

**URBAN  
DESIGN  
PARTNERS**

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Thies Realty and  
Mortgage Company

119 Huntley Place  
Charlotte, North Carolina

**Mecklenburg Building**

**Rezoning Plan  
Rezoning Petition #11-008**  
Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	11/21/11	CC	PER CITY COMMENTS
2	9/23/11	CC	PER CITY COMMENTS

Project No: 10-042  
Date: November 22, 2010  
Designed by: cc  
Drawn by: cc  
Scale: 1" = 20'-0"  
Sheet No: **RZ-1**

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	155-04-407
REZONING AREA:	±1.16 AC
EXISTING ZONING:	B-1
PROPOSED ZONING:	UR-C (CD)
PROPOSED USE:	See Development Standards (Permitted Uses)
VEHICULAR PARKING: PROPOSED:	64 Spaces

**BINDING EFFECT OF THE REZONING PETITION**  
If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**STREETScape AND LANDSCAPING/SCREENING**  
A. Petitioner shall install a 6 foot sidewalk and an approximately 8 foot planting strip located along the Site's frontage on Providence Road as more particularly depicted on the Rezoning Plan.

- ⚠ B. Any dumpsters located on the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by solid-enclosures with gates.
- ⚠ C. Parking areas shall be screened from abutting properties by a 6 foot wooden fence. A detail of the 6 foot wooden fence is set out on the Rezoning Plan.

**SIGNAGE**  
A. All signs installed on the Site shall comply with the requirements of the Ordinance.

**LIGHTING**  
A. The maximum height of any new freestanding lighting fixtures (including its base) installed within the parking areas located on the Site shall be 20 feet. All such free standing lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

- B. Any new lighting fixtures attached to the Building shall be decorative, capped and downwardly directed. Newly installed standard "wall-pak" type lighting will not be permitted.
- C. Wall-mounted decorative light fixtures such as sconces shall be permitted.

**PERMITTED USES**  
The Site may be devoted only to the following uses and to any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-C zoning district:

- (1) office;
- (2) professional office;
- (3) retail;
- (4) retail (furniture);
- (5) restaurant, provided, however, that a maximum of 5,000 square feet of gross building area may be devoted to restaurant uses;
- (6) neighborhood food and beverage service;
- (7) laboratories, dental, medical and optical; and
- (8) universities, colleges and junior colleges.

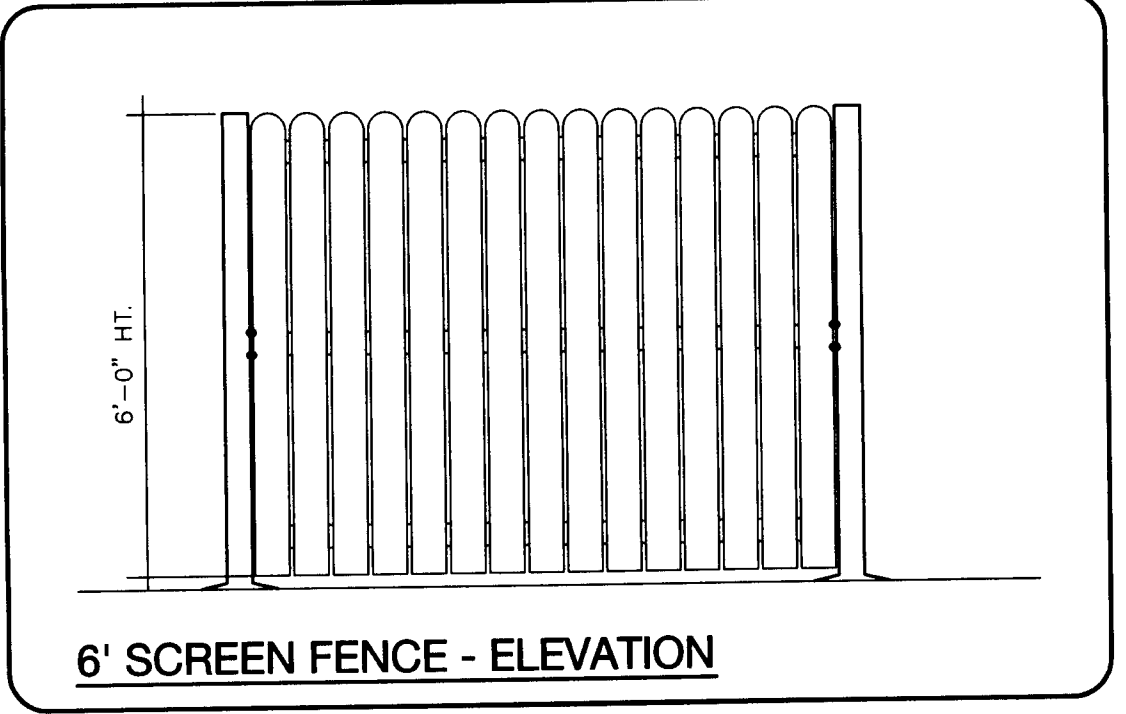
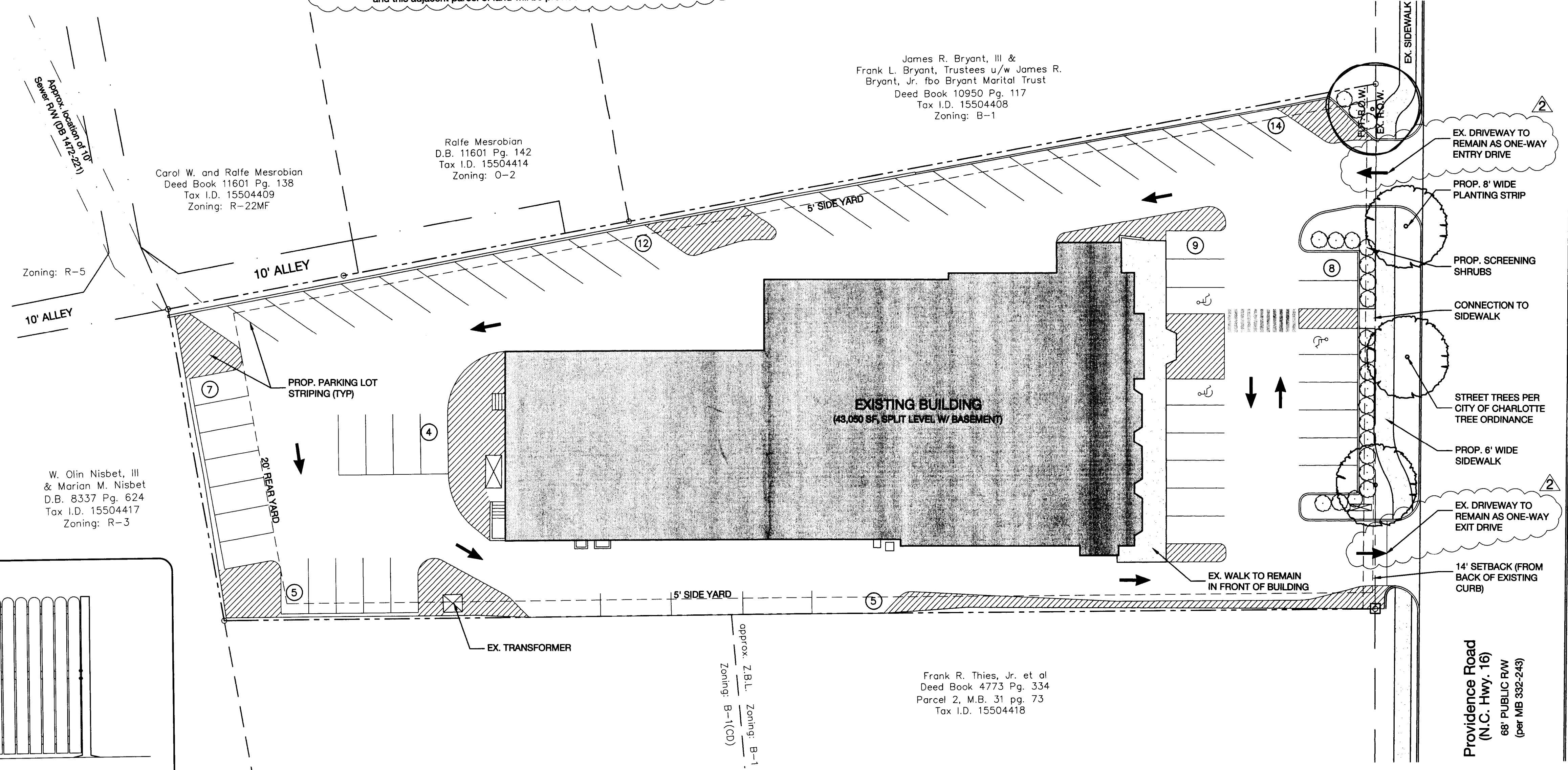
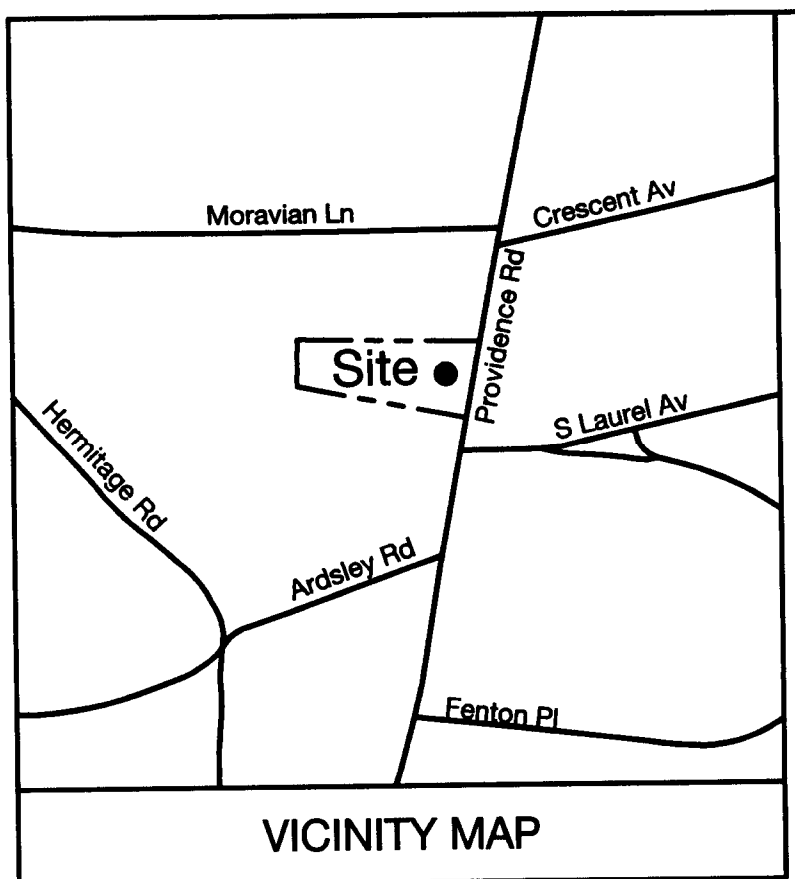
Medical office uses shall not be permitted on the Site.

**TRANSPORTATION**  
A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by CDOT and/or NCDOT.

- ⚠ B. As depicted on the Rezoning Plan, one of the two driveways into the Site shall be an entrance-only driveway, and the second driveway shall be an exit-only driveway. Appropriate signage will be installed at each driveway to designate the driveway as an entrance-only driveway or an exit-only driveway.
- ⚠ C. A minimum of 1 parking space per 750 square feet of gross building area will be provided on the Site.
- ⚠ D. Bicycle parking will be provided on the Site as required by the Ordinance.
- ⚠ E. In the event that the ground lessee or future owner of the adjacent parcel of land located along the Site's southern boundary line (Tax Parcel No. 155-044-18) and the Petitioner (or their successors in interest) are able to agree on and enter into a mutually acceptable cross-access easement agreement in the future, then cross-access between the Site and this adjacent parcel of land will be provided.

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**  
A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Thies Realty & Mortgage Co. for an approximately 1.16 acre site located on the west side of Providence Road, north of the intersection of Providence Road and Cherokee Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").  
B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-C zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.  
C. The use and development of the Site will be restricted to the re-use of the existing approximately 43,050 square foot building located on the Site (the "Building") and the related parking areas, and the construction and installation of the other Site improvements that are more particularly depicted on the Rezoning Plan. No additions to or expansions of the Building's gross floor area shall be permitted.  
D. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.



APPROVED BY  
CITY COUNCIL

OCT 17 2011

RECEIVED  
SEP 23 2011  
BY:

2011-008

