

SITE DATA TABLE TAX PARCEL NO.: 121-055-03 SITE AREA: Approx. 0.174 Acres = 7,564 sf EXISTING ZONING: 0-2 PROPOSED ZONING: U-Z

PROPOSED ZONING: TOD-M(CD)

MINIMUM FAR = .66 = 4,992 sf 3

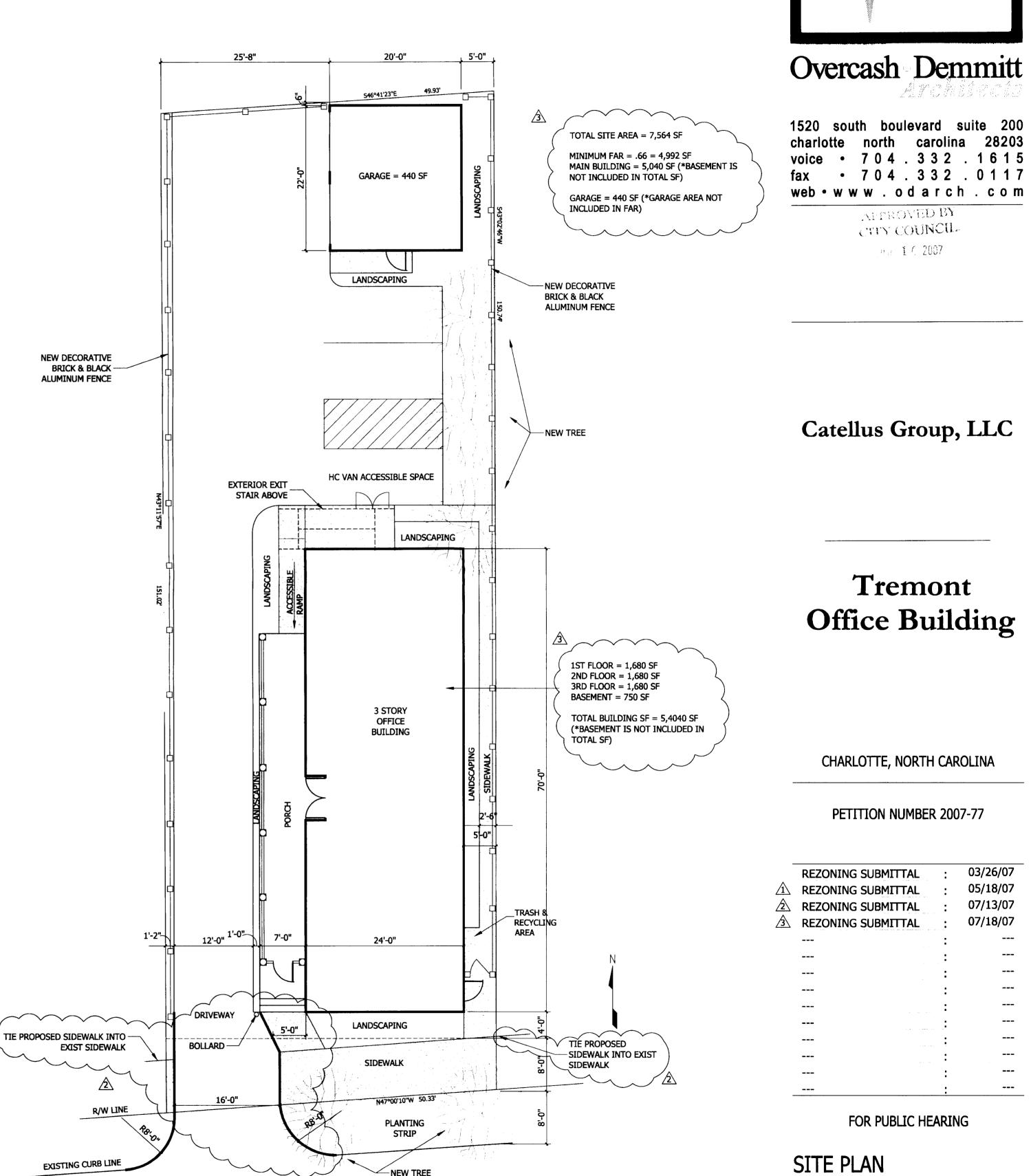
NEW MAIN BUILDING AREA PROPOSED: 5,040 sf 3 NEW GARAGE AREA = 440 sf

MAXIMUM PARKING ALLOWED: 16 spaces PARKING PROVIDED: 5 spaces
MAXIMUM HEIGHT: 120 PROPOSED HEIGHT: 50'

## Tremont Avenue Development Site TOD-M (CD) Site Plan Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and 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
- 2. Access to the site will be provided by driveway connections to Tremont Avenue as generally depicted on this site.
- 3. The proposed use of the property will be for the development of the site to accommodate an office use along with associated parking and service areas. The Petitioner reserves the right to include residential uses as part of or instead of office uses on the site. The proposed 'carriage' house will accommodate parking and storage.
- 4. All dumpsters, if provided, will be screened with solid enclosures and gates. Trash service is expected to be provided by commercial roll-out service.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 25 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- 6. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, and tree planting.
- 7. With regard to setback, the Petitioner will comply with the additional setback to achieve 20' but will be allowed to have steps, porches and other features within the 20' setback but not within the 16' setback.
- 8. Parking will be provided which meets or exceeds the requirements of the Ordinance.
- 9. Through the Optional provisions included within the TOD districts, the Petitioner seeks to modify the minimum FAR requirement from .75 to .67 and to modify the requirement for the orientation of the 'door to the building' that relates to Tremont Ave. as requested by the Planning Staff.
- 10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," 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

March 25, 2007, Initial submission. May 19, 2007, revised per staff comments July 10, 2007, revised per Zoning Committee approval



SP1.1

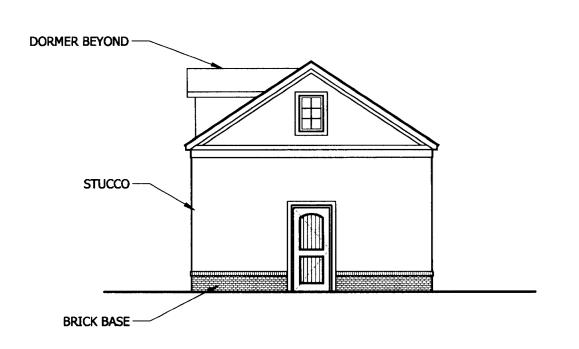
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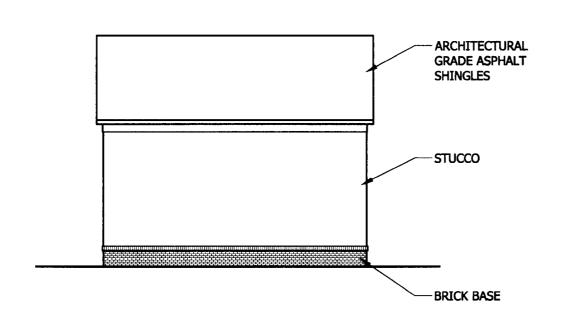
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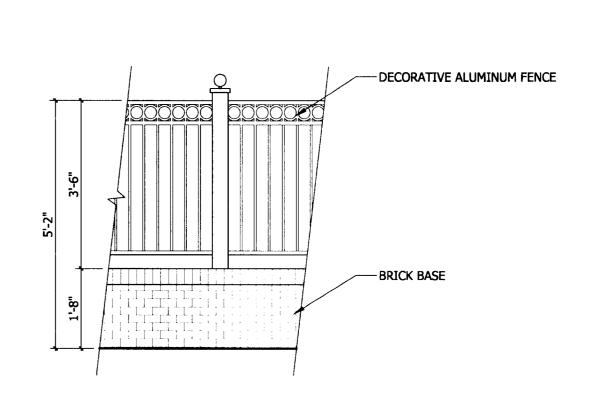
01 SITE PLAN

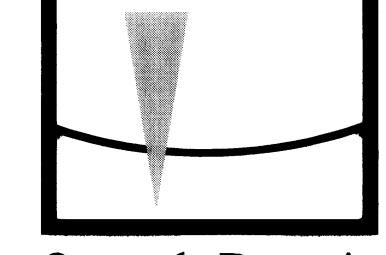
E. TREMONT AVENUE

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ODA No. 062055 CADD File: 2055\_SP1.1.dwg









Overcash Demmitt

• 704.332.1615

1/2" = 1'-0"

1/8" = 1'-0"

09 EAST ELEVATION- GARAGE

1/8" = 1'-0"

-STUCCO

-- METAL EXIT STAIR & RAIL

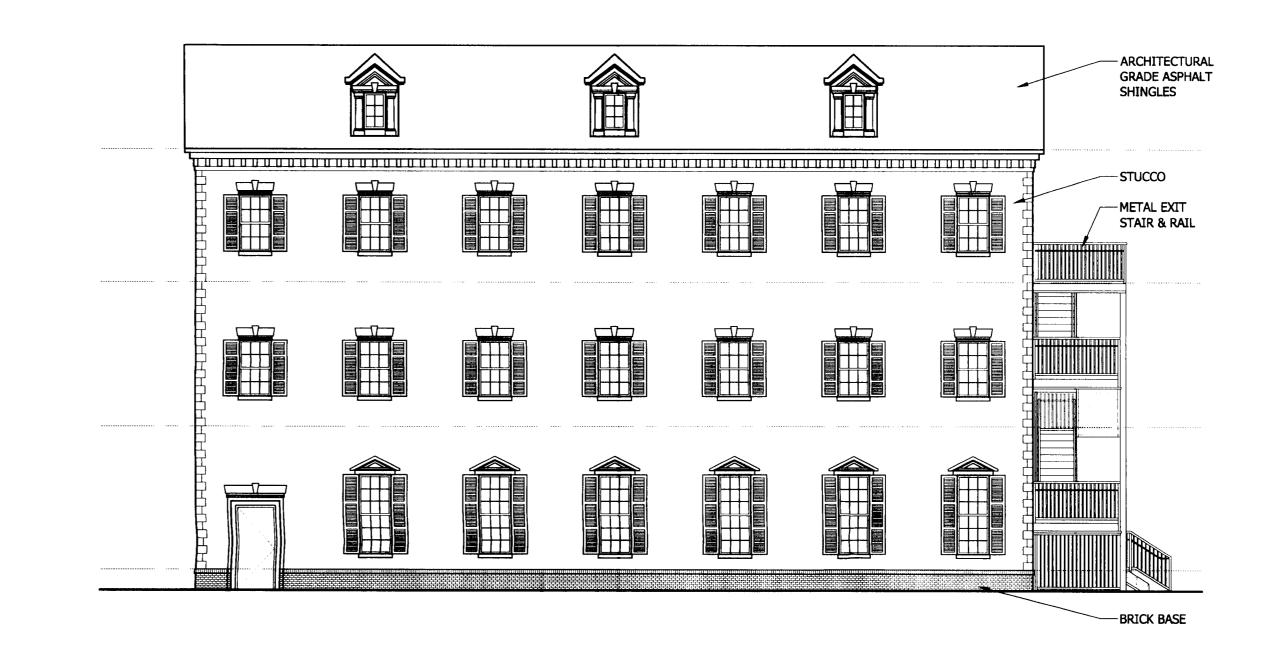
08 NORTH ELEVATION- GARAGE

1/8" = 1'-0"

-- ARCHITECTURAL GRADE ASPHALT SHINGLES

-- DECORATIVE GARAGE DOOR

\_\_\_STUCCO



07 FENCE ELEVATION

Catellus Group, LLC

**Tremont** Office Building

06 WEST ELEVATION- GARAGE

05 SOUTH ELEVATION- GARAGE 1/8" = 1'-0"

1/8" = 1'-0"

04 EAST ELEVATION- OFFICE BUILDING

1/8" = 1'-0"

PETITION NUMBER 2007-77

CHARLOTTE, NORTH CAROLINA

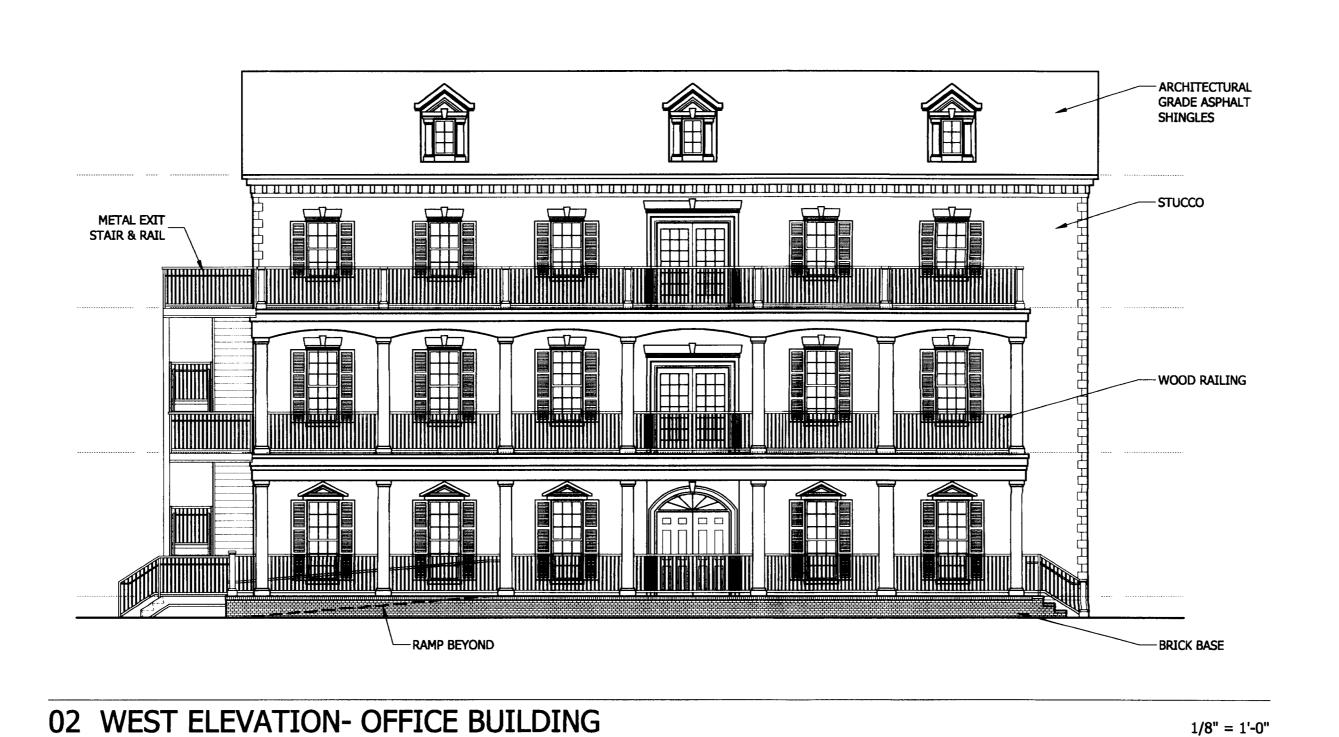
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FOR PUBLIC HEARING

**ELEVATIONS** 

A2.1

03 NORTH ELEVATION- OFFICE BUILDING



01 SOUTH ELEVATION- OFFICE BUILDING

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