



D3 POOL WALL DETAIL
NTS

Marsh Realty Company
Development Standards
(9/2013)
Rezoning Petition No. 2013-055 (Euclid)

Site Development Data:
 -Acreage: 2.47
 -Tax Parcel #: 123-0223, 05, 06, 09 and 11
 -Existing Zoning: O-2
 -Proposed Zoning: TOD-MO
 -Existing Uses: Office buildings with associated parking areas and vacant lot.
 -Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the TOD-M zoning district.
 -Maximum Gross Square Feet of Development: As allowed by the TOD-M zoning district.
 -Maximum Building Height: As allowed by the Ordinance and the optional provisions described below. Allowed building height to be measured as defined by the Ordinance.
 -Parking: As required by the TOD-M zoning district except that if the Site is developed with residential uses a minimum of 1.3 spaces per unit will be provided. The parking maximums of the TOD-M zoning district will be followed.

- 1. General Provisions:**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Marsh Realty Company to accommodate development of transit supportive uses as generally contemplated by the South End Transit Station Area Plan on an approximately 2.47 acre site located on the west side of Euclid Avenue between Templeton and Lexington Avenues (the "Site").
 - Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the TOD-M zoning district (subject to the Optional Provisions provided below) shall govern all development taking place on the Site, subject to the Optional Provisions set forth herein.
- 2. Permitted Uses & Development Area Limitation:**
- The Site may be developed with all principal and accessory uses allowed by the TOD-M zoning district.
- 3. Optional Provisions for Residential Development.**

The following optional provisions shall apply to those portions of the Site that are developed for residential uses (including, without limitation, residential uses as part of a mixed-use building); those portions of the Site that are not developed for such residential uses will comply with the standards of TOD-M zoning district without regard to the optional provisions listed below:

- To allow the following building elements/architectural treatments to encroach up to four (4) feet into the 20 foot building setback along Lexington and Templeton Avenues: (i) balconies; (ii) pilasters; (iii) first level porches; (iv) first level stoops; and (v) stairs. These encroachments are in addition to other encroachments allowed into the setback by the Ordinance. All elements will be located behind the required sidewalk.
- To increase the maximum allowed building height by five (5) feet starting 50 feet back from the required 30 foot setback line along Euclid Avenue, height to be measured in accordance with the Ordinance. This additional five (5) foot increase in the allowed building height may be used to allow certain architectural elements such as but not limited to: (i) parapets walls; (ii) cornices; (iii) other architectural elements used to vary the building roof line; (iv) architectural elements used to screen roof top mechanical equipment; and (v) architectural treatments used to screen parking located in a parking structure. The increase in allowed building height may not be used to allow conditioned space or structured parking levels above the required height plane.
- To allow a pool deck and associated amenity areas to be located within the Euclid Avenue Setback. The pool deck and amenity areas may not encroach into the Euclid Avenue setback for more than 60 linear feet and will maintain a minimum setback of 17 feet as measured from the back of curb, as generally illustrated on sheet RZ-1 of the Rezoning Plan. The pool amenity area may include, but is not limited to, seating areas, fire pits, arbors, landscaping, and water fountains.
- To allow a 60" high decorative wall or fence with 60" high columns enclosing a pool amenity area to be located within the Euclid Avenue setback (the wall or fence may have gates). The encroachment into Euclid Avenue setback will be limited to 60 linear feet. The wall or fence and associated gates will be a minimum of 17 feet from the back of curb of Euclid Avenue. A three (3) foot planting area will be provided between the wall/fence and the back of the sidewalk. The three (3) foot landscape area will be landscaped with a variety of plant materials so as to create an attractive street edge.

- 4. Streetscape:**
- The Site will comply with the Streetscape Standards of the South End Transit Station Area Plan (subject to the optional provisions above).

- 5. Parking:**
- If the Site is developed for residential uses (including residential uses as part of a mixed-use building) a minimum of 1.3 parking spaces per unit will be provided for the residential uses. All other uses will comply with the parking standards of the TOD-M zoning district.

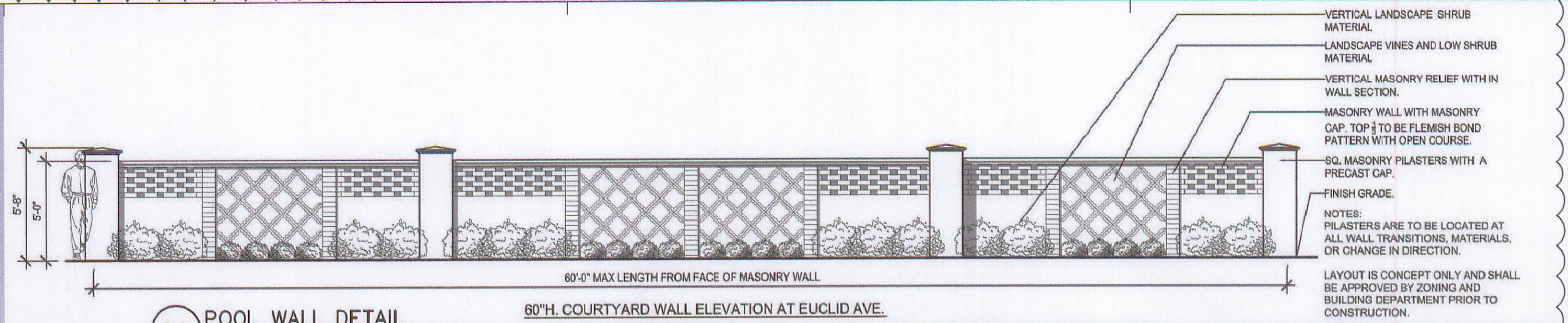
- 6. Miscellaneous; Contribution to Traffic Calming Measures; and Tree Protection for Trees in City Right-of-way:**

- The Petitioner will contribute up to \$7,500 to implement traffic calming measures along the portions of Lexington and Templeton Avenues located between Euclid and Myrtle Avenues. These funds will be made available to CDOT to implement traffic calming measures approved in accordance with City Council adopted standards and policies. These funds will be made available to CDOT within 30 days of the approval of this Petition and will remain available for such purposes for at least one year after the first building constructed on the Site receives a final certificate of occupancy and at least six (6) months after the completion of the improvements planned for Templeton Avenue as part of the Myrtle/Morehead Storm Drainage Improvement Project. Thereafter such funds shall be released to the Petitioner.
- Where there are existing trees within the Public Street right-of-way's the Petitioner will work with City Arborist to protect these trees while the Site is under construction. Petitioner is aware that building footings/foundation may require special structural modifications in areas near existing large diameter trees where the root protection zone and building footprint overlap and the existing tree is located within the public street right-of-way. The developer will work with City Arborist to ensure these trees and their critical root zones are adequately protected.

- 7. Amendments to the Rezoning Plan:**
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

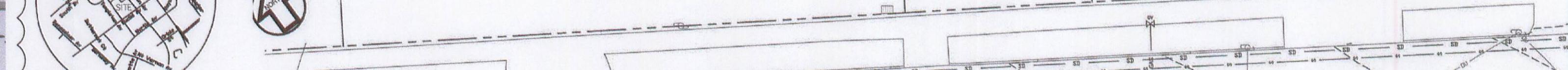
- 8. Binding Effect of the Rezoning Application:**

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



D2 POOL WALL DETAIL
NTS

60"-0" MAX LENGTH FROM FACE OF MASONRY WALL
60" H. COURTYARD WALL ELEVATION AT EUCLID AVE.



TP 12302312 BEACON #28 LLC DB 27855 PG 574 ZONED O-2
 TP 12302303 SECURITY FORCES INC. DB 4428 PG 390 ZONED O-2
 TP 12302305 AD MOREHEAD CHARLOTTE LLC DB 26257 PG 132 ZONED O-2
 TP 12302306 SECURITY FORCES INC. DB 4777 PG 587 ZONED O-2

TP 12305406 CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY DB 8965 PG 488 ZONED O-2
 TP 12305517 MICHAEL C AND JUDY S OVERSTREET DB 8808 PG 896 ZONED R-8
 TP 12305518 SCOTT W BROWN DB 24145 PG 75 ZONED R-5
 TP 12305519 KIMBERLY A AND DAVID A HOSFINGER DB 12101 PG 781 ZONED R-5
 TP 12305501 MARY BYRD DOWD DB 23729 PG 701 ZONED R-5

TP 12302212 WHITE BAY VENTURES DB 22491 PG 018 ZONED O-2
 TP 12302209 AMERICAN BRANCH AGG DB 2390 PG 110 ZONED O-2
 TP 12302205 AMERICAN BRANCH AGG DB 5708 PG 897 ZONED O-2
 TP 12302206 AMERICAN BRANCH AGG DB 3125 PG 056 ZONED O-2

TRACT FIVE TP 12302213 CAROLINAS AGG, INC DB 7942 PG 930 ZONED O-2
 7,691 SF 0.177 ACRES

TRACT FOUR TP 12302209 AMERICAN BRANCH AGG DB 2390 PG 110 ZONED O-2
 38,530 SF 0.885 ACRES

TRACT ONE TP 12302203 CAROLINAS AGG, INC DB 8385 PG 598 ZONED O-2
 16,176 SF 0.371 ACRES

TRACT TWO TP 12302205 AMERICAN BRANCH AGG DB 5708 PG 897 ZONED O-2
 34,436 SF 0.791 ACRES

TRACT THREE TP 12302206 AMERICAN BRANCH AGG DB 3125 PG 056 ZONED O-2
 19,320 SF 0.444 ACRES

EXISTING TWO STORY BRICK BUILDING
 #512 TWO STORY BRICK BUILDING FFE 728.4
 #110 EUCLID AVENUE TWO STORY BRICK AND STUCCO BUILDING WITH BASEMENT FIRST FLOOR FFE 718.2 BASEMENT FFE 707.8

PROPOSED 16' setback (per the Optional Provisions)
 ORIGINAL 20' setback

5' increase of max building height 50' from required 30' setback (per the Optional Provisions)

30' setback (no change)

8' planting zone
 New 6' sidewalk
 3' planting strip
 Pool fence w/ 5' privacy wall

Pool Area
 UP TO 60'-0" WIDTH
 17'-0" FROM BACK OF CURB

LEXINGTON AVENUE 60' PUBLIC RW
 EUCLID AVENUE 60' PUBLIC RW
 TEMPLETON AVENUE 60' PUBLIC RW

Original 20' setback
 Proposed 16' setback (per the Optional Provisions)

A2 SITE SURVEY
 1" = 25'

APPROVED BY CITY COUNCIL
 OCT 21 2013
 RECEIVED
 OCT 20 2013

TP 12302306 SECURITY FORCES INC. DB 4777 PG 587 ZONED O-2
 TP 12305406 CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY DB 8965 PG 488 ZONED O-2
 TP 12305517 MICHAEL C AND JUDY S OVERSTREET DB 8808 PG 896 ZONED R-8
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A2 SITE SURVEY
 1" = 25'

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Marsh Properties
 LandDesign

EUCLID REZONING PETITION 2013-055
 FOR PUBLIC HEARING
 CHARLOTTE, NORTH CAROLINA

JULY 19, 2013
 REVISIONS:

PROJECT NUMBER
 13-002

PROPOSED
 SETBACKS FOR
 REZONING

RZ1.0