

SITE DATA

Site Area: 0.14 Acres
 Existing Zoning: O-2
 Proposed Zoning: MUDD-O
 Proposed Use: 14 Residential Units / Ground Floor Office
 Proposed Sq. Ft.: 21,888 SF (including up to 5,000 SF Ground Floor Office)
 Required Parking: 1 Space/Unit or 14 Spaces
 Proposed Parking: 1.39 Spaces/Unit or 20 Spaces (spaces located in adjacent parking deck)
 Required Open Space: 0 SF
 Streetscape: 1 large maturing tree/40 LF or 1 small maturing tree /30 LF of frontage

DEVELOPMENT STANDARDS

Development of the Site will be controlled by the standards depicted on this Site Plan and by the standards of the Mixed-Use Development District-Option, as stated herein. The development scenario depicted on the Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases so long as the overall requirements are met.

Permitted Uses

Development of the Site shall be for a maximum of 14 residential units and up to 5,000 SF of ground floor office space, as well as any accessory uses permitted by the Zoning Ordinance for the MUDD district.

Setbacks and Streetscape Treatment

- All buildings constructed on the Site will maintain a minimum 14' setback from existing or proposed edge of pavement along Pierce Street.
- All buildings constructed on the Site along Scott Avenue will maintain a 14' setback as measured from the future proposed curbline of Scott Avenue based on a 680' radius.
- The Petitioner shall provide a minimum 6' sidewalk with a minimum 8' planting strip along Scott Avenue and Pierce Street.
- The Plan shall comply with the Uptown Streetscape Guidelines or Tree Ordinance as applicable. The required streetscape improvements will be determined by the MUDD review team and the Urban Forestry Department.

Architectural Controls

- An Architectural Perspective Elevation is attached as a part of this submittal. The rendering is intended to be schematic and representational in nature. Final elevations will be submitted to the Planning Commission for administrative approval so long as the overall design intent is the same.
- Building height along Scott Avenue shall be a maximum of 4 story (54' ht. maximum).
- Building height along this portion of Pierce Street shall be a maximum of 4 story (58' ht. maximum) (See rezoning Petition #2002-130 for additional building height requirements along Pierce Street).
- The building elevations on the street side shall have a minimum of 40% brick or masonry. EFIS material to be used as a minor part of the facades.
- Additional building materials shall be limited to wood, cementitious siding or EFIS material. Vinyl or Metal materials may be used for architectural details including but not limited to doors, windows and trim details.

Pedestrian Connectivity

- The Petitioner will provide internal sidewalks to connect all units to the public sidewalk system substantially in a manner depicted on the Schematic Plan and, as required by Section 12.529.
- Ground floor units along the public right of ways shall front the street with doorways/stoops providing access to the public sidewalk except where grade changes may be prohibitive.

Public Streets and Easements

- The Petitioner reserves the right to provide on street parking on Pierce Street subject to CDOT approval. A minimum driving lane width of 10' per lane (tip of pavement to lip of pavement) with a 7' recessed parking area and a 2-5" standard curb and gutter shall be provided as measured from the centerline of either street.
- The Petitioner shall dedicate and convey the additional right of way along Scott Avenue necessary to provide for a future 680' radius in Scott Avenue prior to the issuance of Certificates of Occupancy.
- The Petitioner shall abandon the 10' wide alley on the site prior to the issuance of Building Permits.
- The Petitioner shall work with CDOT to provide appropriate site distance triangles at intersections.

Vehicular Access Points

- Vehicular access to the parking deck shall be through the driveway on the adjacent MUDD-O site.

Parking

- Parking shall be provided via use of adjacent parking garage. Parking shall be provided at a ratio of 1.39 spaces/unit.
- A minimum of 8 Bicycle parking spaces shall be provided in front of the building and inside the adjacent parking garage.

Screening/Trash Collection

- Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- Parking Deck will be screened per the requirements of Section 12.212 of the Ordinance.
- Roof top mechanical equipment shall be screened from public view.
- Trash collection and recycling shall be accomplished through the use of roll-out mini dumpsters and recycling carts for private carrier pick-up. The location shall be on the adjacent MUDD-O site.

Lighting

- Detached pole lighting, except City of Charlotte streetlights shall be of a uniform design and shall be limited to 20' height maximum.
- No wall "pak" type lighting will be permitted on the perimeter of the buildings.

Signage

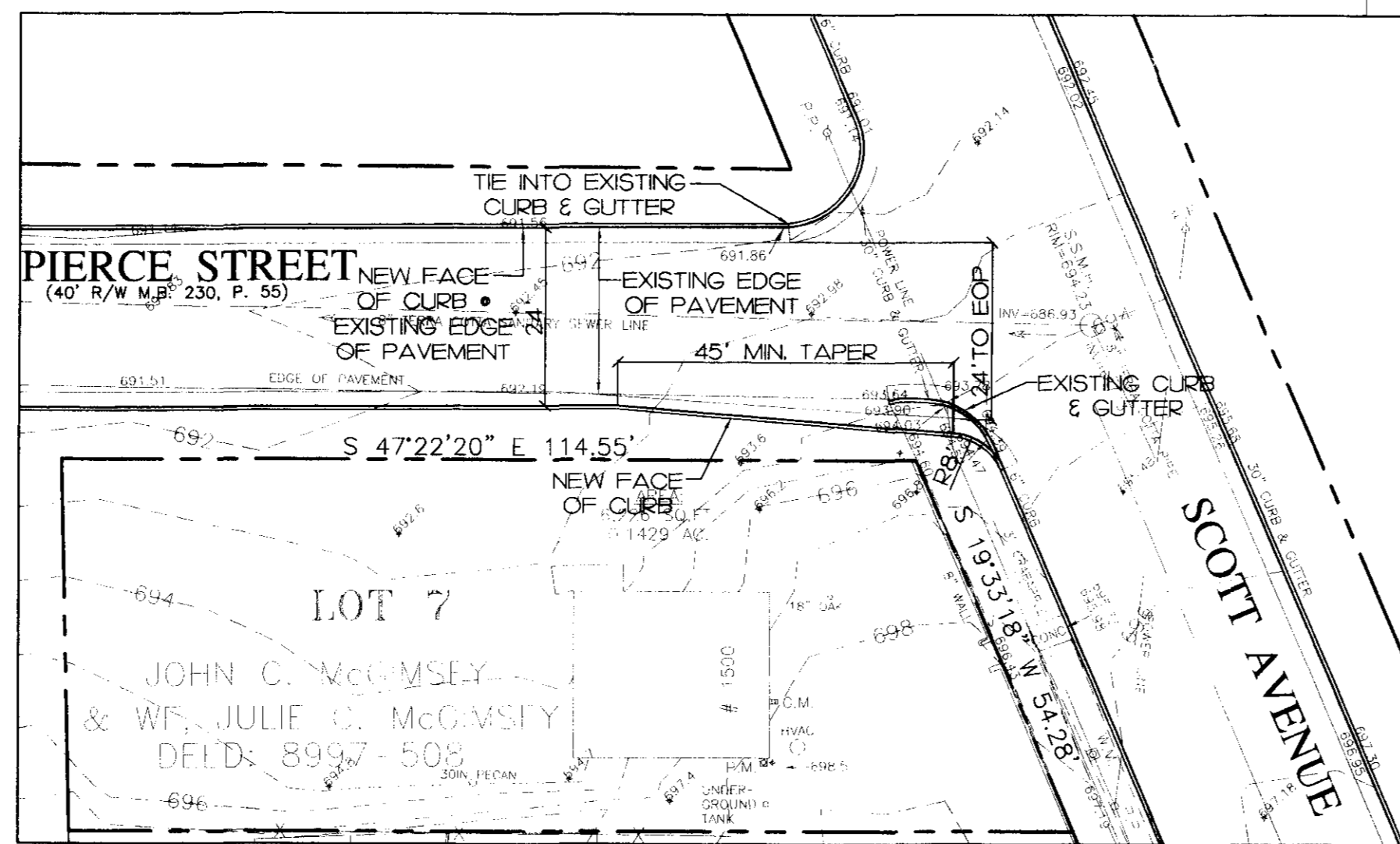
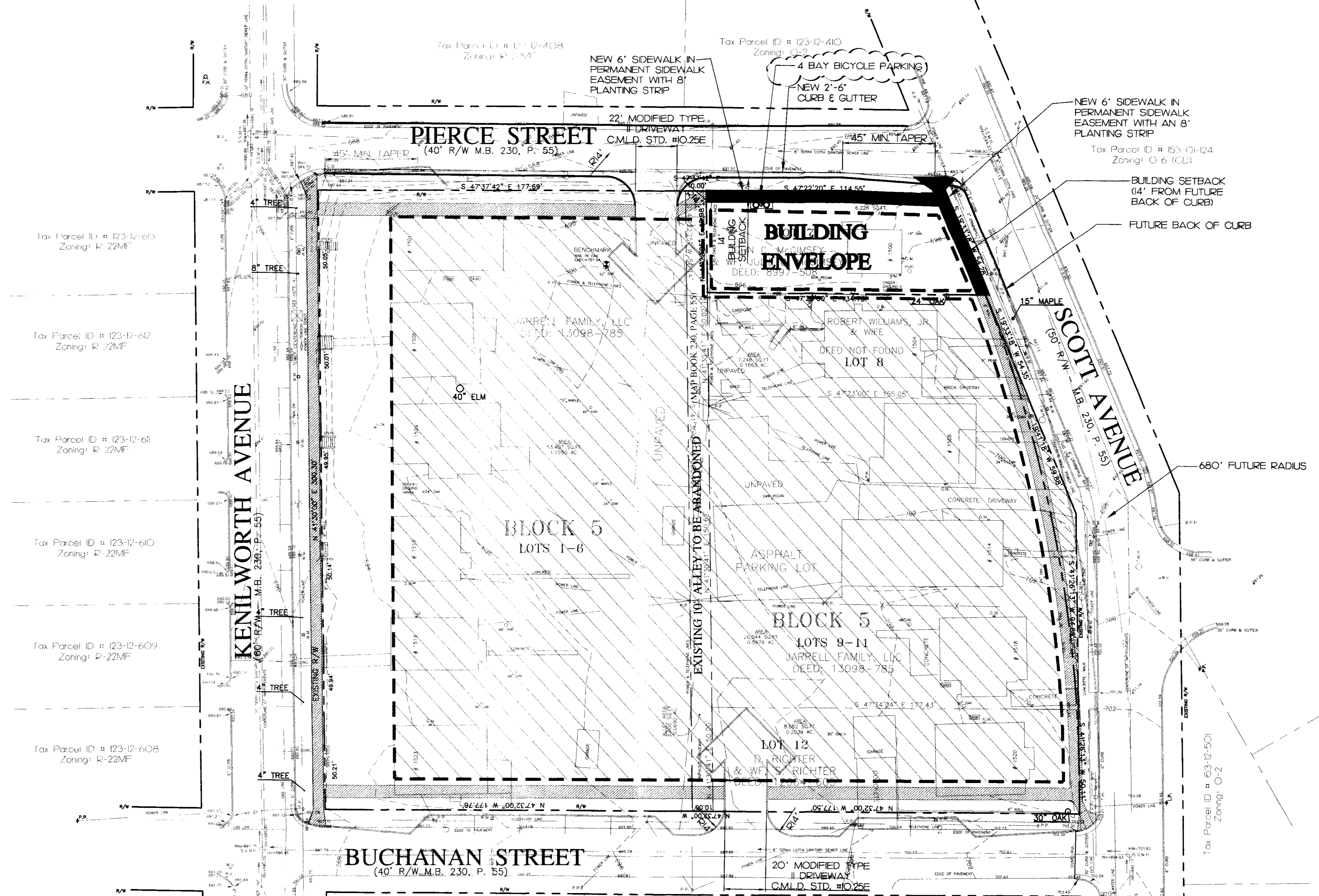
Signage will be permitted in accordance with the applicable standards of the Ordinance.

Storm water

- The Petitioner shall meet all requirements of the Storm water Ordinance as required by the City of Charlotte engineering Department. Storm water detention facilities, if required, will be designed to meet the applicable standards of the City of Charlotte Engineering Department.
- Storm water detention facilities shall not be located within the setbacks.
- No detention outlet structure shall be allowed to surface drain, detention outlet structures shall connect directly to the public storm water system.

Fire Protection

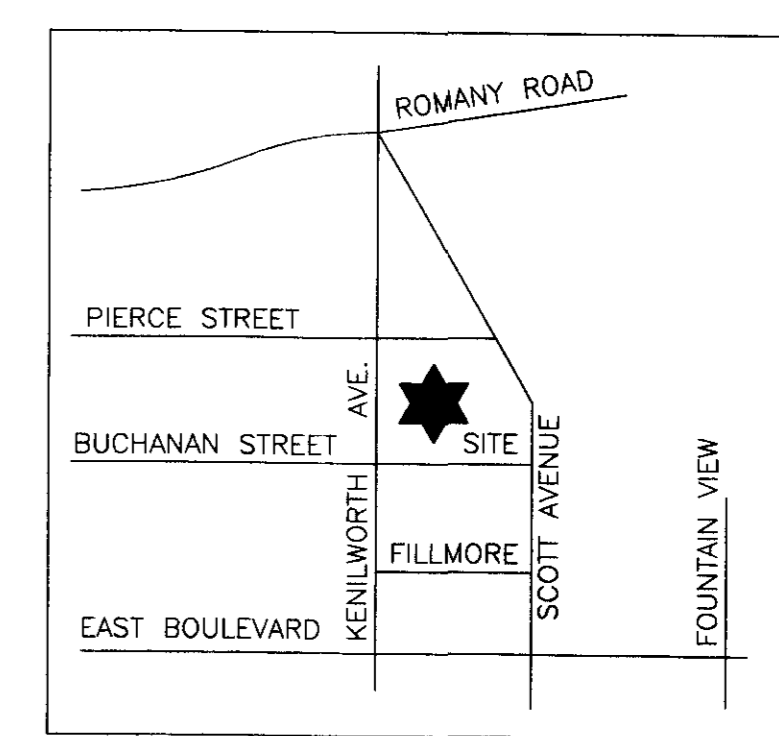
Adequate fire protection shall be provided in accordance with Section 503 of the North Carolina State Fire Prevention.



INTERSECTION ENLARGEMENT SCALE: 1"=20'

APPROVED BY CITY COUNCIL
 [Signature]

VICINITY MAP



VICINITY MAP NOT TO SCALE

KENILWORTH/SCOTT REZONING
 CHARLOTTE, NORTH CAROLINA

RICHTER & ASSOCIATES, INC.
 201 N. TRYON STREET, SUITE 2660
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Design Resource Group

1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

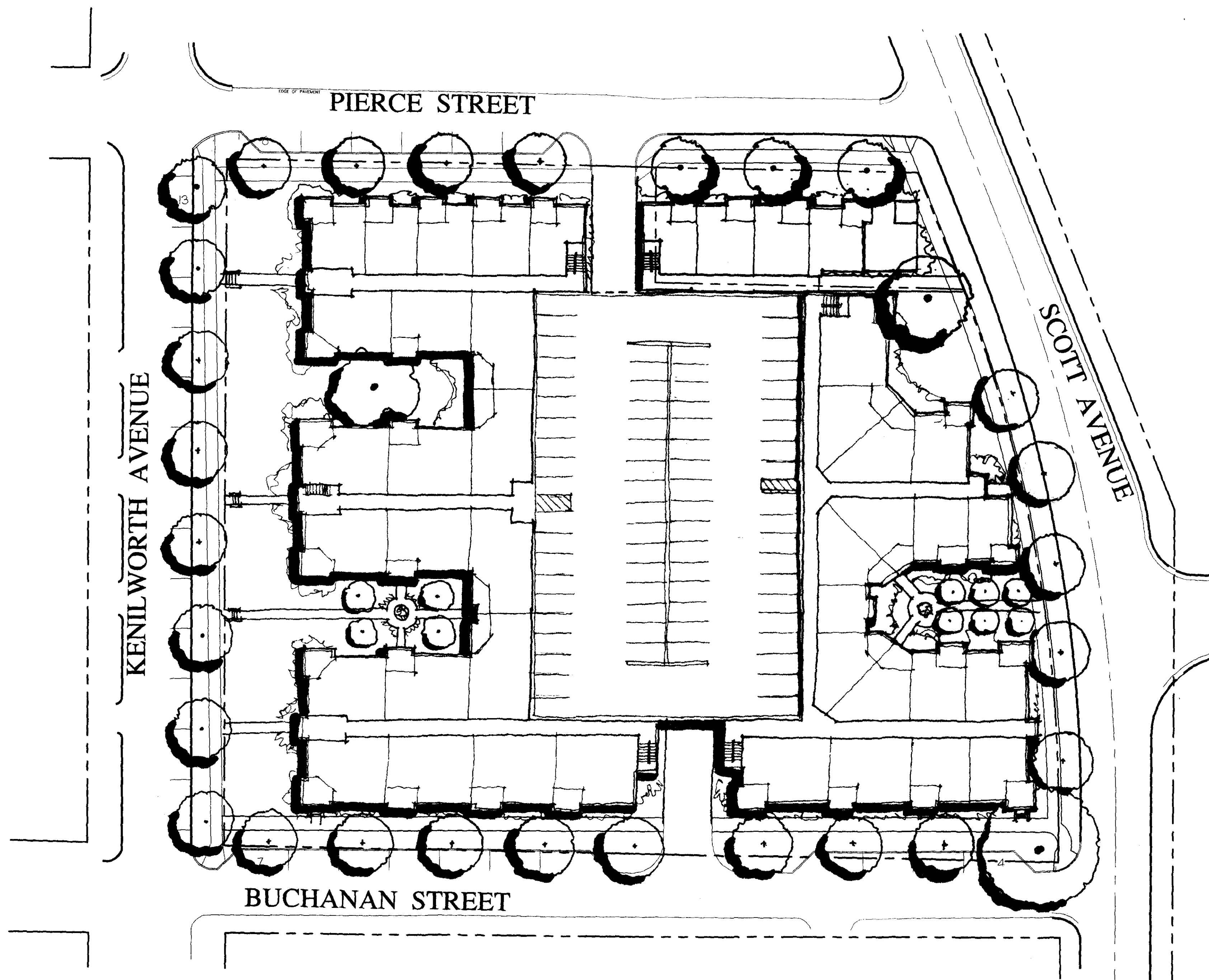
DRG

REZONING PETITION
 FOR PUBLIC HEARING
 PETITION # 2003-045

TECHNICAL DATA PLAN

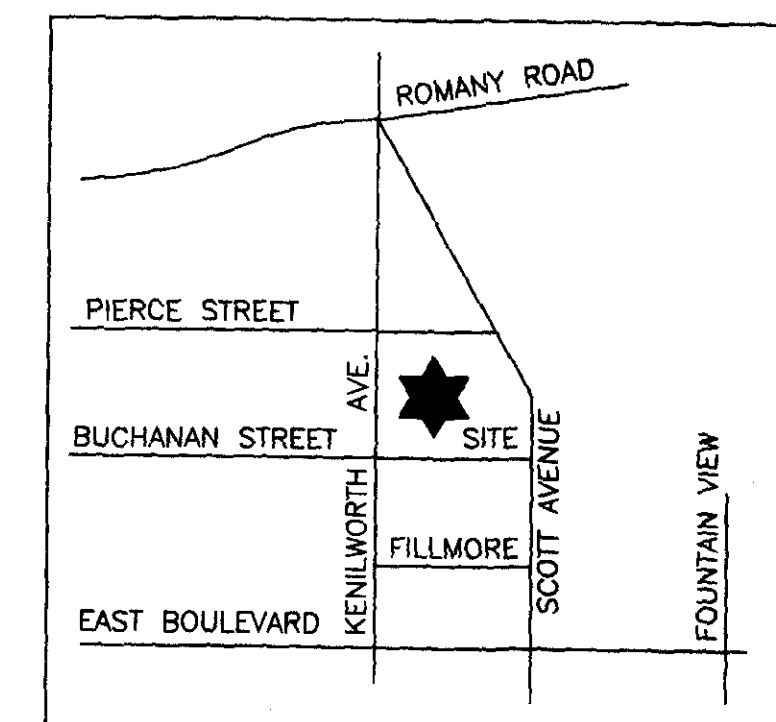
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 Date: 24 FEB. 2003
 Project No.: 140-002
 Revisions:
 1. 16 MAY 2003 REVISIONS PER CMPC REVIEW

Sheet 1 of 4



APPROVED BY CITY COUNCIL
 DATE 2/20/03

VICINITY MAP



VICINITY MAP NOT TO SCALE

KENILWORTH/SCOTT REZONING
 CHARLOTTE, NORTH CAROLINA

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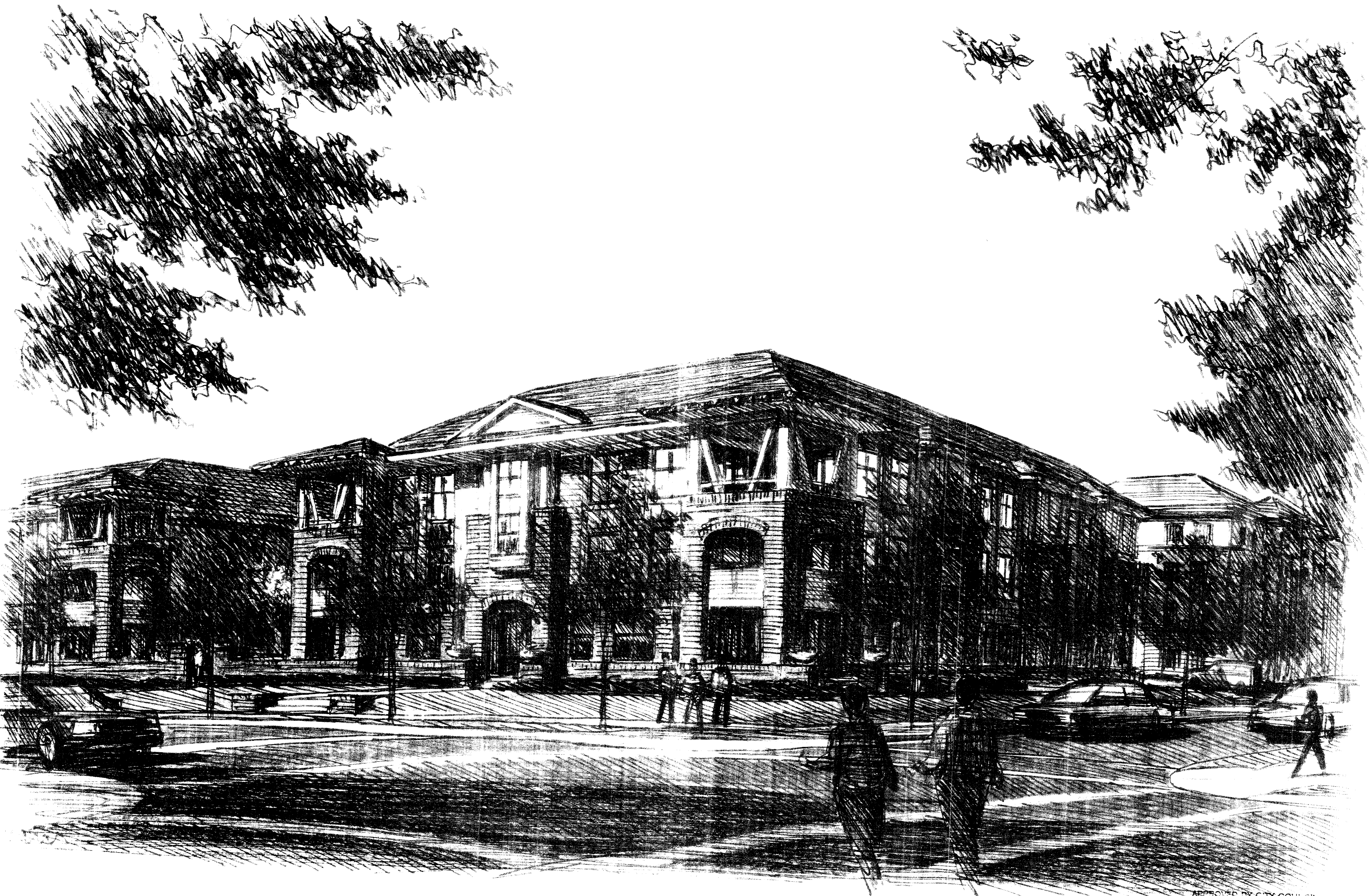
REZONING PETITION

FOR PUBLIC HEARING
 PETITION # 2003-045

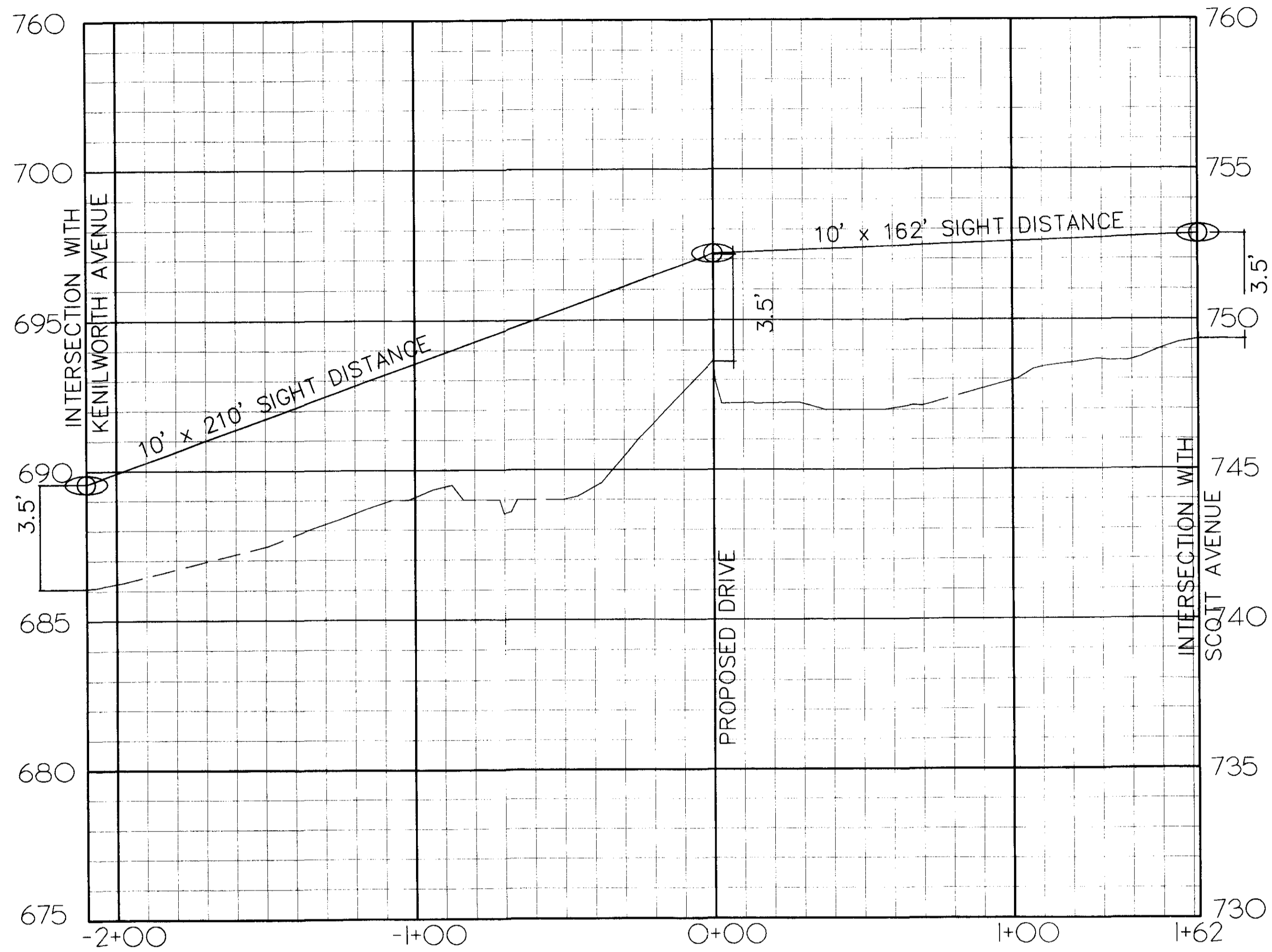
SCHEMATIC SITE PLAN



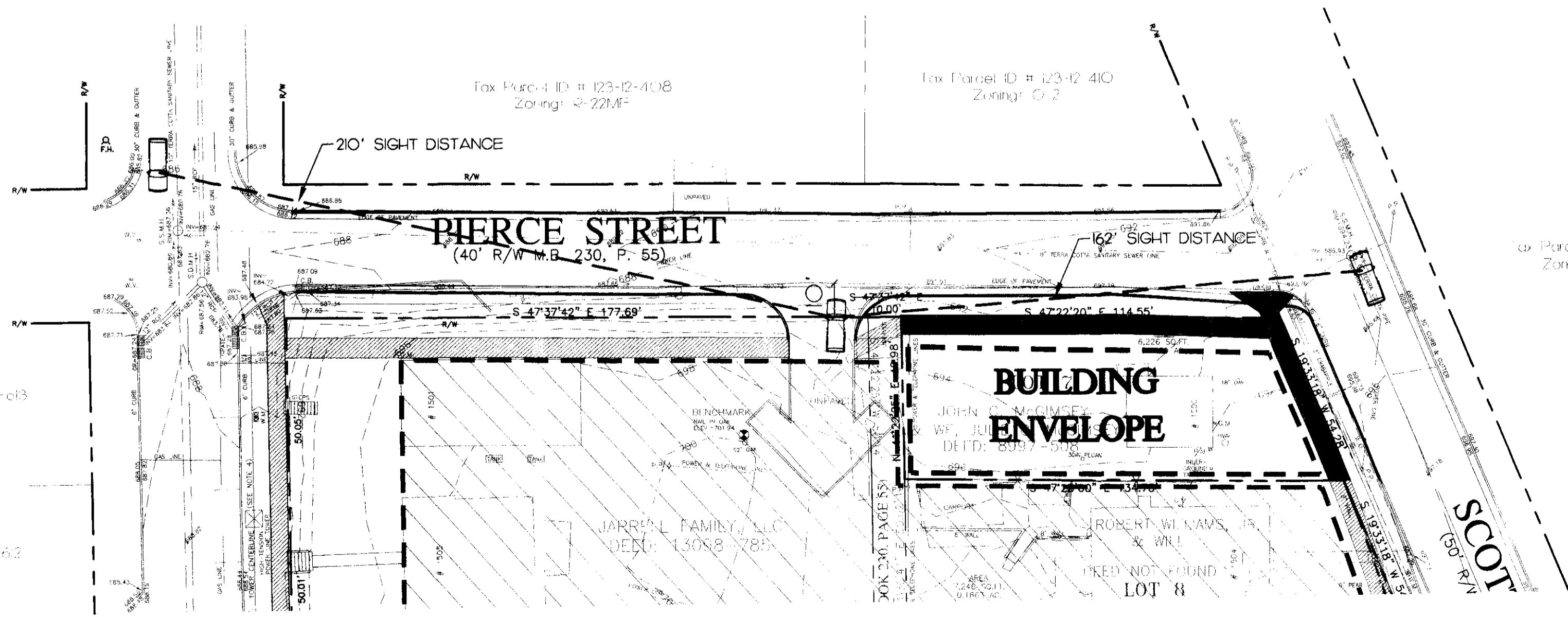
Scale: 1" = 30'
 Date: 24 FEB. 2003
 Project No.: 140-002
 Revisions:



APPROVED BY CITY COUNCIL



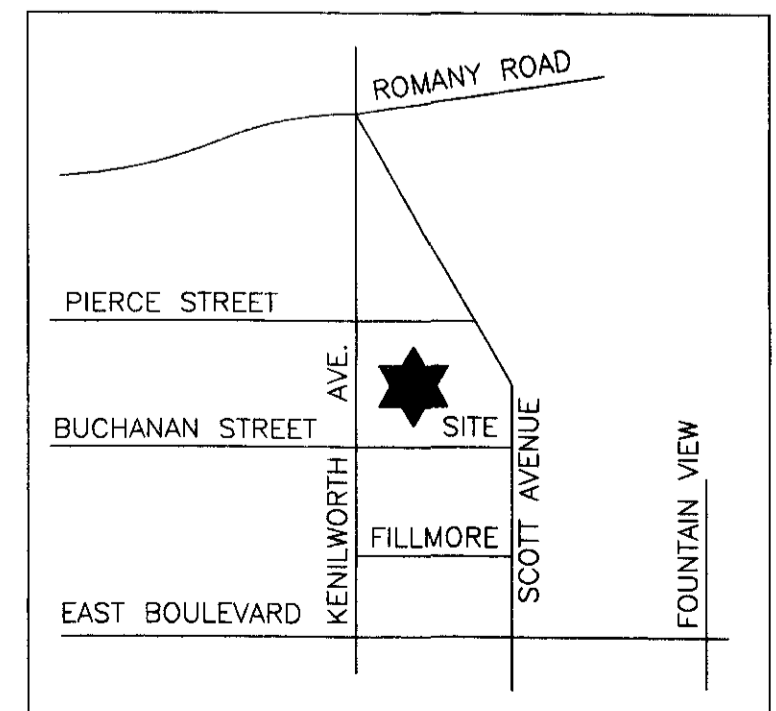
PROFILE
 SCALE: HORIZ. 1" = 30'
 VERT. 1" = 3'



INTERSECTION ENLARGEMENT SCALE: 1"=20'

APPROVED BY CITY COUNCIL
 DATE *2/14/03*

VICINITY MAP



VICINITY MAP NOT TO SCALE

KENILWORTH/SCOTT REZONING
 CHARLOTTE, NORTH CAROLINA

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REZONING PETITION
 FOR PUBLIC HEARING
 PETITION # 2003-O45

SIGHT DISTANCE PLAN

NORTH

Scale: 1"= 30'
 Date: 24 FEB. 2003
 Project No.: 140-002
 Revisions:
 1. 04/21/03
 PER CMPC COMMENTS

Sheet **4** of **4**