

REZONING PETITION

FOR PUBLIC HEARING

2020-030

REZONING DOCUMENT

DOWD HOUSE &  
OLD FIRE STATION 10 SITE  
CHARLOTTE, NORTH CAROLINA

OZF PROPERTIES, LLC  
2320 W. MOREHEAD ST., 2ND FLOOR  
CHARLOTTE, NC 28208

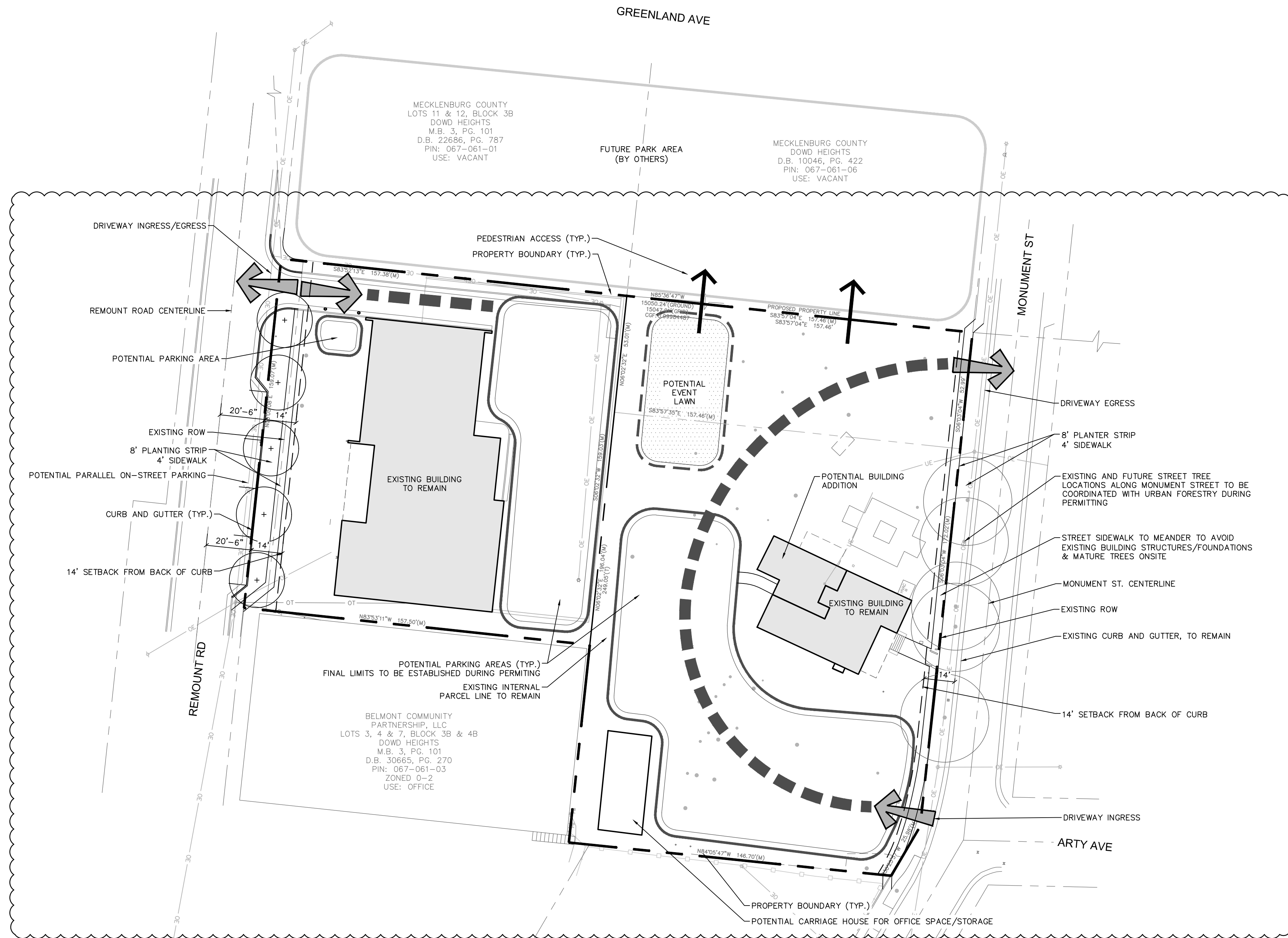
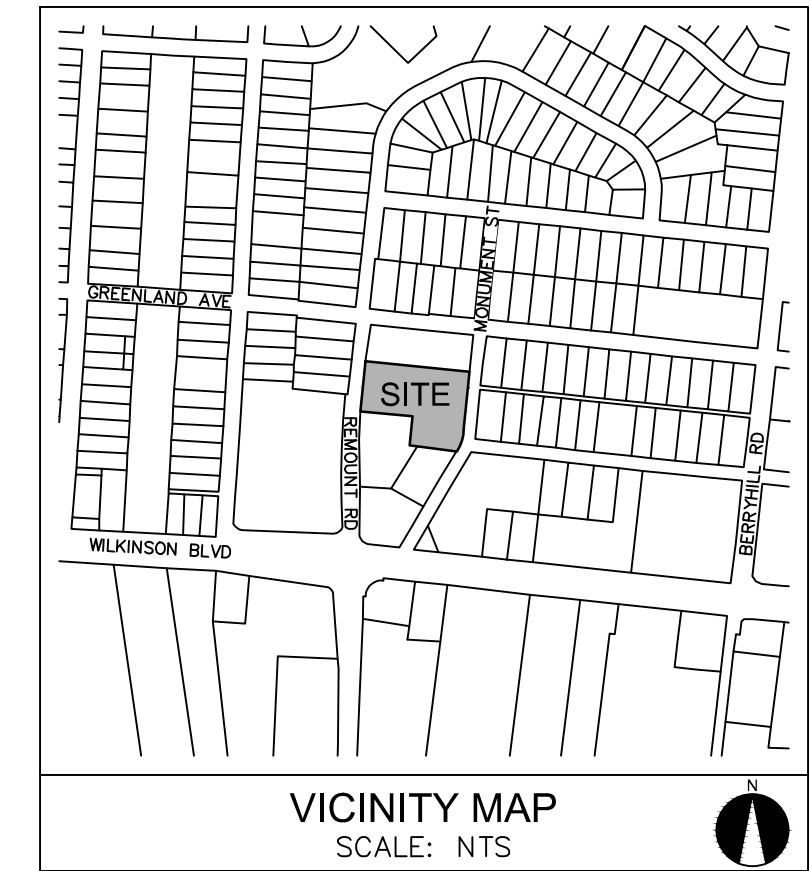
SCHEMATIC  
SITE PLAN

SCALE: 1" = 30'

PROJECT #: 607-006  
DRAWN BY: WSM  
CHECKED BY: NB

JANUARY 27, 2020

REVISIONS:  
04.13.20 - PER REVIEW COMMENTS  
06.23.20 - PER STAFF COMMENTS



**DEVELOPMENT DATA TABLE:**

SITE AREA:	+/- 1.46 ACRES
TAX PARCELS:	067-061-05; 067-061-02 AND PORTION OF 067-061-06
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD-O
EXISTING USE:	HISTORIC SINGLE-FAMILY AND OTHER MUNICIPAL
PROPOSED USES:	UP TO 16,000 SQUARE FEET OF OFFICE AND OTHER COMMERCIAL USES
MAXIMUM BUILDING HEIGHT:	UP TO 50 FEET
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

- I. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY OZF PROPERTIES, LLC (THE PETITIONER) TO ACCOMMODATE THE ADAPTIVE REUSE OF EXISTING STRUCTURES ON THAT APPROXIMATELY 1.46-ACRE SITE LOCATED AT 2216 MONUMENT STREET AND 2136 REMOUNT ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 067-061-05, 067-061-02, AND PORTION OF 067-061-06.
  - 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").
  - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE OPTIONAL PROVISIONS OF SECTION II BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
  - THE DEVELOPMENT AND ACCESS POINTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH 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, YARD, LANDSCAPING, TREE SAVE, AND OTHER SUCH REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- II. OPTIONAL PROVISIONS**
- THE PETITIONER REQUESTS THE ABILITY TO PLACE PARKING AND MANEUVERING BETWEEN THE EXISTING BUILDING AND REMOUNT ROAD FOR PARCEL 067-061-02, AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - THE PETITIONER REQUESTS THE ABILITY TO CONSTRUCT A FOUR (4) FOOT WIDE SIDEWALK THE SITE'S FRONTAGE OF REMOUNT ROAD AND MONUMENT STREET OR ALTERNATIVE STREETSCAPE DIMENSIONS AS COORDINATED WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT, IN ORDER TO PRESERVE EXISTING HISTORIC BUILDINGS AND STREETSCAPE.
- III. PERMITTED USES**
- THE SITE MAY BE DEVOTED TO AND OFFICE OR COMMERCIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH, EXCEPT FOR THE FOLLOWING:
- AUTOMOBILE SERVICE STATIONS;
  - EQUIPMENT RENTAL AND LEASING;
  - ADULT ESTABLISHMENTS;
  - ELECTRIC AND GAS SUBSTATIONS;
  - WAREHOUSING WITHIN AN ENCLOSED BUILDING; AND
  - DRIVE-THROUGH SERVICE WINDOWS.
- IV. MAXIMUM DEVELOPMENT**
- THE PRINCIPAL BUILDINGS ON THE SITE SHALL INCLUDE THE EXISTING BUILDING FOOTPRINTS, WHICH MAY BE EXPANDED FOR A TOTAL SQUARE FOOTAGE OF UP TO 16,000 SQUARE FEET OF OFFICE AND/OR OTHER COMMERCIAL USES.
- V. TRANSPORTATION**
- A MAXIMUM OF ONE (1) VEHICULAR ACCESS POINT SHALL BE PROVIDED ALONG REMOUNT ROAD AND MAXIMUM OF TWO (2) VEHICULAR ACCESS POINTS ALONG MONUMENT STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN, EXACT LOCATIONS OF WHICH TO BE DETERMINED IN COORDINATION WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.
  - THE PETITIONER SHALL INSTALL AN EIGHT (8) FOOT WIDE PLANTING STRIP AND FOUR (4) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF REMOUNT ROAD PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR PARCEL 067-061-02, OR ALTERNATIVE STREETSCAPE DIMENSIONS AS COORDINATED WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.
  - THE PETITIONER SHALL INSTALL AN EIGHT (8) FOOT WIDE PLANTING STRIP AND FOUR (4) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF MONUMENT STREET PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR PARCEL 067-061-05 IF FEASIBLE WITHOUT NEGATIVELY IMPACTING THE EXISTING HISTORIC STRUCTURE, OR ALTERNATIVE STREETSCAPE DIMENSIONS AS COORDINATED WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.
  - UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- VI. ARCHITECTURAL STANDARDS**
- THE PETITIONER SHALL PRESERVE THE EXISTING BUILDINGS ON THE SITE FOR ADAPTIVE REUSE.
    - "ADAPTIVE REUSE" AS USED HEREIN IS INTENDED TO DESCRIBE REDEVELOPMENT FOR THE REUSE OF AS MUCH OF THE EXISTING BUILDS AS PRACTICAL AND AS PERMITTED BY APPLICABLE BUILDING REGULATION CODES AND IN COORDINATION WITH THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION. THE REUSE SHALL MARRY THE SPIRIT OF THE ORIGINAL ARCHITECTURE WITH SYMPATHETIC ARCHITECTURAL INTERVENTION SUCH AS, BUT NOT LIMITED TO RENOVATIONS, REPAIRS, UPGRADES, EXPANSIONS, AND/OR ESTABLISHMENT OF PATIOS, ENTRIES, NEW FENESTRATION, FAÇADE TREATMENTS, ROOF REPLACEMENT AND/OR REMOVAL.
  - THE ADAPTIVE REUSE OF EXISTING BUILDINGS SHALL UTILIZE THE EXISTING BUILDING MATERIALS AND FAÇADE AS MUCH AS POSSIBLE. HOWEVER A VARIETY OF OTHER COMPATIBLE BUILDING MATERIALS SHALL BE PERMITTED. BUILDING EXPANSIONS AND ADDITIONS SHALL CONTAIN COMPATIBLE BUILDING MATERIALS, IN COORDINATION WITH THE CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION.
  - OWNER(S) OF PREMISES SHALL BE FULLY RESPONSIBLE AND SHIELDED FROM PUBLIC STREETS AND PEDESTRIAN AREAS WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURES.
- VII. ENVIRONMENTAL FEATURES**
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
  - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- VIII. LIGHTING**
- ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
- IX. 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 WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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