations, or CBD/Vape/Smoke shops.

The Vehicular access point shall be limited to one driveway on Coltsgate Road, as generally depicted on the Rezoning Plan. The petitioner will obtain a traffic impact study. Recommended transportation improvements will be approved and constructed prior issuance of the certificate of occupancy.

Allowable building materials include masonry, stucco, synthetic stucco, glass, cementitious siding, synthetic wood siding and architectural metal panels. The lower level of the Parking Structure and the Office building will engage the street with clear glass and operational entrance doorways.

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations. The location, size and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Petitioner agrees to provide 8' landscaping strip and 8' sidewalk continuous along Coltsgate Road.

The maximum height of any freestanding fixture shall not exceed 21' including its bases. All lighting will contain cut-off shields so that no exterior lighting will not shine onto adjacent properties.

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner in accordance with the provisions of Chapter 6 of the Ordinance.

If the Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Tax Parcel Number: 18313210
Acres: 1.124 Acres
Existing Zoning: O-6 (CD)
Proposed Zoning: MUDD-O
Proposed Use: See permitted uses (Note 3)
Proposed Areas: 96,000 sf total
 Office: 92,500 sf (including up to 36,700 of medical office)
 Non-Office: 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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CONSULTANT:

Petition No. 2019-174
For Public Hearing
2901 Coltsgate Road
Charlotte, NC 28211
ODA Project No. 193447

05.20.2020

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RZ-1

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ORNAMENTAL METAL SCREEN

METAL PANEL

SYNTHETIC STUCCO

BRICK

ALUMINUM STOREFRONT

LANDSCAPE BUFFER

COVERED AMENITY SPACE

AMENITY ZONE

LO/PSUM

PARKING

AMPSUM

A photograph showing a modern, multi-story office building with a grid-like facade of windows and dark panels. It is flanked by two older, two-story brick buildings with white window frames and dark shutters. In the foreground, there is a paved road and a sidewalk. A parking lot with several cars, including a white SUV and a white pickup truck, is visible between the buildings. The sky is clear and blue.

Architectural elevation drawing of a multi-story building facade. The drawing shows a complex structure with multiple levels, including a garage tower on the left and a central section with a parking area. The facade features a mix of materials: brick, metal panels, and synthetic stucco. Large windows are prominent on the right side. Annotations include 'GARAGE TOWER 62'-6"', 'T/GARAGE 55'-8"', 'Level 5 51'-0"', 'Level 4 39'-4"', 'Level 3 27'-8"', 'LOREM IPSUM', 'PARKING', 'ORNAMENTAL METAL SCREEN', 'BRICK', 'METAL PANEL', 'SYNTHETIC STUCCO', 'T/Tower 89'-0"', 'T/Roof 85'-0"', '6th Floor 69'-4"', '5th Floor 56'-0"', '4th Floor 42'-8"', '3rd Floor 29'-4"', '2nd Floor 16'-0"', and '1st Floor'. The drawing is framed by a decorative border.

An abstract geometric pattern featuring concentric circles and squares. The pattern is composed of thick black lines on a white background. On the left, there are several concentric circles. To the right of the circles, there are nested squares. The pattern is partially cut off by the right edge of the page.

REAL:

CONSULTANT:

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RZ-2

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