



Charlotte-Mecklenburg Planning, Design, & Development

DATE: March 12, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2015-051 Wellmon Family Limited Partnership

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

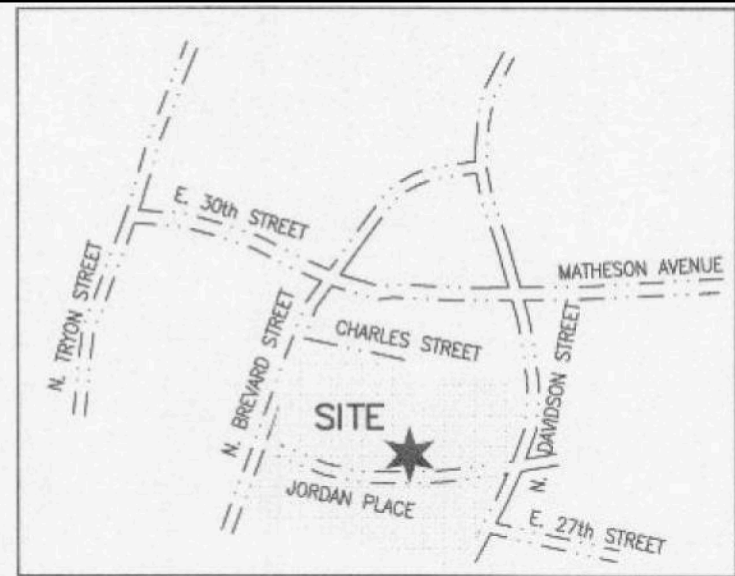
- To allow a modification to move the required commercial space from North Davidson Street to Jordan Place.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



APPROVED BY
CITY COUNCIL

SEP 21 2015

VICINITY MAP
NOT TO SCALE

Wellmon Property
REZONING PETITION NO. 2015-051
DEVELOPMENT STANDARDS
8/26/2015

1. Development Data Table

Site Area:	9 acres +/-
Tax Parcels:	083-051-01, 083-051-05, 083-067-01, 083-067-07, 083-067-08, 083-067-10, 083-067-11
Existing Zoning:	I-2
Proposed Zoning:	TOD-M (CD)
Existing Use:	Vacant/Warehouse
Proposed Uses:	Uses allowed under TOD-M
Maximum Development:	Development intensity shall not exceed limits of TOD-M
Maximum Building Height:	As allowed under TOD, however, certain areas identified on the Conditional Site Plan shall not exceed 60 feet in height.
Parking:	Shall satisfy or exceed Ordinance requirements

2. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Wellmon Family Ltd. Psp. ("Wellmon") to rezone property within the TOD-M (CD) Zoning District to the TOD-M (CD) Zoning District in order to accommodate a transit oriented development, on both sides of Jordan Place, north of N. Davidson Street, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

3. Permitted Uses

The Site may be devoted to any uses permitted in the TOD-M Zoning District together with any incidental or accessory uses associated therewith.

4. Maximum Development

Petitioner shall provide a "Limited Building Height Area" within that portion of the Site adjacent to North Davidson Street and south of Jordan Place, as generally depicted on the Conditional Rezoning Plan, this area shall extend 100 feet from the existing back-of-curb along North Davidson Street. Portions of buildings located within the "Limited Building Height Area" shall not exceed sixty (60) feet in height, exclusive of architectural features.

5. Transportation

A public street connection shall be provided through the portion of the site lying south of Jordan Place and shall extend from Jordan Place to the southern boundary of the Site. The ultimate width and location of the public street may vary, subject to approval by CDOT and the Planning Director. The public street shall be provided in the form of a dedicated right-of-way or a public easement over a privately maintained corridor, at the discretion of the Petitioner.

6. Architectural Standards

a. In order to stimulate pedestrian activity along Jordan Place and North Davidson Street, the first floor (street level) along Jordan Place or North Davidson Street, shall be designed to accommodate commercial activities (exclusive of uses that are accessory to multi-family uses such as leasing centers or fitness facilities) totaling a minimum of 5,000 square feet, in accordance with placement of on-street parking, per the Blue Line Extension Transit Station Area Plan and CDOT. Commercial spaces fronting public streets shall incorporate doors that are accessible from the sidewalk and clear vision glass windows so that interior spaces may be visible from the street.

b. Off-street surface level parking areas and street levels of parking structures shall not be permitted to front N. Davidson Street or Brevard Street.

c. The combination of surface level parking, driveways, maneuvering and/or street level structured parking shall not exceed 50% of the frontage along Jordan Place and Charles Avenue. This restriction is in addition to the standards for parking in the TOD-M zoning district.

d. Driveway entrances into parking structures shall not be permitted along North Davidson Street. However, in the event that the Jordan Place right-of-way is modified in the future, this provision shall not prevent the addition of a new street connection into the Site from North Davidson Street.

7. Streetscape and Landscaping

Petitioner shall invest at least \$50,000.00 in public art (which may be freestanding or integrated into structures) to be located in areas within the Site that area visible from public streets. However, in the event that the Petitioner, in its discretion, chooses to restore or relocate the existing smokestack located on the property (as long as it is relocated within the vicinity of the property), any funds used towards restoration or relocation of the smokestack shall be counted towards the required \$50,000 expenditure for public art.

8. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

9. Signage

All signage shall meet the requirements of the TOD-M Zoning District.

10. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

11. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner 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 the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

KEY MAP

SEAL

REZONING PETITION NO. 2015-051

PROJECT

WELLMON PROPERTY/ JORDAN PLACE

CAMDEN PROPERTY TRUST

11 GREENWAY PLAZA, SUITE 2400

HOUSTON, TX 77046

ORIGINAL REZONING
BY MCADAMS

LANDDESIGN PROJ #

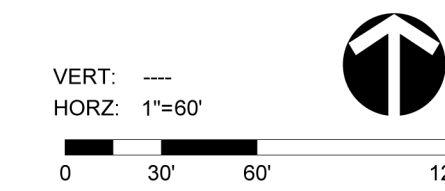
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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	6-18-15
2	REVISED PER STAFF COMMENTS	7-23-15
3	REVISED PER STAFF COMMENTS	8-26-15
4	ADMINISTRATIVE AMENDMENT	1-21-19
5	REVISED PER COMMENTS	2-28-19

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE



SHEET TITLE

CONDITIONAL SITE PLAN

SHEET NUMBER

RZ-2

ORIGINAL SHEET SIZE: 24" X 36"



PROJECT _____

CAMDEN PROPERTY TRUST
11 GREENWAY PLAZA, SUITE 2400
HOUSTON, TX 77046

ORIGINAL REZONING
BY MCADAMS

LANDDESIGN PROJ.# 1018414

REVISION / ISSUANCE

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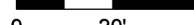
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

NORTH

VERT: ---

HORZ: 1"= 40'



SUPPLEMENTAL EXHIBIT

SHEET NUMBER _____

RZ-3

Solomon A. Fortune \$F
Solomon A. Fortune