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SRL Central Avenue Properties, LLC

2629 Central Avenue
Charlotte, NC 28205

2609 Central Avenue

Rezoning Plan

2609 Central Avenue Charlotte, NC 28205

NO.	DATE	BY:	REVISIONS:
1	08.16.21	udp	per city comments
2	09.13.21	udp	per city comments
3	10.21.21	udp	per city comments
4	11.11.21	udp	per city comments

Project No: 19-135
Date: 02.26.2021
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

DEVELOPMENT DATA TABLE

Tax Parcels:	09509222, 09509221, & 09509220
Total Site Area:	1.23 Acres
Existing Zoning:	B-1 & R-5
Proposed Zoning:	MUDD-O
Existing Use:	Mixed Retail Office and Gas Station
Proposed Use:	Any non-residential use or combination of uses and accessory uses as permitted in the Mixed Use Development District of The City of Charlotte Zoning Ordinance.
Residential Density:	N/A
Square Footage:	Not to exceed 44,000 sq ft
Floor Area Ratio:	
Maximum Building Height:	60'
Maximum No. of Buildings:	N/A
Parking Spaces:	Required: Parking as required per Section 9.8507 Per Ordinance

GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION. FILED BY SRL CENTRAL AVENUE PROPERTIES LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF AN OFFICE AND RETAIL MIXED USE BUILDING ON AN APPROXIMATELY 1.23 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF CENTRAL AVENUE & MORNINGSID DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS: 09509222, 09509221, AND 09509220.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH 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, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS ARE AS SHOWN ON THE REZONING PLAN.
- ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

- ANY NON-RESIDENTIAL USE OR COMBINATION OF NON-RESIDENTIAL USES AND ACCESSORY USES AS PERMITTED BY THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE MUDD ZONING DISTRICT, INCLUDING BUT NOT LIMITED TO, RETAIL, OFFICE AND EATING, DRINKING AND ENTERTAINMENT USES.
- THE FOLLOWING USES SHALL NOT BE PERMITTED: GAS STATION, CAR WASH, ADULT ESTABLISHMENT, ACCESSORY DRIVE, DRIVE-IN SERVICE WINDOW, AND SELF-STORAGE FACILITY.
- THE TOTAL SQUARE FOOTAGE OF 44,000 SQUARE FEET FOR THE SITE SHALL BE COMPRISED OF A MAXIMUM COMBINED TOTAL OF 24,000 SQUARE FEET OF RETAIL AND EDGE TYPE USES AND THE REMAINDER OF THE TOTAL SQUARE FOOTAGE MAY BE ANY COMBINATION OF OTHER ALLOWABLE USES PURSUANT TO THE ORDINANCE AND THE CONDITIONS OF THE SITE PLAN.

OPTIONAL PROVISIONS

- IN ORDER TO ALLOW FOR A BETTER INTEGRATION WITH ADJACENT RESIDENTIAL AND EXISTING AREA COMMERCIAL PARKING, PARKING REQUIREMENTS SHALL BE REDUCED TO A REQUIREMENT OF 1 PARKING SPACE PER 1,000 SQ FT FOR ALL USES.
- THE SPECIAL LANDSCAPING AREA, AS GENERALLY SHOWN ON THE SITE PLAN, SHALL INCLUDE AT LEAST TWO TREES AND TWELVE SHRUBS AND MAY BE UTILIZED FOR THE INCLUSION OF PEDESTRIAN ORIENTED FEATURES AND/OR NEIGHBORHOOD SIGNAGE.
- VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- PETITIONER SHALL INSTALL 2- ADA CURB RAMPS AT THE CENTRAL AVENUE AND MORNINGSID DRIVE INTERSECTION PER ADA LAW AND PROWAG STANDARDS.
- PETITIONER MAY PROVIDE CROSS ACCESS BETWEEN THE SITE AND THE ADJACENT PARCEL 09509224, AS GENERALLY SHOWN ON THE SITE PLAN, HOWEVER, IF THE ADJACENT LANDOWNER DOES NOT ALLOW THE CROSS ACCESS, THEN CROSS ACCESS SHALL NOT BE REQUIRED AS A PART OF THE LAND DEVELOPMENT REVIEW PROCESS.
- IN THE EVENT THAT CROSS ACCESS IS PROVIDED, PARKING IN EXCESS OF REQUIREMENTS ON SITE MAY BE APPLIED TOWARDS THE PARKING REQUIREMENTS OF ADJACENT PARCELS WHICH ARE CONNECTED VIA THE CROSS ACCESS PROVIDED.
- PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE, ALONG THE SITE'S FRONTAGES OF MORNINGSID DR. AND CENTRAL AVE. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ARCHITECTURAL STANDARDS

- PREFERRED EXTERIOR BUILDING MATERIALS SHALL BE COMPRISED OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.
- THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAYS, STREETS 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 BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE.
- BUILDING HEIGHT SHALL NOT EXCEED 60'-0".
- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR ENHANCED SIDE FACADE TO ALL STREETS.
 - FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 10% OF THIS REQUIREMENT MAY BE COMPRISED 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.
 - DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET.

ENVIRONMENTAL FEATURES

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE PCSO.

LIGHTING

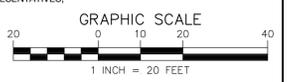
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.
- ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

STREETScape AND LANDSCAPING

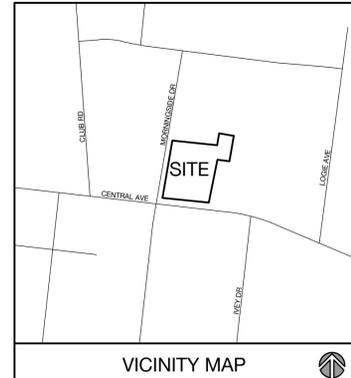
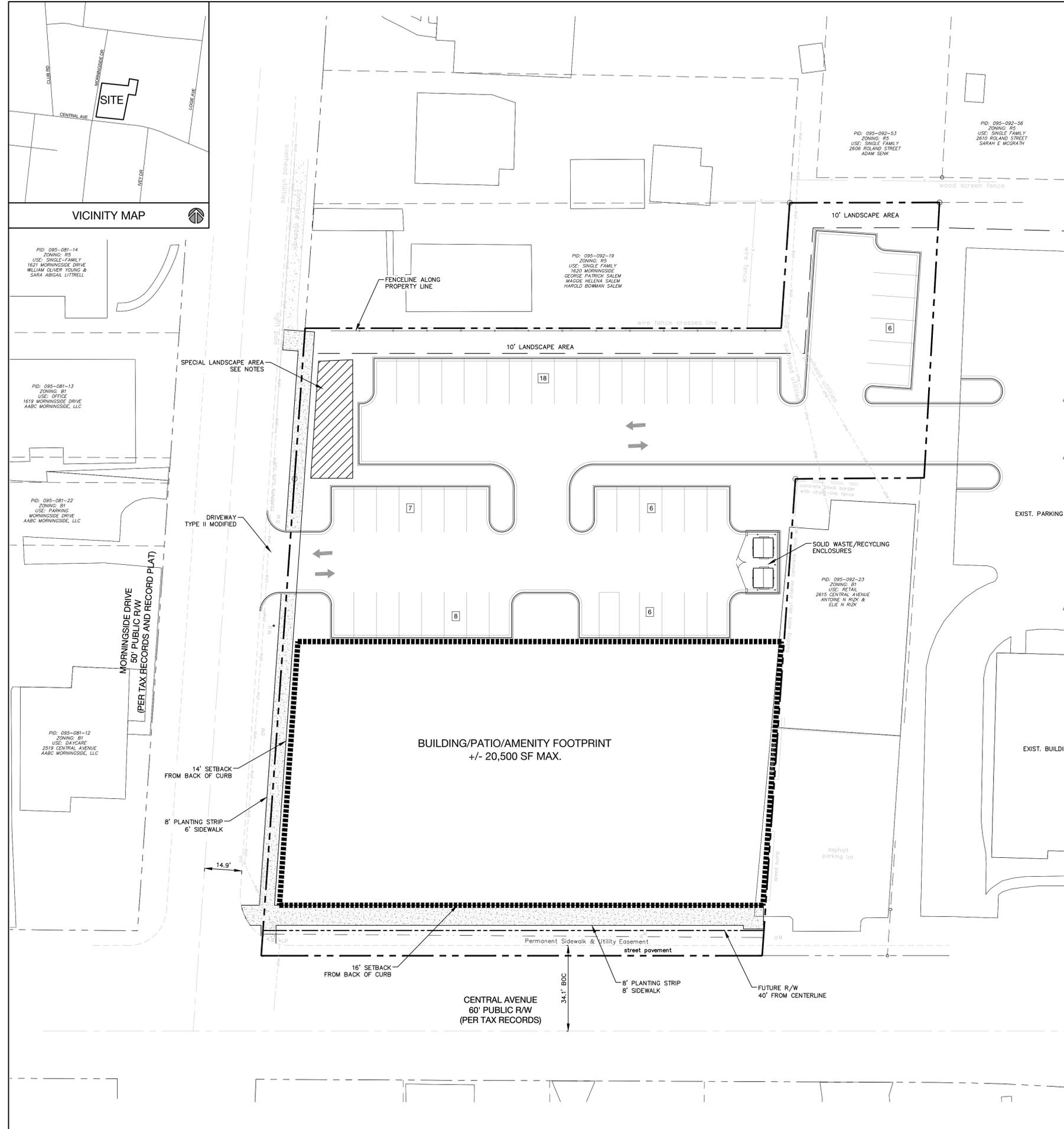
- ALONG CENTRAL AVENUE PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB AND A MINIMUM 8 FOOT WIDE SIDEWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONING PLAN.
- ALONG MORNINGSID DRIVE, PETITIONER SHALL PROVIDE A MINIMUM 8 FOOT WIDE PLANTING STRIP SET ALONG THE BACK OF THE EXISTING CURB ALONG CENTRAL AVENUE AND A MINIMUM 6 FOOT WIDE SIDEWALK IMMEDIATELY ADJACENT TO THE PLANTING STRIP AS GENERALLY SHOWN ON THE REZONING PLAN.
- IN ORDER TO ACCOMMODATE THE EXISTING GRADE, PETITIONER MAY INSTALL A RETAINING WALL BETWEEN THE SIDEWALK AND PLANTING STRIP, PROVIDED THAT PETITIONER OBTAIN A CDOT ENCROACHMENT AGREEMENT IF THE RETAINING WALL IS WITHIN THE PUBLIC RIGHT OF WAY.
- THE 10 FOOT WIDE LANDSCAPE AREAS ADJACENT TO SINGLE FAMILY LOTS SHALL BE PLANTED TO A CLASS C BUFFER STANDARD. HOWEVER, ANY FENCING SHALL NOT BE REQUIRED TO MEET CLASS C BUFFER STANDARDS AND MAY BE PLACED IMMEDIATELY ADJACENT TO THE LOT LINES. THE LANDSCAPING AREAS MAY BE MODIFIED FROM STANDARDS TO PRESERVE EXISTING TREES AND SHRUBBERY.
- THE SPECIAL LANDSCAPING AREA, AS GENERALLY SHOWN ON THE SITE PLAN, SHALL NOT BE REQUIRED TO MEET PLANTING BUFFER STANDARDS AND SHALL INCLUDE AT LEAST TWO TREES AND TWELVE SHRUBS AND MAY BE UTILIZED FOR THE INCLUSION OF PEDESTRIAN ORIENTED FEATURES AND/OR NEIGHBORHOOD SIGNAGE.

BINDING EFFECT OF THE REZONING APPLICATION

- 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



REZONING PETITION # 2021-060



VICINITY MAP

PID: 095-081-14
ZONING: R5
USE: SINGLE-FAMILY
1657 MORNINGSID DRIVE
WILLIAM OLIVER YOUNG &
SARA ABIGAIL LITRELL

PID: 095-081-13
ZONING: B1
USE: OFFICE
1618 MORNINGSID DRIVE
AABC MORNINGSID, LLC

PID: 095-081-22
ZONING: B1
USE: PARKING
MORNINGSID DRIVE
AABC MORNINGSID, LLC

PID: 095-081-12
ZONING: B1
USE: DAYCARE
2019 CENTRAL AVENUE
AABC MORNINGSID, LLC

PID: 095-092-53
ZONING: R5
USE: SINGLE FAMILY
2608 ROLAND STREET
ADAM SENK

PID: 095-092-56
ZONING: R5
USE: SINGLE FAMILY
2610 ROLAND STREET
SARAH E MCGRATH

PID: 095-092-19
ZONING: R5
USE: SINGLE FAMILY
1620 MORNINGSID
GEORGE PATRICK SALEM
MADGE HELENA SALEM
HAROLD BOWMAN SALEM

PID: 095-092-23
ZONING: B1
USE: RETAIL
2615 CENTRAL AVENUE
ANTONIO N RIZK &
ELIE N RIZK

MORNINGSID DRIVE
50' PUBLIC R/W
(PER TAX RECORDS AND RECORD PLAT)

CENTRAL AVENUE
60' PUBLIC R/W
(PER TAX RECORDS)

BUILDING/PATIO/AMENITY FOOTPRINT
+/- 20,500 SF MAX.

10' LANDSCAPE AREA

10' LANDSCAPE AREA

10' LANDSCAPE AREA

14' SETBACK FROM BACK OF CURB

8' PLANTING STRIP 6' SIDEWALK

16' SETBACK FROM BACK OF CURB

34' BOC

8' PLANTING STRIP 8' SIDEWALK

FUTURE R/W 40' FROM CENTERLINE

DRIVEWAY TYPE II MODIFIED

SPECIAL LANDSCAPING AREA SEE NOTES

FENCELINE ALONG PROPERTY LINE

WOOD SCREEN FENCE

WIRE FENCE CROSSING LINE

CONCRETE BLOCK BORDER WITH CHAIN-LINK FENCE

SOLID WASTE/RECYCLING ENCLOSURES

EXIST. PARKING

EXIST. BUILDING

ASPHALT PARKING LOT

PERMANENT SIDEWALK & UTILITY EASEMENT

STREET PAVEMENT