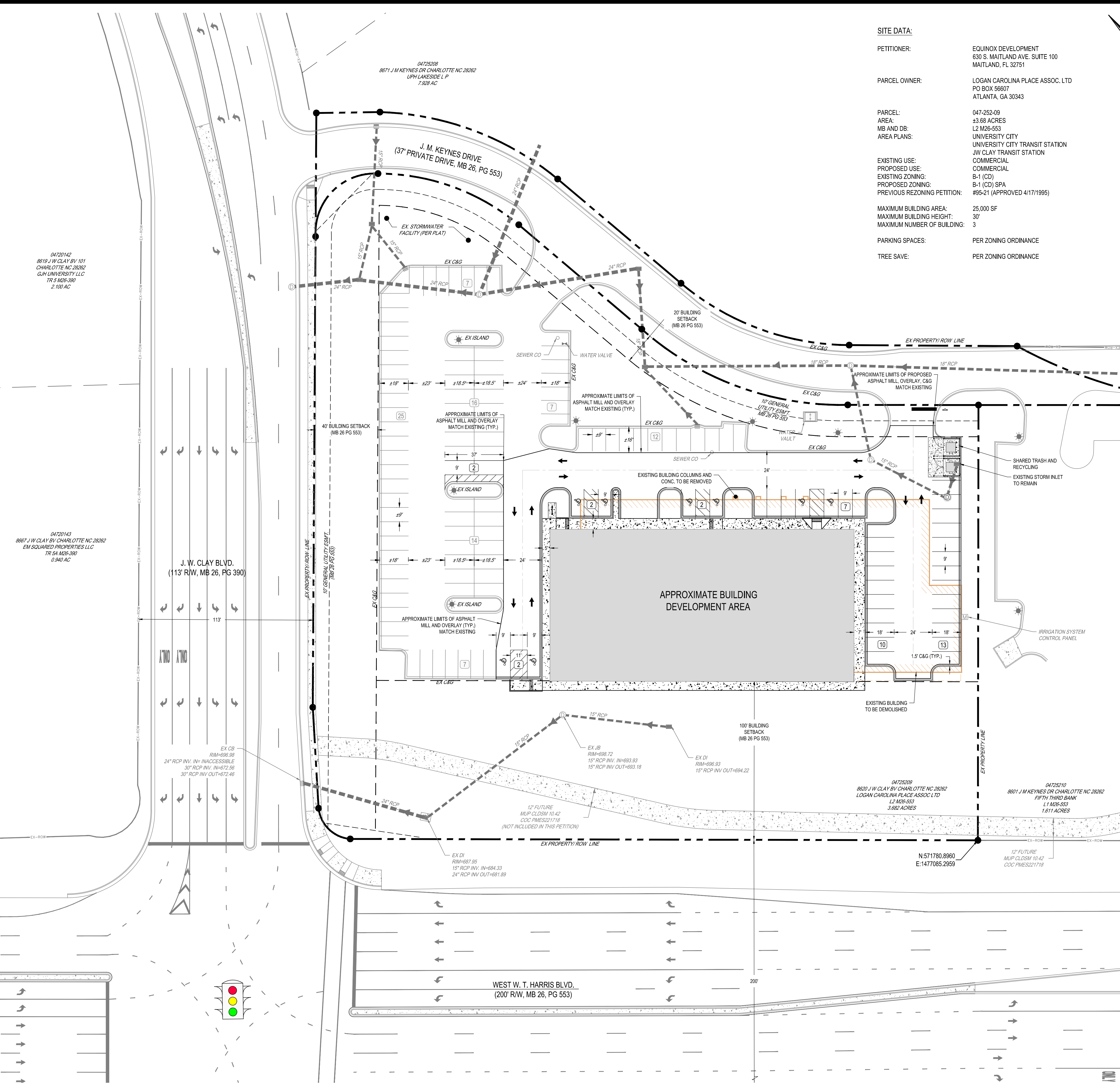


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SITE DATA:

PETITIONER: EQUINOX DEVELOPMENT
630 S. MAITLAND AVE. SUITE 100
MAITLAND, FL 32751

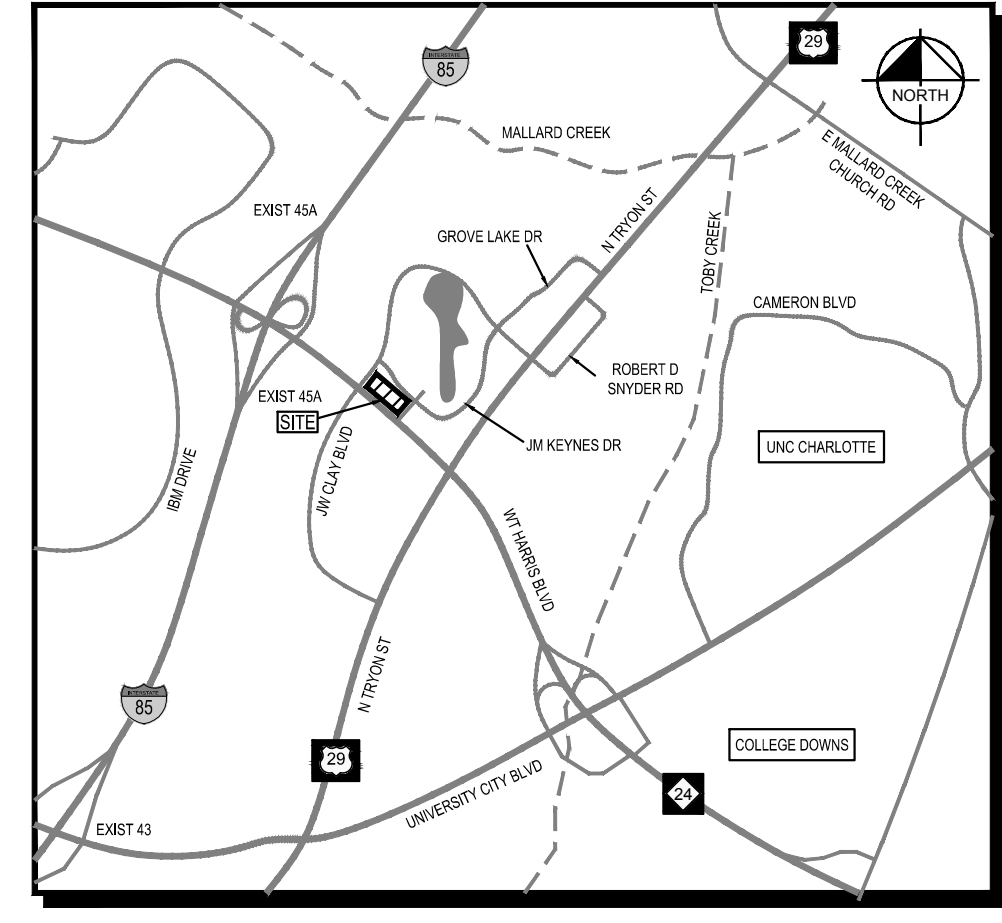
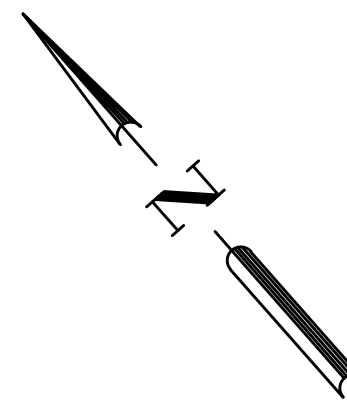
PARCEL OWNER: LOGAN CAROLINA PLACE ASSOC. LTD
PO BOX 56607
ATLANTA, GA 30343

PARCEL: 04725209
AREA: 43.68 ACRES
MB AND DB: L2 M26-553
AREA PLANS: UNIVERSITY CITY
UNIVERSITY CITY TRANSIT STATION
JW CLAY TRANSIT STATION

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
EXISTING ZONING: B-1 (CD)
PROPOSED ZONING: B-1 (CD) SPA
PREVIOUS REZONING PETITION: #95-21 (APPROVED 4/17/1995)

MAXIMUM BUILDING AREA: 25,000 SF
MAXIMUM BUILDING HEIGHT: 30'
MAXIMUM NUMBER OF BUILDING: 3

PARKING SPACES: PER ZONING ORDINANCE
TREE SAVE: PER ZONING ORDINANCE



- I. GENERAL PROVISIONS**
- SITE DESCRIPTION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA FORM THE REZONING PLAN (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY EQUINOX DEVELOPMENT (PETITIONER) TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 4.68-ACRE PROPERTY GENERALLY LOCATED AT JW CLAY BOULEVARD AND WEST W T HARRIS BOULEVARD (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE:** 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 B-1 ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - GRAPHICS AND ALTERATIONS/MODIFICATIONS:** THE SCHEMATIC REPRESENTATIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS (IF PROVIDED), BUILDING MATERIALS, STREETSCAPE PERSPECTIVES, DRIVEWAYS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS SET FORTH ON THE REZONING PLAN ARE INTENDED TO BE CONCEPTUAL IN NATURE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THE REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS AND RENDERINGS OF THE DEVELOPMENT MATTERS AND SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE PERMITTED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE.
- II. PERMITTED USES & MAXIMUM DEVELOPMENT**
- THE SITE MAY BE DEVOTED ONLY TO RETAIL, OFFICE, AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT USES CONTAINING A MAXIMUM OF 25,000 SQUARE FEET AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED UNDER THE B-1 ZONING DISTRICT.
- III. TRANSPORTATION**
- ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT NUMBER AND LOCATION OF VEHICULAR ACCESS POINTS WILL BE DETERMINED DURING THE DESIGN PROCESS AND THEREAFTER WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES, SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS SUCH AS SUBDIVISION AND DRIVEWAY REGULATIONS. PETITIONER, IN ITS DISCRETION MAY LIMIT INGRESS AND EGRESS MOVEMENTS TO ONE OR MORE VEHICULAR ACCESS POINTS TO ONE-WAY TRAFFIC IF NECESSARY.
 - THE ALIGNMENT OF STREET CONNECTIONS, VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER, SUBJECT TO CDDT AND NCDOT'S FINAL APPROVAL.
 - ALL RIGHTS-OF-WAY REQUIRED BY THE REZONING PLAN SHALL BE DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. THE RIGHT-OF-WAY SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- IV. DESIGN GUIDELINES**
- DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE ZONING ORDINANCE AND THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).
 - THE MAXIMUM BUILDING HEIGHT, EXCLUDING ARCHITECTURAL FEATURES AND ENTRANCE ELEMENT, SHALL BE LIMITED TO THIRTY (30) FEET.
 - DETACHED SITE LIGHTING, INCLUDING THE BASE, SHALL NOT EXCEED THIRTY (30) FEET IN HEIGHT.
 - DEVELOPMENT AREA CAN BE DEVELOPED WITH A MAXIMUM OF THREE (3) PRINCIPAL BUILDINGS.
 - EXISTING DEVELOPMENT CONDITIONS ON THE SITE TO REMAIN UNTIL THE EXISTING BUILDING IS DEMOLISHED IN CONNECTION WITH THE REDEVELOPMENT OF THE SITE, AT WHICH TIME SAID REDEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE B-1 ZONING DISTRICT, SUBJECT TO THE CONDITIONS SET FORTH IN THIS REZONING PETITION.
- V. SIGNS**
- SIGNAGE SHALL BE INSTALLED PURSUANT TO THE REQUIREMENTS OF CHAPTER 13 OF THE ZONING ORDINANCE AND OF THE DESIGN CONTROL MANUAL. DETACHED SIGNAGE SHALL BE GROUND MOUNTED AND SHALL BE LIMITED TO A MAXIMUM OF FIFTY (50) SQUARE FEET IN AREA AND SHALL NOT EXCEED SIX (6) FEET IN HEIGHT.
- VI. ENVIRONMENTAL FEATURES**
- THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION STORMWATER ORDINANCE (PCSO) AND TREE ORDINANCE.
 - THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS, IF PROVIDED, ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PLAN. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - EXISTING TREES WITHIN THE 100 FOOT SETBACK ALONG W. T. HARRIS BOULEVARD EXHIBIT (B) INCHES IN DIAMETER OR LARGER WILL BE PRESERVED AS SHOWN ON THE REZONING PLAN. SIGNIFICANT CLEARING OR GRADING WILL TAKE PLACE ON THE SITE FOR PURPOSES OF DEVELOPMENT AND STORMWATER MANAGEMENT. TO THE EXTENT THAT EXISTING VEGETATION MUST BE DISTURBED, NEW PLANTINGS WILL BE ADDED TO THE SITE AS SHOWN ON THE REZONING PLAN.
- VII. BINDING EFFECT OF THE REZONING APPLICATION**
- 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 SUCCESSOR OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER(S)" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR OWNER(S) OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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DESIGNED BY: LL
DRAWN BY: LK
REVIEWED BY: MS

BCE
1111 METROPOLITAN AVE., SUITE 250
CHARLOTTE, NC 28204
www.bceinc.com
NC LICENSE #C-4397

EQUINOX DEVELOPMENT
630 S. MAITLAND AVE., SUITE 100
MAITLAND / FL 32751

UNIVERSITY CITY
8620 J.C. CLAY BLVD.
CHARLOTTE, NC 28262

REZONING PLAN

NOT FOR CONSTRUCTION
FILE NUMBER: 6312-06
DATE: 04/22/2024
RZ-1

