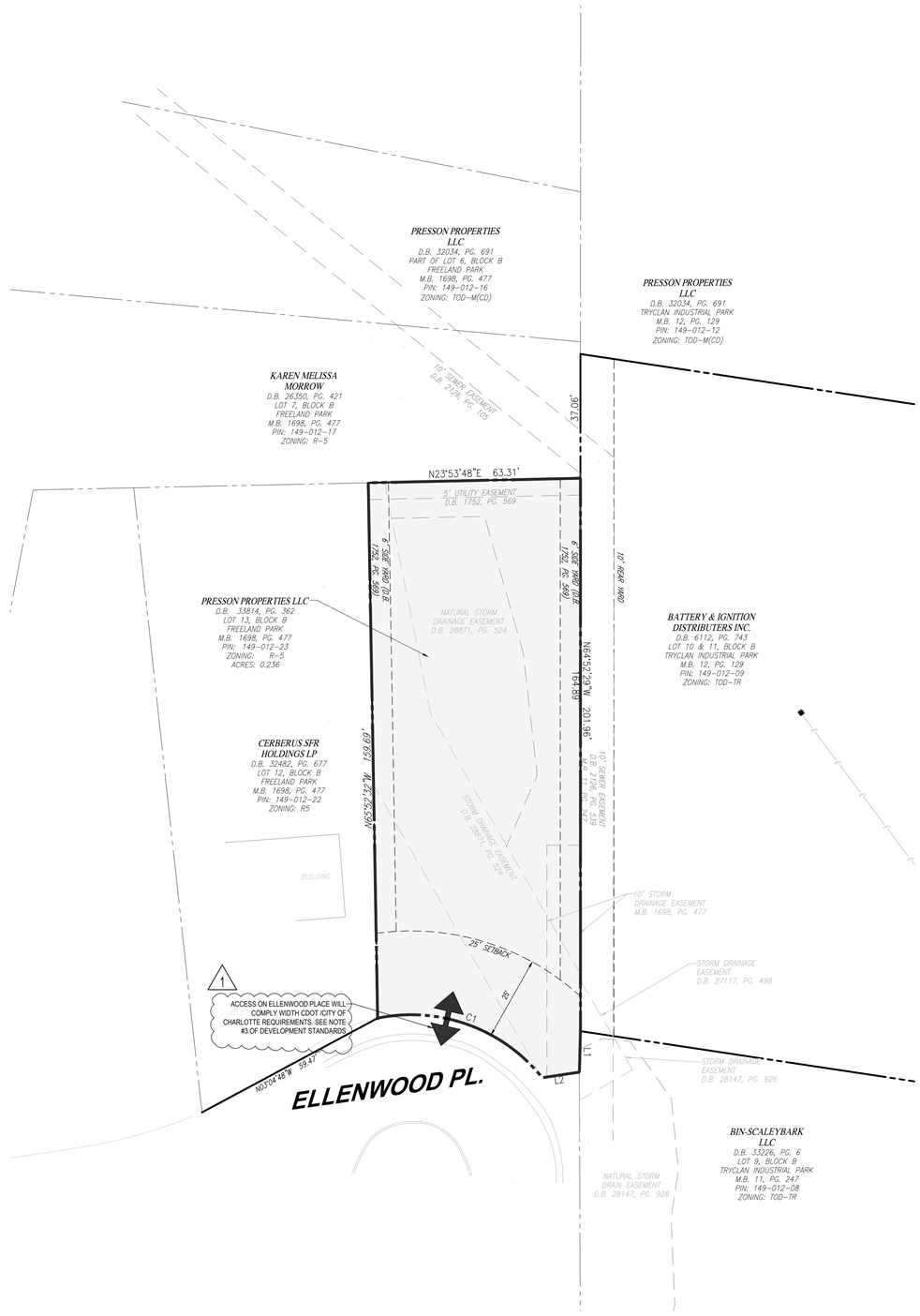
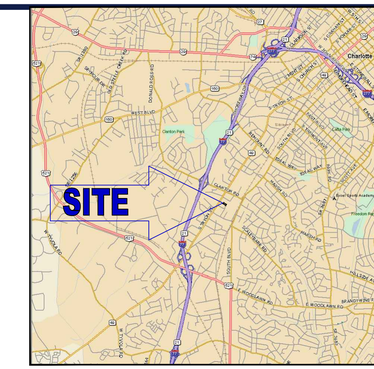
LEGEND

EXISTING PROPERTY BOUNDARY

EXISTING SANITARY SEWER EASEMENT

EXISTING STORM EASEMENT





LOCATION MAP

DEVELOPMENT STANDARDS

OCTOBER 12, 2020

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 0.236 ACRE SITE LOCATED ON ELLENWOOD PLACE, EAST OF TRYON STREET, SOUTH OF TRYCLAN DRIVE, AND WEST OF DEWITT LANE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS ALSO IDENTIFIED AS TAX PARCEL NO. 149-012-19.

B. THE DEVELOPMENT AND USE 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").

C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

D. AT THE OPTION OF THE PETITIONER, THE SITE MAY BE COMBINED WITH ONE OR MORE ADJACENT OR NEARBY PARCELS. IN SUCH EVENT, INTERNAL BUFFER, SIDE AND REAR YARD, AND SIMILAR ZONING STANDARDS OR REQUIREMENTS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THE SITE AND THE ADJACENT OR NEARBY PARCELS.

E. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH, THAT ARE PERMITTED UNDER THE ORDINANCE IN THE O-1 ZONING DISTRICT:

(1) OFF-STREET SURFACE PARKING THAT WILL BE UTILIZED AS ACCESSORY OFF-STREET PARKING FOR IMPROVEMENTS AND USES LOCATED ON ADJACENT PARCELS.

(2) AMENITIES (SUCH AS A SWIMMING POOL AND POOL HOUSE; A DOG WALK AREA; A PARK OR OPEN SPACE AREA; SEATING, PERGOLAS AND SHADE SCREENS; AND SIMILAR USES) AND STRUCTURES RELATED TO ANY SUCH AMENITIES, WHICH AMENITIES SHALL SERVE AND BE ACCESSORY TO IMPROVEMENTS AND USES LOCATED ON ADJACENT PARCELS; PROVIDED, HOWEVER THAT AMENITIES SHALL NOT INCLUDE DWELLING UNITS OR HABITABLE STRUCTURES.

(3) DUMPSTERS, TRASH AND RECYCLING HANDLING AREAS, AND SERVICE ENTRANCES AND AREAS, WHICH SHALL BE ACCESSORIES TO IMPROVEMENTS AND USES LOCATED ON ADJACENT PARCELS.

B. THE USES AND ANY STRUCTURES CONSTRUCTED ON THE SITE SHALL NOT BE LOCATED IN ANY BUFFERS OR SETBACKS REQUIRED BY THE ORDINANCE.

C. NO BUILDINGS OR STRUCTURES SHALL BE LOCATED IN THE STORM DRAINAGE EASEMENTS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, OFF-STREET SURFACE PARKING AND VEHICULAR ACCESS WILL BE ALLOWED IN THE STORM DRAINAGE EASEMENTS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. 1

3. 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 ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). DRIVEWAYS SHALL BE CONSTRUCTED TO CDOT DRIVEWAY REGULATIONS.

B. USE OF THE VEHICULAR ACCESS POINT TO AND FROM ELLENWOOD PLACE SHALL BE RESTRICTED TO EMERGENCY VEHICLES AND TO SERVICE AND DELIVERY VEHICLES. SERVICE AND DELIVERY VEHICLES MAY ONLY UTILIZE THE ELLENWOOD PLACE ACCESS POINT BETWEEN THE HOURS OF 7:00 A.M AND 7:00 P.M. PETITIONER SHALL POST IN A CONSPICUOUS LOCATION A SIGN STATING THAT USE OF THE ELLENWOOD PLACE ACCESS POINT IS LIMITED TO EMERGENCY VEHICLES AND TO SERVICE AND DELIVERY VEHICLES.

4. BUFFERS AND SCREENING

A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY 25% IF A WALL, FENCE OR BERM IS PROVIDED THAT MEETS THE REQUIREMENTS OF SECTION 12.302(8) OF THE ORDINANCE.

B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

C. USES ON THE SITE SHALL BE SCREENED TO THE EXTENT AND AS REQUIRED BY THE ORDINANCE.

5. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. TREE SAVE AREAS MAY BE LOCATED INSIDE THE BUFFERS ESTABLISHED ON THE SITE.

6. 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.

LAND USE AND ZONING INFORMATION

1. APPLICANT: BOULEVARD REAL ESTATE ADVISORS, LLC
121 WEST TRADE STREET, SUITE 2800
CHARLOTTE, NC 28202
CONTACT: CHRIS BRANCH
PHONE: (704) 604-5357

2. OWNER: PRESSON PROPERTIES, LLC
102 FARM KNOW WAY
TOWN OF MOORESVILLE
IREDELL COUNTY, NC 28117

3. PARCEL: 0.236AC OR 10,293 SQ. FT.
3700 ELLENWOOD PLACE
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC 28217

4. ZONING:

EXISTING: R-5 (SINGLE FAMILY RESIDENTIAL)

PROPOSED: O1-CD

5. USES:

EXISTING: R-5 ZONING - SINGLE FAMILY RESIDENTIAL - VACANT

PROPOSED: O1 - CD - SEE PERMITTED USES ABOVE

MEASURED

LINE	BEARING	DISTANCE
L1	S63°24'18"E	12.23'
L2	S16°33'36"W	11.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	54.95'	52.22'	S45°00'56"W

20 10 5 0 20

1"= 20'

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/1/20	REZONING COMMENTS	OOR / BBM

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REZONING PETITION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCC192093
DRAWN BY:	JME
CHECKED BY:	BM
DATE:	08/20/2020
CAD I.D.:	RZO

PROJECT:

PROP. REZONING DOCUMENTS

FOR

BOULEVARD REAL ESTATE ADVISORS, LLC

LOCATION:

3700 ELLENWOOD PLACE
CHARLOTTE, NC 28217

BOHLER
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION
#2020-042

SHEET TITLE:

REZONING PLAN

SHEET NUMBER:

RZ-1

REVISION 1 - 10/1/20

Oct 01, 2020
H:\2019\NCC190093\DRAWINGS\PLAN SETS\REZONING PLAN\NCC190093 - RZO ----LAYOUT: REZONING PLAN
OOR