

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 to 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 25,000 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

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# RZ-1

## ODA Architecture



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SEAL

CONSULTANT



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

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## 05.20.2020

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# RZ-2

## ODA Architecture