

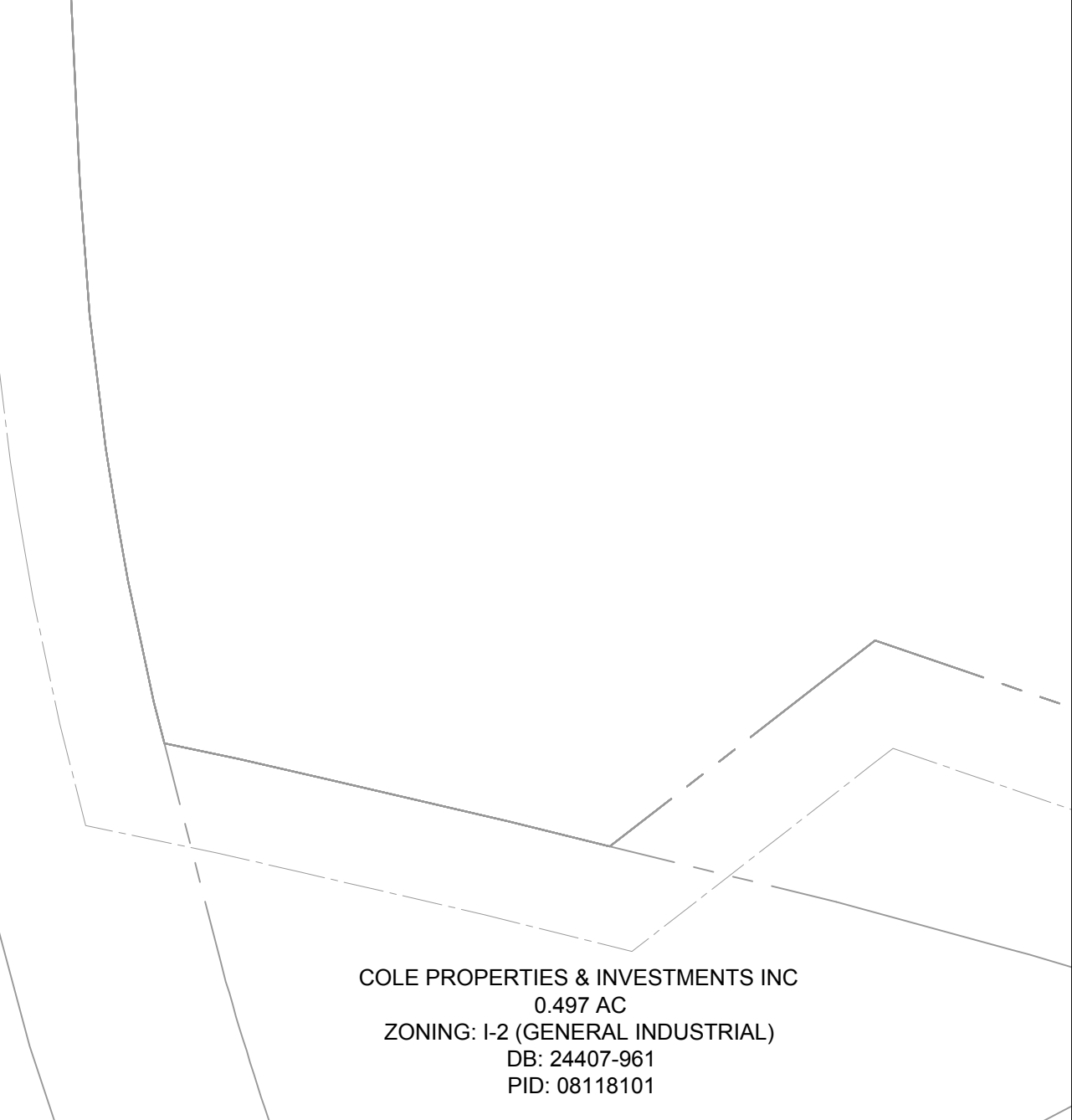
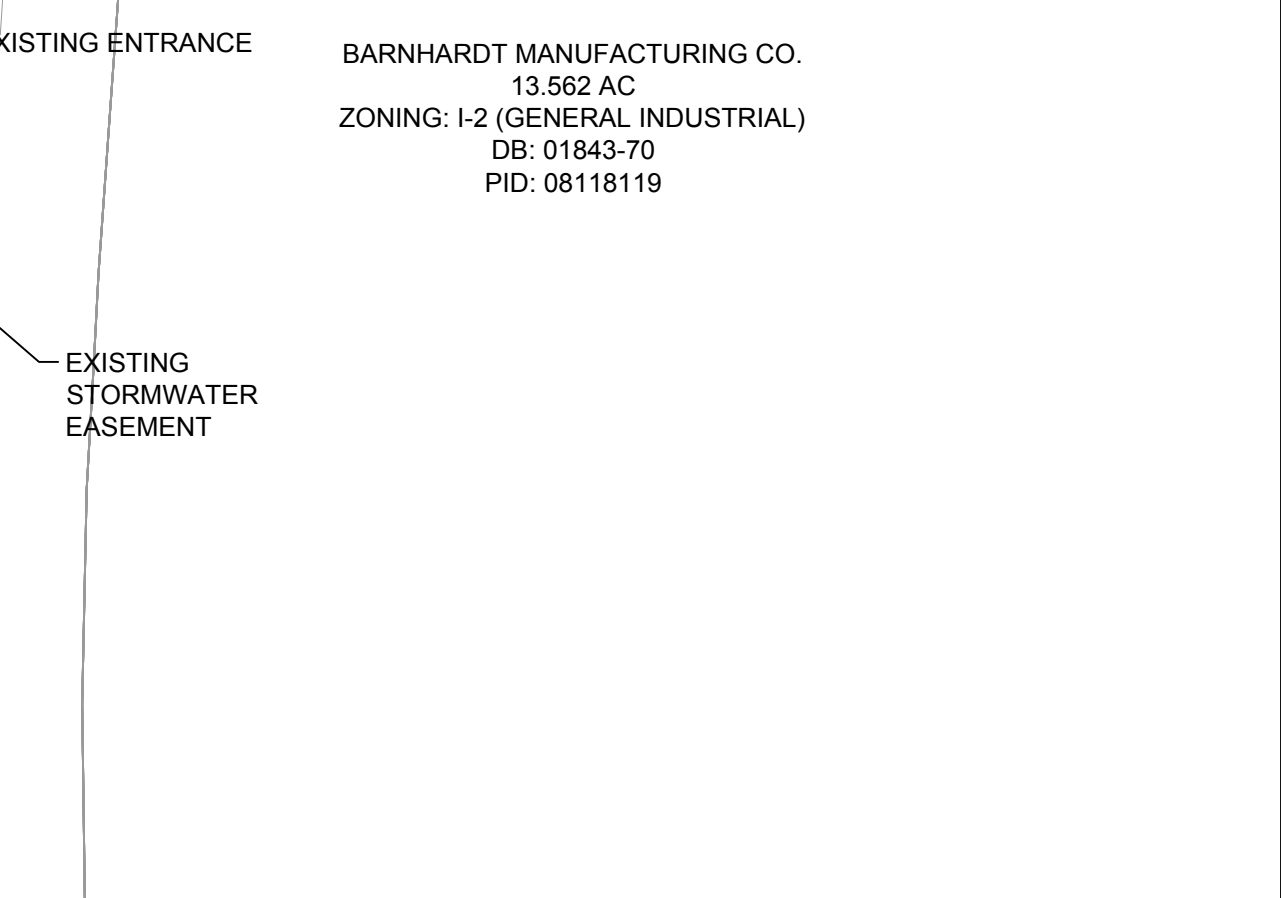
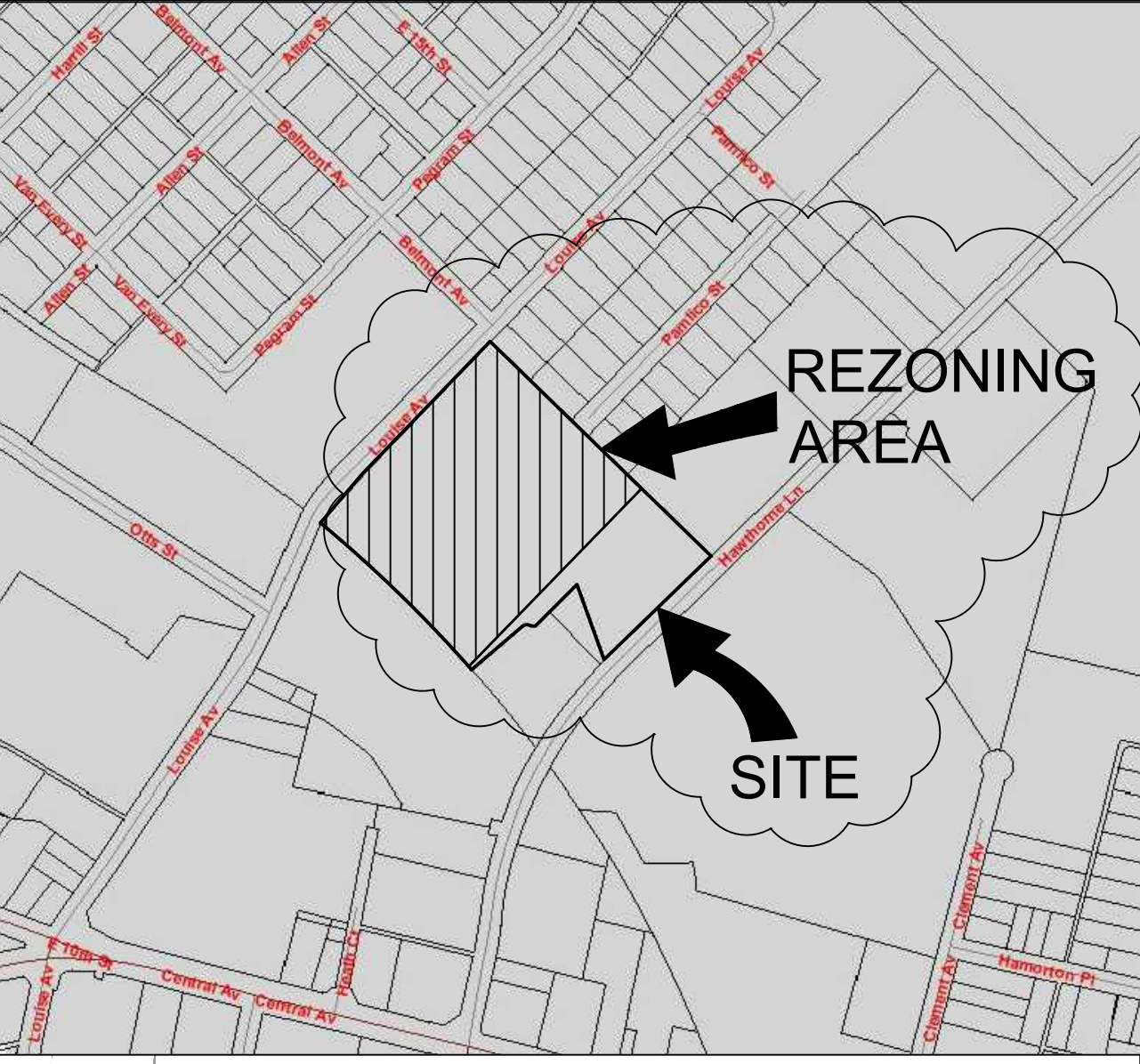
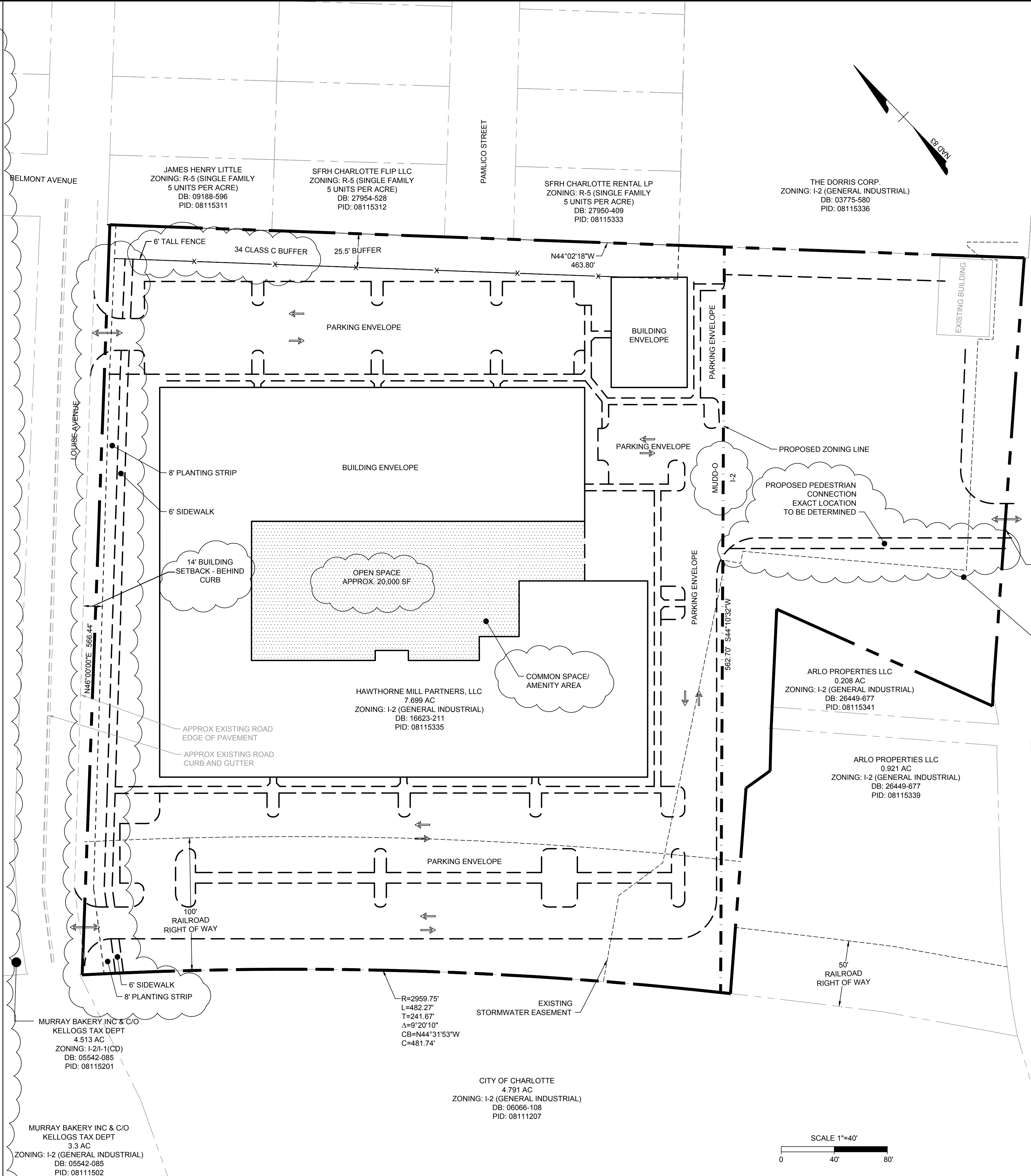
SITE PLAN NOTES:

- DEVELOPMENT DATA TABLE**
 - TOTAL ACREAGE TO BE REZONED: 6.053 ACRES
 - TAX PARCEL NUMBER: PORTION OF 08115335
 - EXISTING ZONING: I-2
 - PROPOSED ZONING: MUDD-O
 - EXISTING USE: INDUSTRIAL, BUSINESS & OFFICE
 - PROPOSED USE: 150 MULTI-FAMILY DWELLING UNITS & PROFESSIONAL BUSINESS & GENERAL OFFICE (10,000 SF MAX)
- GENERAL PROVISIONS**
 - DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE**
 - THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REDEVELOPMENT OF AN EXISTING HISTORIC TEXTILE MILL TO BE REUSED AS MULTIFAMILY HOUSING AND TO PROVIDE FOR A SMALL AMOUNT OF OFFICE OR OTHER NON-RESIDENTIAL USE IN A SMALL EXISTING BUILDING THAT WILL REMAIN ON THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD CATEGORY. ALSO, DUE TO AN INTERPRETATION BY THE STAFF OF THE APPLICABILITY OF PARKING STANDARDS, THE PETITIONER IS SEEKING APPROVAL UNDER THE MUDD-O PROVISIONS TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES.
- PERMITTED USES**
 - USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE RESIDENTIAL AND ASSOCIATED ACCESSORY USED IN THE MILL BUILDING AND THOSE USES THAT ARE PERMITTED IN THE MUDD DISTRICT IN THE SMALL NON-RESIDENTIAL BUILDING TO REMAIN ON THE SITE.
- TRANSPORTATION**
 - THE SITE WILL HAVE ACCESS FROM HAWTHORNE LANE AND FROM LOUISE AVENUE. THE PETITIONER WILL WORK COOPERATIVELY WITH CDOT TO DEFINE A LOCATION FOR A BIKE/PEDESTRIAN LINK THAT WILL CROSS THE SITE BETWEEN LOUISE AVENUE AND HAWTHORNE AVENUE. THE PETITIONER WILL CREATE AN EASEMENT FOR SUCH PATHWAY AND CDOT WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE PATHWAY AT SUCH TIME AS TIME IS MUTUALLY AGREED UPON. ALTHOUGH NO BUILDING ENTRANCES ARE ORIENTED TO ANY PUBLIC STREET, THE PETITIONER WILL PROVIDE SIDEWALK CONNECTIONS FROM THE BUILDING ENTRANCES TO THE PUBLIC STREET SIDEWALKS. THE PETITIONER WILL SECURE AN EASEMENT AND WILL INSTALL A CLEARLY DEFINED AND IMPROVED SIDEWALK FROM THE SITE TO HAWTHORNE LANE.
- ARCHITECTURAL STANDARDS**
 - THE BUILDING WILL BE REDEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF AN HISTORIC DESIGNATION THAT MAY BE APPLIED TO THE PROPERTY AND WITH THE PROVISIONS OF THE MUDD DISTRICT. NO PARKING WILL BE LOCATED BETWEEN THE BUILDING AND THE STREET. THE BUILDING HEIGHT WILL BE LIMITED TO 50 WHERE THE SITE ADJOINS RESIDENTIAL ZONING AND TO 75 FEET ELSEWHERE ON THE SITE.
- STREETSCAPING AND LANDSCAPING**
 - THE DEVELOPMENT OF THE SITE WILL INCLUDE BOTH ACTIVE AND PASSIVE RECREATION AMENITIES IN THE 'COURTYARD' PART OF THE BUILDING. THESE AMENITIES, ANY COMBINATION OF WHICH MAY BE INSTALLED, MAY INCLUDE BUT ARE NOT LIMITED TO SEATING AREAS, COOKING FACILITIES, FIRE PITS, POOL, COURT GAMES AND OTHER ACTIVITY AND OR LANDSCAPED AREAS.
- ENVIRONMENTAL FEATURES**
 - RESERVED
- PARKS, GREENWAYS, AND OPEN SPACE**
 - RESERVED
- FIRE PROTECTION**
 - RESERVED
- SIGNAGE**
 - RESERVED
- LIGHTING**
 - FREE STANDING AND WALL LIGHTING WILL USE DOWNWARD FACING SHIELDING
- PHASING**
 - RESERVED

MUDD OPTIONAL PROVISIONS

AS A PART OF THIS PETITION, THE PETITIONER ASKS FOR APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR THE REDUCTION OF REQUIRED PARKING FOR THE RESIDENTIAL UNITS TO 5 SPACE PER UNIT. AMPLE PARKING WILL BE PROVIDED BUT THE STAFF HAS INTERPRETED THE ORDINANCE AND HAS CONCLUDED THAT WHILE VARIOUS PORTIONS OF THE SITE MAY CONTAIN PARKING, THAT CERTAIN PORTIONS OF THE SITE MAY NOT BE COUNTED TOWARD THE PARKING STANDARD.

INITIAL SUBMISSION - 4/22/13, 1.1
 REVISED PER STAFF COMMENTS 6-14-13, 2.1



TIMMONS GROUP

HAWTHORNE MILL REDEVELOPMENT
 CITY OF CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
 2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203
 TEL 704.376.1075 FAX 704.376.1076 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
6/14/13	REVISED PER STAFF COMMENTS 6-14-13

DATE: 18 APR 2013

DRAWN BY: R. WHITE

DESIGNED BY: B. CRUTCHFIELD

CHECKED BY: B. CRUTCHFIELD

SCALE: 1" = 40'

JOB NO.: 99999

SHEET NO.: RZ-1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.