

| A TABLE | | \sum | |
|--|--------------|----------------------------------|---|
| 09509222, 09509221, AND 09509220 1.23 Acres | | (" | \rangle |
| B-1 MUDD-O | | L L | |
| Mixed Retail Office and Gas Station Any non-residential use or combination of uses and accessory | | | |
| uses as permitted in the Mixed Use Development District of | | 11 | RBAN |
| The City of Charlotte Zoning Ordinance. | | _ | ESIGN |
| Not to exceed 44 ,000 sq ft | | | |
| 60' | | 1213 w | RTNERS morehead st suite 450 narlotte, nc 28208 |
| N/A Per Ordinance | | urbar | ndesignpartners.com P 704.334.3303 |
| FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY SRL CENTRAL AVENUE PROPERTIES LLC THE DEVELOPMENT OF AN OFFICE AND RETAIL MIXED USE BUILDING ON AN APPROXIMATELY 1.23 ACRE SITE LOCATED ON THE NORTHE IORNINGSIDE DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL D 09509220. | ` | | c firm no: P-0418 coa no: C-03044 |
| E GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLO | OTTE | | |
| INCE"). ISE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE | FOR | | |
| LL GOVERN THE DEVELOPMENT AND USE OF THE SITE. | | | |
| A CORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZON IONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE ND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS ARE AS SH | IING FANY | | |
| LAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE. | | | , |
| MBINATION OF NON-RESIDENTIAL USES AND ACCESSORY USES AS PERMITTED BY THE CITY OF CHARLOTTE ZONING ORDINANCE FOR NG BUT NOT LIMITED TO, RETAIL, OFFICE AND EATING, DRINKING AND ENTERTAINMENT USES. | THE | ne | |
| BE PERMITTED: GAS STATION, CAR WASH, ADULT ESTABLISHMENT, ACCESSORY DRIVE, DRIVE-IN SERVICE WINDOW, AND SELF-STORA | GE | Avenue LC | |
| | \sim | | J5 Le |
| R INTEGRATION WITH ADJACENT RESIDENTIAL AND EXISTING AREA COMMERCIAL PARKING, PARKING REQUIREMENTS SHALL BE REDUC | ED TO | tral s, I | Avenue 28205 |
| ACE PER 1,000 SQ FT FOR ALL USES. AS GENERALLY SHOWN O THE SITE PLAN, SHALL NOT BE REQUIRED TO MEET PLANTING BUFFER STANDARDS AND SHALL INCLUDE AT | | Central erties, I | Central Avenue otte, NC 28205 |
| AND MAY BE UTILIZED FOR THE INCLUSION OF PEDESTRIAN ORIENTED FEATURES AND/OR NEIGHBORHOOD SIGNAGE. | | <u> </u> | |
| ENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY T FOR APPROVAL. | ΓHE | SRL Prop | 2629 Charl |
| LAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE CTION PERMITTING PROCESS. | | () | |
| ENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. | | Ϋ́ | |
| CURB RAMPS AT THE CENTRAL AVENUE AND MORNINGSIDE DRIVE INTERSECTION PER ADA LAW AND PROWAG STANDARDS. ACCESS BETWEEN THE SITE AND THE ADJACENT PARCEL 09509224, AS GENERALLY SHOWN ON THE SITE PLAN, HOWEVER, IF THE ADJA HE CROSS ACCESS, THEN CROSS ACCESS SHALL NOT BE REQUIRED AS A PART OF THE LAND DEVELOPMENT REVIEW PROCESS. | CENT | JU | |
| S IS PROVIDED, PARKING IN EXCESS OF REQUIREMENTS ON SITE MAY BE APPLIED TOWARDS THE PARKING REQUIREMENTS OF ADJACE VIA THE CROSS ACCESS PROVIDED. | | /e | |
| IATERIALS SHALL BE COMPRISED OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER PLANNING DIRECTOR. | | Å | |
| DEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY "THE DEVELOPMENT/SITE EZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, ICONS OF THE DEVICE OPMENT OF THE DEPICTED BY THE REZONING PLAN ARE CRAPHIC REPRESENTATIONS. THE LAYOUT, | | | 10 |
| FIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPM WES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION ROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN | | B | 3205 |
| WING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENTS. NCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECT | ION | | 0 58 C |
| EED 60'-0". | \sim | J | e, NC |
| ESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THRO | UGH | | olan Charlotte, |
| S TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL STREETS. | 5 | | lan ^{Charlo} |
| LL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION TRANSPA IE FIRST FLOOR. UP TO 10% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAI | | \mathbf{O} | |
| BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREE | et 】 | $\mathbf{\overline{\mathbf{A}}}$ | ing F Avenue |
| SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS. | 2 | \mathbf{S} | |
| | اكر | \mathbf{O} | ZONİ Central |
| COMPLY WITH THE CHARLOTTE TREE ORDINANCE. | | Q | |
| COMPLY WITH CHARLOTTE PCSO. | | \mathbf{C} | BG |
| URES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND HTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION D | DOES | | |
| ' LINE OF THE SITE. DESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FE | ET. | | |
| D TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED. | | | |
| IER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB AND A MINIMUM 8 FOOT | | NS: comments comments | |
| IT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONING PLAN. | WIDE | / com | |
| TONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB ALONG CENTRAL AVE EWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONIING PLAN. | NUE | REVISIONS per city con | |
| EXISTING GRADE, PETITIONER MAY INSTALL A RETAINING WALL BETWEEN THE SIDEWALK AND PLANTING STRIP, PROVIDED THAT PETIT AGREEMENT IF THE RETAINING WALL IS WITHIN THE PUBLIC RIGHT OF WAY. | IONER | BY: R udp p udp p | |
| EWALK EASEMENT TO THE CITY OF CHARLOTTE SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, ALONG THE SITE'S AND CENTRAL AVE. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. | ÌÌ | 5 5 1 | |
| EAS ADJACENT TO SINGLE FAMILY LOTS SHALL BE PLANTED TO A CLASS C BUFFER STANDARD, HOWEVER, ANY FENCING SHALL NOT B FER STANDARDS AND MAY BE PLACED IMMEDIATELY ADJACENT TO THE LOT LINES. THE LANDSCAPING AREAS MAY BE MODIFIED FROM ING TREES AND SHRUBBERY. | | DATE 08.16. 09.13. | |
| AS GENERALLY SHOWN O THE SITE PLAN, SHALL NOT BE REQUIRED TO MEET PLANTING BUFFER STANDARDS AND SHALL INCLUDE AT HRUBS AND MAY BE UTILIZED FOR THE INCLUSION OF PEDESTRIAN ORIENTED FEATURES AND/OR NEIGHBORHOOD SIGNAGE. | | 0 7 7 7 8 | |
| PPLICATION ROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMEN ND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. | DED IN | Project N Date: 02. | o: 19-135 26.2021 |
| | | Designed Drawn By | by: UDP |
| GRAPHIC SCALE | | Sheet No | : |
| UNAL HIG JUAL | | | |

10 20

1 INCH = 20 FEET

RZ-

| PETITION # 2021-060 |
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