



REZONING PETITION
FOR PUBLIC HEARING:
2016-081

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
P.O. BOX 958
DAVIDSON, NC 28036

APPROVED BY
CITY COUNCIL
JUL 18 2016

**SCHEMATIC
SITE PLAN**

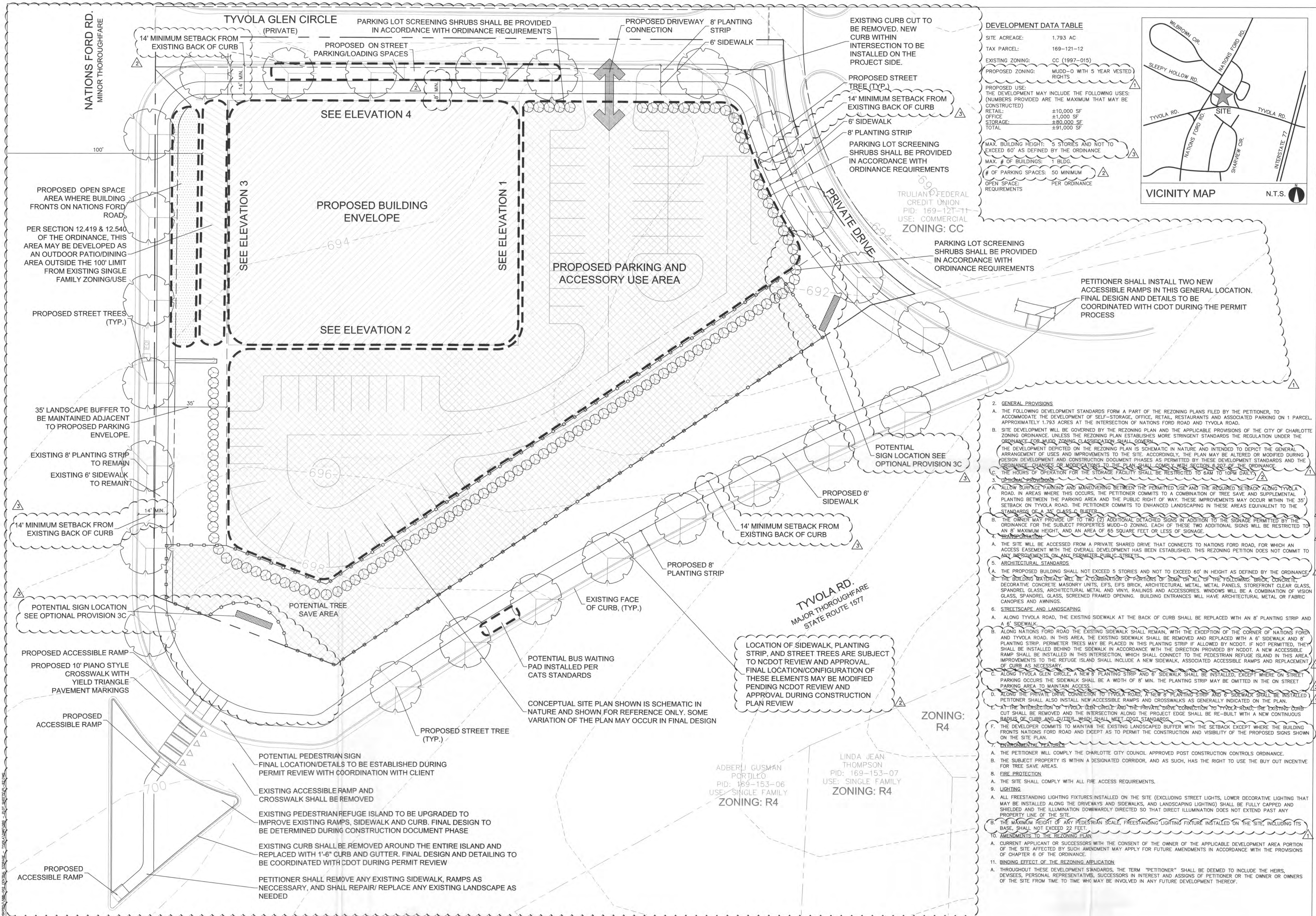
SCALE: 1" = 20'

PROJECT #: 588-002
DRAWN BY: THH

MAY 18, 2016

REVISIONS:
05.23.16 - PER STAFF COMMENT
06.20.16 - PER STAFF COMMENT
08.26.16 - PER STAFF COMMENT

RZ 1.0



DEVELOPMENT DATA TABLE

SITE ACREAGE:	1.793 AC
TAX PARCEL:	169-121-12
EXISTING ZONING:	CC (1997-015)
PROPOSED ZONING:	MUDD-0 WITH 5 YEAR VESTED RIGHTS
PROPOSED USE:	THE DEVELOPMENT MAY INCLUDE THE FOLLOWING USES: (NUMBERS PROVIDED ARE THE MAXIMUM THAT MAY BE CONSTRUCTED)
RETAIL:	±10,000 SF
OFFICE:	±1,000 SF
STORAGE:	±80,000 SF
TOTAL:	±91,000 SF
MAX. BUILDING HEIGHT:	5 STORIES AND NOT TO EXCEED 60' AS DEFINED BY THE ORDINANCE
MAX. # OF BUILDINGS:	1 BLDG.
# OF PARKING SPACES:	50 MINIMUM
OPEN SPACE REQUIREMENTS:	PER ORDINANCE

- 2. GENERAL PROVISIONS**
- THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT OF SELF-STORAGE, OFFICE, RETAIL, RESTAURANTS AND ASSOCIATED PARKING ON 1 PARCEL, APPROXIMATELY 1.793 ACRES AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD.
 - SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATION UNDER THE ORDINANCE FOR MUDD ZONING CLASSIFICATION SHALL GOVERN.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS AND THE ORDINANCE. CHANGES OR MODIFICATIONS TO THE PLAN SHALL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
 - THE HOURS OF OPERATION FOR THE STORAGE FACILITY SHALL BE RESTRICTED TO 6AM TO 10PM DAILY.
- 3. OPTIONAL PROVISIONS**
- ALLOW SURFACE PARKING AND MANEUVERING BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK ALONG TYVOLA ROAD. IN AREAS WHERE THIS OCCURS, THE PETITIONER COMMITS TO A COMBINATION OF TREE SAVE AND SUPPLEMENTAL PLANTING BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT OF WAY. THESE IMPROVEMENTS MAY OCCUR WITHIN THE 35' SETBACK ON TYVOLA ROAD. THE PETITIONER COMMITS TO ENHANCED LANDSCAPING IN THESE AREAS EQUIVALENT TO THE STANDARDS OF A 30' CLASS C BUFFER.
 - THE OWNER MAY PROVIDE UP TO TWO (2) ADDITIONAL DETACHED SIGNS IN ADDITION TO THE SIGNAGE PERMITTED BY THE ORDINANCE FOR THE SUBJECT PROPERTIES MUDD-0 ZONING. EACH OF THESE TWO ADDITIONAL SIGNS WILL BE RESTRICTED TO AN 8' MAXIMUM HEIGHT, AND AN AREA OF 65 SQUARE FEET OR LESS OF SIGNAGE.
- 4. TRANSPORTATION**
- THE SITE WILL BE ACCESSED FROM A PRIVATE SHARED DRIVE THAT CONNECTS TO NATIONS FORD ROAD, FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERMETER PUBLIC STREETS.
- 5. ARCHITECTURAL STANDARDS**
- THE PROPOSED BUILDING SHALL NOT EXCEED 5 STORIES AND NOT TO EXCEED 60' IN HEIGHT AS DEFINED BY THE ORDINANCE.
 - THE BUILDING MATERIALS WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENING. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
- 6. STREETScape AND LANDSCAPING**
- ALONG TYVOLA ROAD, THE EXISTING SIDEWALK AT THE BACK OF CURB SHALL BE REPLACED WITH AN 8' PLANTING STRIP AND A 6' SIDEWALK.
 - ALONG NATIONS FORD ROAD THE EXISTING SIDEWALK SHALL REMAIN, WITH THE EXCEPTION OF THE CORNER OF NATIONS FORD AND TYVOLA ROAD. IN THIS AREA, THE EXISTING SIDEWALK SHALL BE REMOVED AND REPLACED WITH A 6' SIDEWALK AND 8' PLANTING STRIP. PERIMETER TREES MAY BE PLACED IN THIS PLANTING STRIP IF ALLOWED BY NCDOT. IF NOT PERMITTED, THEY SHALL BE INSTALLED BEHIND THE SIDEWALK IN ACCORDANCE WITH THE DIRECTION PROVIDED BY NCDOT. A NEW ACCESSIBLE RAMP SHALL BE INSTALLED IN THIS INTERSECTION, WHICH SHALL CONNECT TO THE PEDESTRIAN REFUGE ISLAND IN THIS AREA. IMPROVEMENTS TO THE REFUGE ISLAND SHALL INCLUDE A NEW SIDEWALK, ASSOCIATED ACCESSIBLE RAMPS AND REPLACEMENT OF CURB AS NECESSARY.
 - ALONG TYVOLA GLEN CIRCLE, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED, EXCEPT WHERE ON STREET PARKING OCCURS THE SIDEWALK SHALL BE A WIDTH OF 8' MIN. THE PLANTING STRIP MAY BE OMITTED IN THE ON STREET PARKING AREA TO MAINTAIN ACCESS.
 - ALONG THE PRIVATE DRIVE CONNECTION TO TYVOLA ROAD, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED. PETITIONER SHALL ALSO INSTALL NEW ACCESSIBLE RAMPS AND CROSSWALKS AS GENERALLY INDICATED ON THE PLAN.
 - AT THE INTERSECTION OF TYVOLA GLEN CIRCLE AND THE PRIVATE DRIVE CONNECTION TO TYVOLA ROAD, THE EXISTING CURB CUT SHALL BE REMOVED AND THE INTERSECTION ALONG THE PROJECT EDGE SHALL BE RE-BUILT WITH A NEW CONTINUOUS RADIUS CURB AND GUTTER WHICH SHALL MEET NCDOT STANDARDS.
 - THE DEVELOPER COMMITS TO MAINTAIN THE EXISTING LANDSCAPED BUFFER WITH THE SETBACK EXCEPT WHERE THE BUILDING FRONTS NATIONS FORD ROAD AND EXCEPT AS TO PERMIT THE CONSTRUCTION AND VISIBILITY OF THE PROPOSED SIGNS SHOWN ON THE SITE PLAN.
- 7. ENVIRONMENTAL FEATURES**
- THE PETITIONER WILL COMPLY THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SUBJECT PROPERTY IS WITHIN A DESIGNATED CORRIDOR, AND AS SUCH, HAS THE RIGHT TO USE THE BUY OUT INCENTIVE FOR TREE SAVE AREAS.
- 8. FIRE PROTECTION**
- THE SITE SHALL COMPLY WITH ALL FIRE ACCESS REQUIREMENTS.
- 9. LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS, AND LANDSCAPING LIGHTING) 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.
 - THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.
- 10. AMENDMENTS TO THE REZONING PLAN**
- CURRENT APPLICANT OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- 11. BINDING EFFECT OF THE REZONING APPLICATION**
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVEES, 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.

LOCATION OF SIDEWALK, PLANTING STRIP, AND STREET TREES ARE SUBJECT TO NCDOT REVIEW AND APPROVAL. FINAL LOCATION/CONFIGURATION OF THESE ELEMENTS MAY BE MODIFIED PENDING NCDOT REVIEW AND APPROVAL DURING CONSTRUCTION PLAN REVIEW

LINDA JEAN THOMPSON
PID: 169-153-07
USE: SINGLE FAMILY
ZONING: R4

ADBERLI GUSMAN PORTILLO
PID: 169-153-06
USE: SINGLE FAMILY
ZONING: R4

ZONING: R4



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 FOR PUBLIC HEARING:
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TYVOLA CROSSING
 CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
 P.O. BOX 868
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BUILDING
ELEVATIONS

SCALE: N.T.S.

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