

SECTION 2 - GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SPECIALTY PROPERTIES, LLC ("PETITIONER") TO ACCOMMODATE NEW CONSTRUCTION OF A MIXED-USE BUILDING ON AN APPROXIMATE 0.766 ACRE SITE LOCATED ON THE WEST SIDE OF TUCKASEEGEE RD. (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL 07106117.
- B. 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 NEIGHBORHOOD SERVICES NS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" AND "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGES THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- E. THIS REZONING PLAN ILLUSTRATES SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, ACCESS DRIVEWAYS, OPEN SPACE, STREETScape 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 MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

SECTION 4 - PERMITTED USES

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT, TOGETHER WITH AN INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE NS ZONING DISTRICT.
- B. THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF 16,000 SQUARE FEET OF GROSS FLOOR AREA WITH A STRUCTURE(S) OF UP TO THREE (3) STORIES AND A MAXIMUM HEIGHT OF FORTY (40') LOCATED ADJACENT TUCKASEEGEE RD. AS GENERALLY ILLUSTRATED ON THE SITE PLAN. HEIGHTS ASSOCIATED WITH THE PROPOSED BUILDING SHALL FOLLOW ZONING ORDINANCE STANDARDS.
- I. UP TO 16,000 SQUARE FEET OF NON-RESIDENTIAL USES AS ALLOWABLE WITHIN THE NS DISTRICT.
- II. A MAXIMUM HEIGHT OF FORTY (40') SHALL BE PERMISSIBLE AND SHALL BE MEASURED AS DEFINED WITHIN THE ZONING ORDINANCE.
- III. THE ENTIRE BUILDING ENVELOPE AREA IS NOT REQUIRED TO BE BUILT UPON AND MAY ONE OR MORE BUILDINGS SUBJECT TO THE ABOVE RESTRICTIONS AND THE ORDINANCE REQUIREMENTS FOR THE NS ZONING DISTRICT.

SECTION 5 - TRANSPORTATION

- A. THE SITE WILL HAVE VEHICULAR ACCESS VIA DRIVEWAY CONNECTION TO TUCKASEEGEE RD. AS GENERALLY IDENTIFIED ON THE SITE PLAN. THE FINAL PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR FINAL APPROVAL.
- B. OFF STREET PARKING SHALL BE PROVIDED ON SITE TO SATISFY MINIMUM PARKING REQUIREMENTS AT A RATE OF AT LEAST ONE PARKING SPACE PER 600 SQUARE FEET OF GROSS FLOOR AREA.
- C. THE PETITIONER SHALL HAVE THE OPTION TO PROVIDE VEHICULAR CROSS PARCEL ACCESS TO ADJACENT PARCELS.
- D. THE PETITIONER MAY CONTINUE TO SHARE THE ACCESS WITH THE ADJACENT PARCEL.
- E. ALL PUBLIC RELATED TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- F. PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- G. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

SECTION 6 - ARCHITECTURAL STANDARDS

- A. A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY, BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, PRECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, STUCCO, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD AND GLASS FIBER REINFORCED CONCRETE. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
- I. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
- B. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORKS REQUIRING STREETS, THROUGH THE FOLLOWING:
- I. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
- II. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
- C. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 40 % OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR, UP TO 20% OF THIS REQUIREMENT MAY BE COMPISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
- D. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- E. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
- F. THE BUILDING SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AND THE BUILDING ENVELOPE SHOULD BE LOCATED AT LEAST 22 FEET BEHIND THE BACK OF CURB AS SET FORTH ON THE SITE PLAN.

SECTION 7 - STREETScape, SCREENING & LANDSCAPING

- A. A SIDEWALK AND PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S FRONTAGE ON TUCKASEEGEE RD. AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. A SETBACK OF 14' MEASURED FROM THE FUTURE BACK OF CURB, SHALL BE PROVIDED ALONG TUCKASEEGEE RD. THE SETBACK SHALL INCLUDE A 6' SIDEWALK AND AN 8' PLANTING STRIP. THE PLANTER STRIP WILL BE LOCATED BETWEEN THE SIDEWALK AND CURB.
- C. A 10' VEGETATIVE BUFFER SHALL BE PROVIDED ALONG PROPERTY LINES ADJACENT EXISTING SINGLE FAMILY USES.
- D. THE SITE SHALL COMPLY WITH SECTION 12.403 OF THE ZONING ORDINANCE. DUMPSTER AND RECYCLING SERVICE AREAS SHALL BE LOCATED AS GENERALLY DEPICTED ON THE SITE PLAN AND SHALL BE SCREENED FROM PUBLIC VIEW AND DESCRIBED WITHIN THE ORDINANCE.

SECTION 8 - ENVIRONMENTAL FEATURES

- A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, INCLUDING A PAYMENT IN LIEU OPTION AS PERMITTED UNDER THE ORDINANCE.

SECTION 9 - PARKS, GREENWAYS AND OPEN SPACE - N/A

SECTION 10 - FIRE PROTECTION

- A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION.
- B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

SECTION 11 - SIGNAGE - N/A

- A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 12 - LIGHTING

- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE FIXTURES; EXCLUDING, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL DRIVE AISLES, SIDEWALK, COURTYARDS, AND LANDSCAPE ACCENT LIGHTING.
- B. DECORATIVE PEDESTRIAN SCALED LIGHTS MAY BE PROVIDED WITHIN THE SITE.

SECTION 13 - 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 OF CHAPTER 6 OF THE ORDINANCE.

SECTION 14 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OF ASSIGNS.

SECTION 1 - DEVELOPMENT DATA

TOTAL SITE AREA: 0.766

TAX PARCEL #: 07106117

EXISTING ZONING: B-1 & R-5

PROPOSED REZONING: NS

EXISTING USE: COMMERCIAL OFFICE

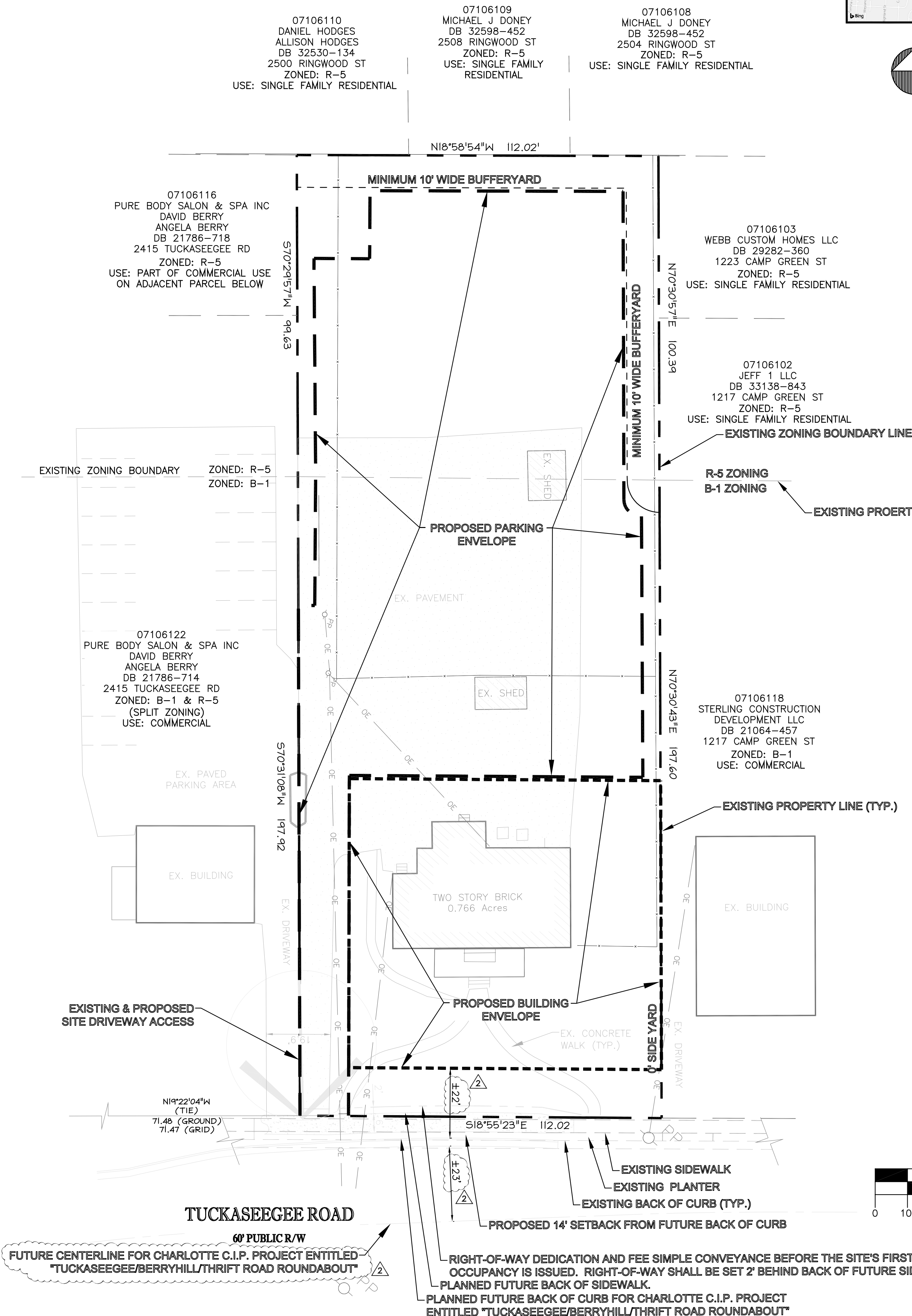
PROPOSED USES: AS ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT

PROPOSED MAX. BUILDING SIZE IN SQUARE FEET: 16,000 SF

FLOOR TO AREA RATIO (FAR): AS REQUIRED BY THE ORDINANCE

PARKING: AS REQUIRED BY THE ORDINANCE

TREE SAVE: AS REQUIRED BY THE ORDINANCE



REZONING PETITION
#2020-157

PROJECT:
2427
TUCKASEEGEE
ROAD
REDEVELOPMENT

FOR:
SPECIALTY PROPERTIES, LLC
1242 EBENEZER ROAD
ROCK HILL, SC 29732

REVISIONS		
12.15.20	QTY.	COMMENTS
1.25.21	QTY.	COMMENTS
2.1.21	QTY.	COMMENTS

JOB NO.: 2020-105
DRAWN BY : MDN
DATE : 1.25.21
SCALE: 1"=20'
TECHNICAL
DATA SHEET &
EXISTING
CONDITIONS
RZ.1