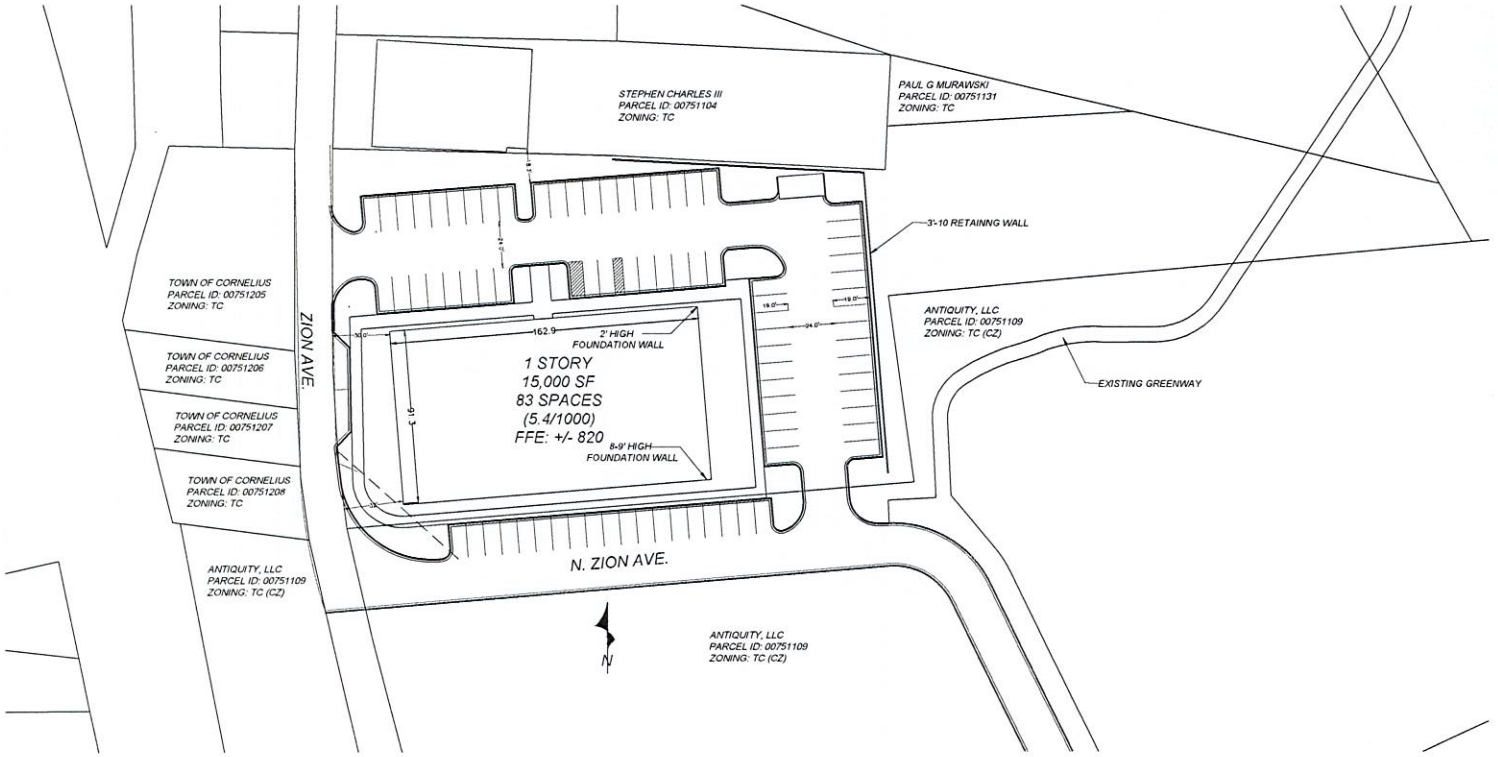

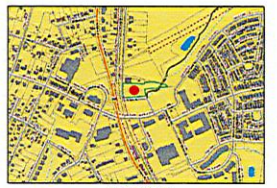

VICINITY MAP
N.T.S.

DEVELOPMENT STANDARDS

October 30, 2020

1. GENERAL PROVISIONS

A. These development standards form a part of the Rezoning Plan associated with the Rezoning Application filed by MPV Properties for an approximately 1.76 acre site located on the north side of North Zion Avenue, just north of the intersection of Catawba Avenue and Main Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 007-511-05.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Cornelius Land Development Code (the "Code"). Except as provided below under Variations from the Code, the regulations established under the Code for the Town Center (TC) zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the 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 and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

2. PERMITTED USES

A. The Site may be devoted to professional and general office uses and to medical, dental and optical office uses and clinics and to any accessory uses associated therewith.

3. DEVELOPMENT LIMITATIONS

A. A maximum of one building may be developed on the Site.

B. The building to be developed on the Site may contain a maximum of 16,000 square feet of gross floor area.

4. DIMENSIONAL STANDARDS

A. Except as provided below under Variations from the Code, the development of the Site shall comply with the dimensional standards of the TC zoning district set out in the Code.

5. TRANSPORTATION AND PARKING

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 to accommodate final site and construction plans and designs and any adjustments required for approval by the Town of Cornelius.

B. The alignment of the internal vehicular circulation areas and driveways may be modified by Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Cornelius.

C. A maximum of 4.5 parking spaces per 1,000 square feet of gross floor area may be provided on the Site. Additionally, up to 19 on-street parking spaces may be constructed adjacent to the Site on North Zion Avenue as generally depicted on the Rezoning Plan.

6. ARCHITECTURAL STANDARDS/DESIGN STANDARDS

A. The maximum height in stories of the building to be constructed on the Site shall be 1 story.

B. The minimum height in feet of the building to be constructed on the Site shall be 26 feet.

C. Attached to the Rezoning Plan are conceptual, schematic images of the elevations of the building to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the elevations of the building to be constructed on the Site. Accordingly, the elevations of the building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the relevant attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted during the permitting process.

7. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Code.

8. VARIATIONS FROM THE CODE

A. The variations from the Code set out below shall be approved and applicable to the development and use of the Site upon the approval of this Rezoning Application.

(1) Frontage buildout percentage shall be a minimum of 40%.

(2) The maximum front setback shall be 32 feet.

(3) The primary entrance to the building shall not be required to be located on the front façade of the building facing the primary public street. The primary entrance to the building may be located on the northern elevation or façade of the building. Notwithstanding the foregoing, the overall massing of the building shall be pedestrian in scale.

(4) The parking spaces to be installed on the Site may be 90 degree parking spaces as generally depicted on the Rezoning Plan.

(5) The on-street parking spaces to be installed adjacent to the Site on North Zion Avenue may be 90 degree parking spaces.

(6) The parking schedule set out above in paragraph 5.C shall be permitted.

9. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Code, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

FRONTAGE:
ZION AV: TOTAL DISTANCE 200'
REQ'D FRONTAGE: 80'
PROV'D FRONTAGE: 91'
NORTH ZION AV: TOTAL DISTANCE 300'
REQ'D FRONTAGE: 120'
PROV'D FRONTAGE:162'

SCALE: 1" = 30'

PRELIMINARY NOT FOR CONSTRUCTION
ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

ZION MOB
CHARLOTTE, NC

REZONING PETITION

RZ1