

### REZONING SUMMARY

**PETITIONER:** BILLY MADDALON  
2010 THE PLAZA  
CHARLOTTE, NC 28205

**PROPERTY OWNER:** BILLY MADDALON  
2010 THE PLAZA  
CHARLOTTE, NC 28205

**REZONING SITE AREA:** TOTAL: 4.521 AC

**TAX PARCEL #:** 095-06-101A  
095-06-101B  
095-06-102  
095-06-126

**EXISTING ZONING:** B-2 (CD) (HISTORIC DISTRICT OVERLAY)  
R-5 (HISTORIC DISTRICT OVERLAY)

**PROPOSED ZONING:** MUDD-O (HISTORIC DISTRICT OVERLAY)  
MUDD-O

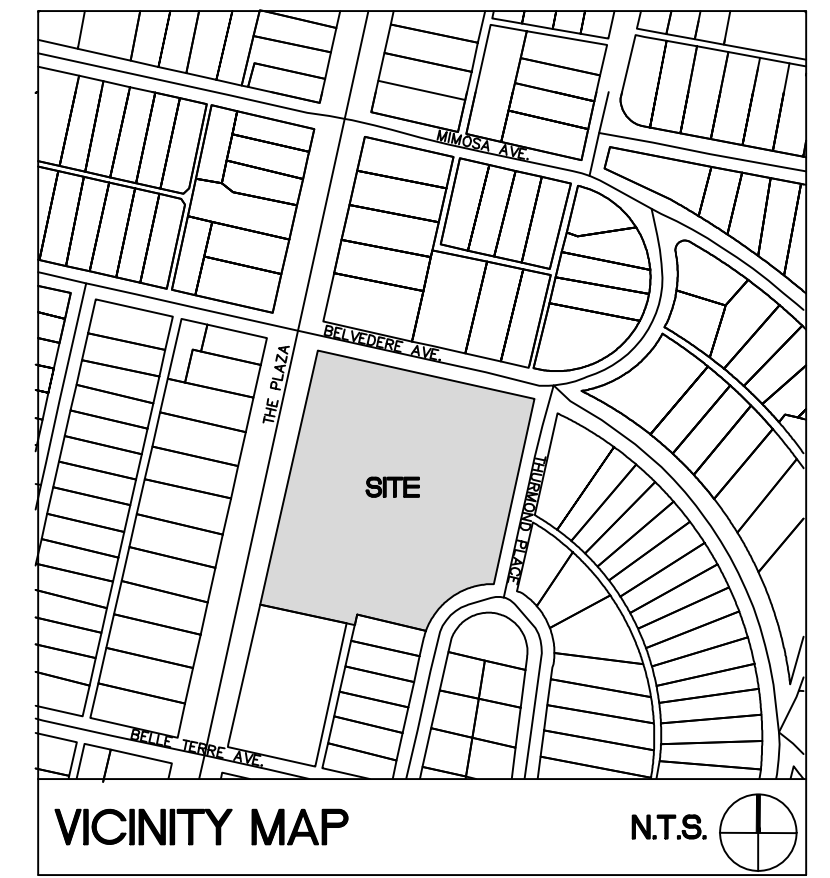
**EXISTING USE:** HOTEL/  
SINGLE FAMILY DETACHED

**PROPOSED USE:** ALL USES ALLOWED IN THE MUDD ZONING DISTRICT EXCEPT AS DESCRIBED ON SHEET RZ-200

**NUMBER OF UNITS/DENSITY:** UP TO 22 NEW SINGLE FAMILY ATTACHED  
1 EXISTING HISTORIC STRUCTURE  
4.9 UNITS/ACRE

**MINIMUM SETBACK:** EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER.  
SETBACK ALONG THURMOND PL. SHALL MATCH SETBACK OF EXISTING STRUCTURE.

**REQUIRED PARKING:**  
TOTAL: AS REQUIRED BY THE ORDINANCE IN THE MUDD ZONING DISTRICT

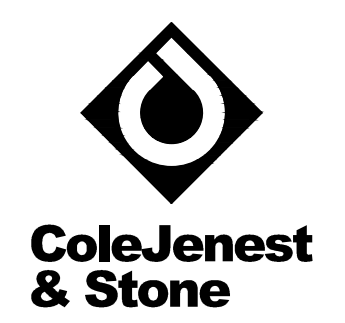
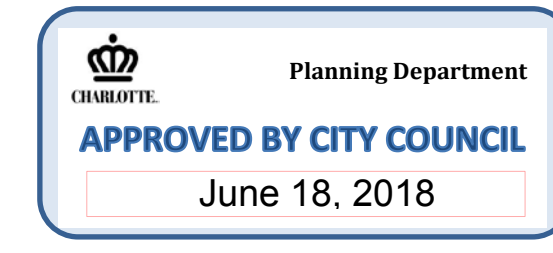


**SURVEY DISCLAIMER**  
BOUNDARY SURVEY, ISSUE DATE AUGUST 14, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796

### LEGEND

SYMBOL	DESCRIPTION
[Shaded Rectangle]	PROPOSED BUILDING ENVELOPE
[Hatched Rectangle]	EXISTING BUILDING ENVELOPE
[Circle with Center Dot]	EXISTING TREE
[Dotted Area]	PROPOSED LANDSCAPE SCREENING
[Wavy Line Area]	EXISTING LANDSCAPE SCREENING

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS.
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT.



Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p+ 704 376 1555 f+ 704 376 7851  
url+ www.colejeneststone.com

**BILLY MADDALON**  
2010 The Plaza  
Charlotte  
North Carolina 28205

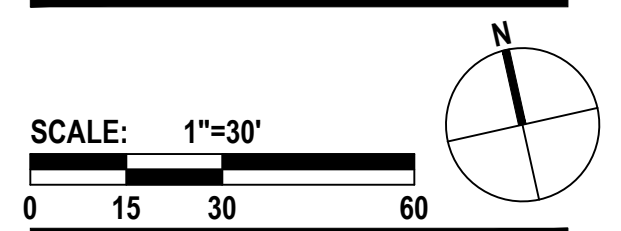
**VANLANDINGHAM ESTATE**

2010 The Plaza  
Charlotte  
North Carolina 28205

**CONDITIONAL REZONING PLAN**

Project No.  
4344.01  
Issued  
02/28/18

Revised  
04/16/18 - CITY COMMENTS  
06/01/18 - CITY COMMENTS



**RZ-100**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2018 ©



**DEVELOPMENT STANDARDS**

April 16, 2018

**GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Unique Southern Estates, LLC for an approximately 4.54 acre site located at the southeastern corner of the intersection of The Plaza and Belvedere Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The purpose of this rezoning request is to accommodate the development of up to 22 ~~for the single family attached dwelling units~~ along portions of the perimeter of the Site and to maintain the existing VanLandingham house and grounds for use as noted on the plans.
- B. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of 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 and yard 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.
- D. Internal sidewalks generally depicted on the Rezoning Plan may be altered provided that such alterations do not materially change the design intent generally depicted on the Rezoning Plan.
- E. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner.
- F. The Site is located in the Plaza Midwood Historic District and the Site and the existing principal structure (the "Main House") have been designated as a historic landmark by the Charlotte City Council.
- G. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance

**OPTIONAL PROVISIONS**

The following optional provisions shall apply to the development of the Site:

- A. Parking and maneuvering space may be located between the buildings and structures located on the Site and the required setbacks from all adjacent public streets as more particularly depicted on the Rezoning Plan.
- B. Parking and maneuvering space may be located between the single family attached dwelling units and the required setback from Thurmond Place as more particularly depicted on the Rezoning Plan.
- C. The existing sidewalks, planting strips and streetscape located along the Site's public street frontages shall remain in place.
- D. Notwithstanding the provisions of Section 12.529 of the Ordinance, only the internal pedestrian sidewalks and sidewalk connections that are more particularly depicted on the Rezoning Plan shall be required on the Site.
- E. Valet parking service area(s) may be located between the buildings and structures located on the Site and the adjacent public streets.

**PERMITTED USES**

- A. The Site may be devoted only to the uses permitted under the Ordinance in the MUDD zoning district, including any incidental or accessory uses associated therewith, except for the following:
  - (1) Dormitories
  - (2) Civic, social service, and fraternal facilities
  - (3) Country and swim clubs
  - (4) ~~Elementary and secondary schools~~
  - (5) Theaters, motion picture
  - (6) Breweries
  - (7) Outdoor fresh produce stands
  - (8) Outdoor sales, accessory to a retail establishment
  - (9) Clinics, medical/dental/optical/veterinary
  - (10) Financial institutions
  - (11) Laboratories, applied and basic research within enclosed building
  - (12) Labs, medical/dental/optical
  - (13) Orphanages, children's homes, and similar non-profits
  - (14) Police and fire stations
  - (15) Post offices
  - (16) Stadiums, coliseums
  - (17) Adult establishment
  - (18) Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes
  - (19) Dry cleaning and laundry establishments, up to 4,500 square feet
  - (20) Equipment rental and leasing, within an enclosed building
  - (21) Showrooms, up to 70,000 square feet
  - (22) Accessory shelters
  - (23) Bus passenger stations
  - (24) Bus stop shelters
  - (25) Donation drop-off facility
  - (26) Electric and gas substations
  - (27) Homeless shelter
  - (28) Parking decks, structured
  - (29) Crematory, accessory to a funeral home

**USE RESTRICTIONS**

- A. Notwithstanding anything contained herein to the contrary, the use limitations and restrictions set out below shall apply to the Site.
  - (1) All amplified outdoor music on the Site must end by 10:30 PM on weekdays and 11:00 PM on weekends.
  - (2) Temporary structures such as stages and event tents will be located at least 40 feet from the right of way along The Plaza and Belvedere Avenue and 20 feet from the right of way of Thurmond Place and the southwest property line. All temporary structures shall be erected no sooner than 24 hours prior to events and dismantled no later than 24 hours following events, and in no case shall they be erected or dismantled before 8:00 AM or after 9:00 PM except in case of emergency.
  - (3) With the exception of one event per calendar year, the maximum number of guests or attendees at a single event held in the Main House, the Orangerie and/or on the grounds of the Estate shall be 325. Staff shall not be counted towards the maximum number of guests or attendees.

**TRANSPORTATION**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation.

The petitioner will, via fee simple conveyance, dedicate of all required rights-of-way to the City before the site's first building certificate of occupancy is issued.

**ARCHITECTURAL AND DESIGN STANDARDS**

- A. The maximum height of the single family attached dwelling units to be constructed on the Site shall not exceed 40'.
- B. The existing Carriage House, existing Office, and existing Orangerie may be moved or demolished if desired.
- C. Architectural renderings of the elevations of the single family attached dwelling units to be constructed on the Site and the exterior building materials shall be reviewed and/or approved by the Charlotte-Mecklenburg Historic Landmarks Commission and/or the Charlotte Historic District Commission.
- D. There will be a minimum of (2) buildings within each building envelope with a 5' minimum separation between each.
- E. Litter containment area with enclosure will be provided for each envelope.

**SETBACK AND YARDS/STREETSCAPE/SCREENING**

- A. The existing sidewalks, planting strips and streetscape located along the Site's public street frontages shall remain in place.

**ENVIRONMENTAL FEATURES**

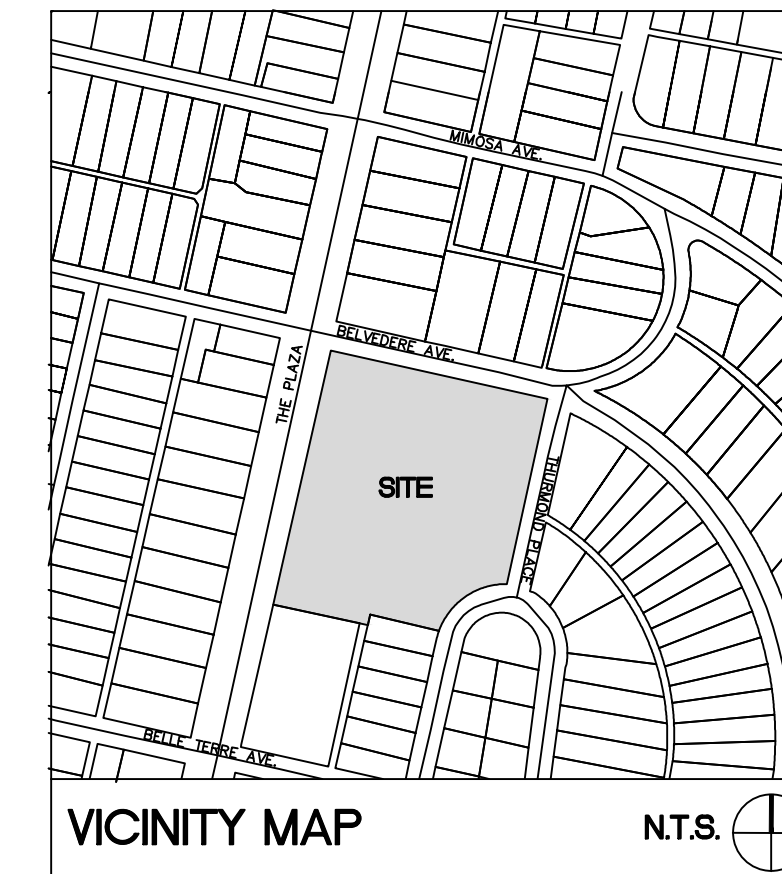
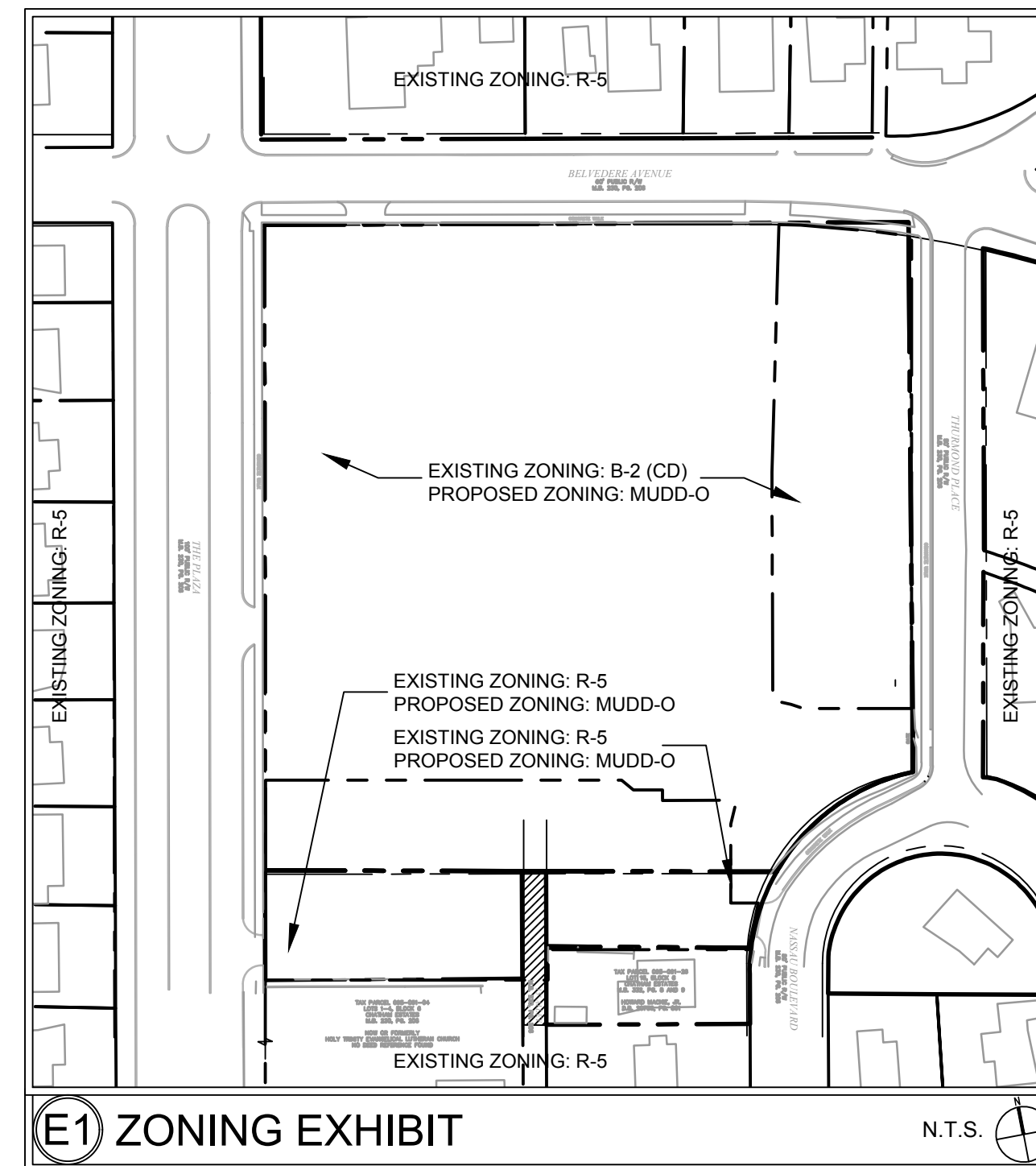
- A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- C. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- D. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight inches (DBH) or larger in setback. The tree survey may be completed by a landscape architect, surveyor, or other land development professional.

**LIGHTING**

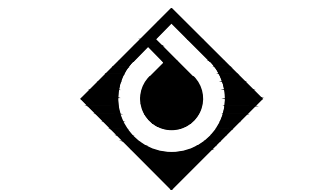
- A. All new freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixtures on the Site shall be 20 feet, excluding street lights.
- C. Any new lighting fixtures attached to the structures on the Site shall be decorative, capped and downwardly directed, except for street lights.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the 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.
- B. Throughout these Development Standards, the term "Petitioner" 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.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.
- D. The approval of this site plan through the rezoning process does not circumvent the authority of the Historic Landmarks Commission or the Historic District Commission. In addition, the site plan is not intended to show compliance with all ordinances and policies that are required through the development review process. Those requirements still apply even if not shown on the plan.



**SURVEY DISCLAIMER**  
 BOUNDARY SURVEY, ISSUE DATE AUGUST 14, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796



**ColeJenest & Stone**

*Shaping the Environment  
Realizing the Possibilities*

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

200 South Tryon Street, Suite 1400  
 Charlotte, North Carolina 28202  
 P# 704.376.1555 F# 704.376.7851  
 URL: www.colejeneststone.com

**BILLY MADDALON**  
 2010 The Plaza  
 Charlotte  
 North Carolina 28205

**VANLANDINGHAM ESTATE**

2010 The Plaza  
 Charlotte  
 North Carolina 28205

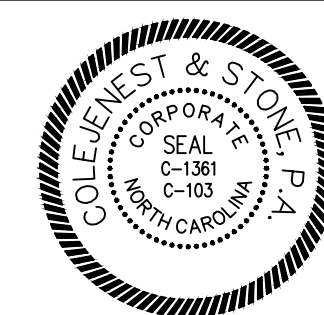
# DEVELOPMENT STANDARDS

Project No.  
 4344.01

Issued  
 02/28/18

**Revised**

- 04/16/18 - CITY COMMENTS
- 06/01/18 - CITY COMMENTS



**RZ-200**

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.