



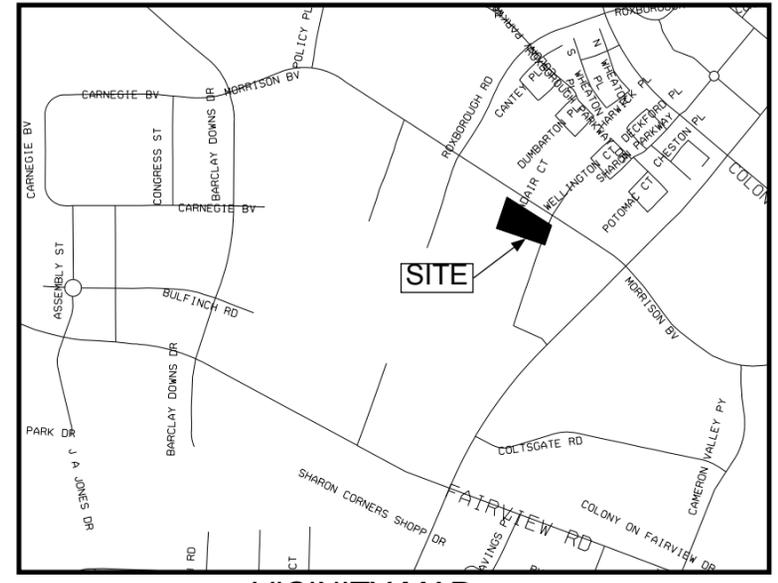
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REVISIONS:
1 JUNE 20, 2104

PROJECT: 9102-134000
DATE: JUNE 20, 2014
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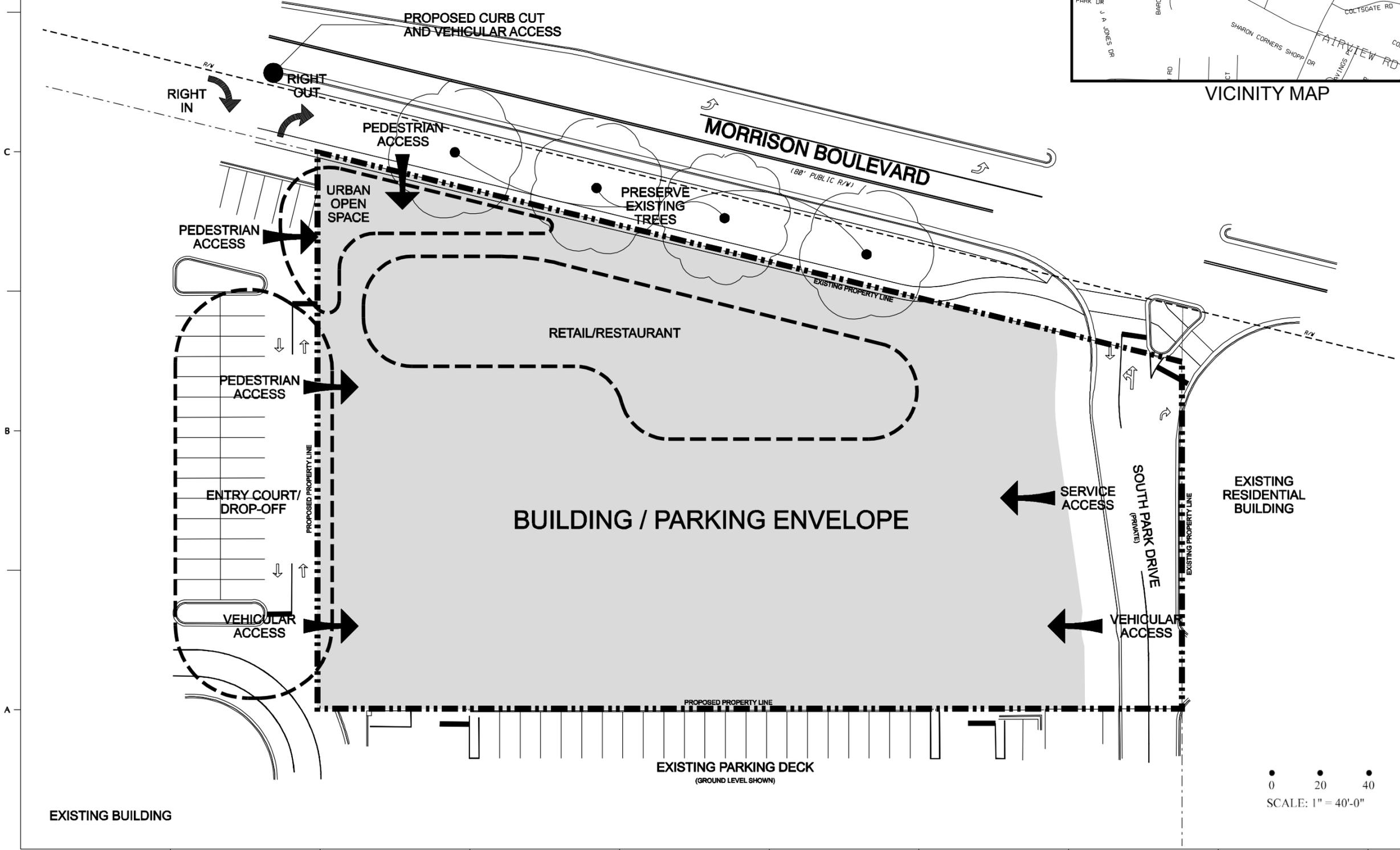
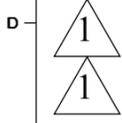
RZ-1.0
TECHNICAL DATA
SHEET



VICINITY MAP

Site Development Data:

- Acreage: ± 1.53 acres
- Tax Parcel #: A portion of 177-061-11
- Existing Zoning: CC by Rezoning Petition No. 2000-052
- Proposed Zoning: MUDD-(O)
- Existing Uses: Surface parking lot.
- Proposed Uses: Up to **190,000** square feet of gross floor area of office uses and up to **12,500** square feet of gross floor area of retail and restaurant uses, together with accessory uses as allowed in the MUDD zoning district.
- Maximum Building Height: Not to exceed **200** feet (for the purposes of this height limit, roof top mechanical equipment, screens or devices used to screen roof top structures or equipment, parapet walls, spires, mansards, domes, dormers, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).
- Parking: Per the standards of the Zoning Regulations at minimum.
- Urban Open Space: Will be provided as required by the Ordinance.



EXISTING BUILDING

BUILDING / PARKING ENVELOPE

RETAIL/RESTAURANT

EXISTING PARKING DECK
(GROUND LEVEL SHOWN)

0 20 40 80
SCALE: 1" = 40'-0"

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- Parking: Per the standards of the Zoning Regulations at minimum.
- Urban Open Space: Will be provided as required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by SBBH, LLC to accommodate development of mixed use building containing office uses, retail and/or restaurant uses on an approximately ± 1.53 acre site located on the south side of Morrison Boulevard between Roxborough Road and Adair Court (a portion of the Dillard's property at SouthPark Mall) (the "Site").
- b. **Zoning District/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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,
- minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amendment process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance

- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and the remainder of SouthPark Mall. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site nor between the Site and the other parcels that are part of SouthPark Mall and zoned CC. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, the Site shall adhere to any development limitations set forth in Section 3 below.

Note: These Development Standards replace and supersede the previous development standards approved as part of the prior Rezoning Petition for this Site.

2. Optional Provisions:

- a. To allow the building constructed on the Site to have a building height of up to 200 feet (for the purposes of this height limit, roof top mechanical equipment, screens or devices used to screen roof top structures or equipment, parapet walls, spires, mansards, domes, dormers, or other architectural features will not be considered for the calculation of allowed building height).
- b. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is the least.
- c. To allow ground floor tenants to have wall signs with up to 100 square feet of sign area on each building wall.
- d. To allow detached ground mounted identification signs to have up to 36 square feet of sign area and up to seven (7) feet in height.
- e. To allow the Site to not have frontage on a public street.

3. Permitted Uses & Development Limitations:

- a. Subject to the restrictions and limitations the building constructed on the Site may be developed with up to 190,000 square feet of gross square floor area of office uses and up to 12,500 square feet of gross floor area of retail and restaurant uses together with accessory uses allowed in the MUDD zoning district.
- b. A financial institution with accessory drive-through windows may be located on the Site.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

4. Access and Traffic:

- a. Vehicular and pedestrian access to the Site and to the parking facilities associated with the building will be from Morrison Boulevard, the internal private drives and the parking areas of SouthPark Mall as generally depicted on the Rezoning Plan.
- b. The placements and configurations of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by CDOT in accordance with published standards.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance



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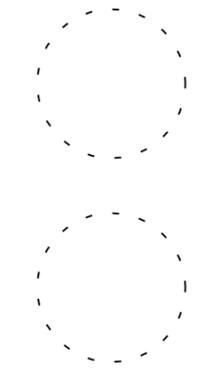


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PROJECT: 9102-134000
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RZ-2.0
DEVELOPMENT
STANDARDS



with published standards.

5. Architectural Guidelines:

- a. The attached illustrative building elevation is included to reflect an architectural style and quality of the building that the Petitioner or developer of record, upon an election to proceed with development, will make a reasonable effort to construct on the Site as per the building elevation included in the Rezoning Plan, recognizing that the actual building constructed on the Site may vary from the attached elevation in non-material respects as long as the general design intent is retained.
- b. A recognizable building base shall be provided through material transitions and building articulation.
- c. The design of the building proposed for the Site will be designed to include a sense of entry along Morrison Boulevard. The portion of the building occupied by ground floor uses and facing Morrison Boulevard will be designed with a level of detail that creates an interesting and activated building façade for pedestrians.
- d. Building service areas will be located internally or screened from view with masonry walls a minimum of five feet in height.
- e. Allowable building materials will include: brick, natural stone, architecturally finished precast concrete, decorative concrete masonry units, architectural metal panels, glazing, stucco and tile cladding. The following exterior building materials are prohibited: vinyl siding, unfinished concrete masonry units.
- f. Meter banks will be internal to the building.
- g. Roof top HVAC and related mechanical equipment will be screened from public view at grade.
- h. Compactor/dumpster areas and recycling areas will be located within the building.

6. Streetscape, Buffers, Landscaping and Utility Structure Setbacks:

- a. The Site will provide pedestrian connections to the existing Pedestrian Promenade located along Morrison Boulevard and to the sidewalk located along Morrison Boulevard. An easement to allow this connection will be obtained from the owner of the property located between the Site and Morrison Boulevard.
- b. Any outdoor amenity/dining areas located along Morrison Boulevard will include seating areas, landscaping and decorative paving. These areas may also include water features. The outdoor amenity/dining areas will be connected via a sidewalk to the sidewalk along Morrison Boulevard.
- c. Screening requirements of the Ordinance will be met.
- d. Above ground backflow preventers will be screened from public view.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. Since the Site is a redevelopment Site it will be allowed to utilize the buy down or fee in lieu options of the PCCO regulations at the time the Site is redeveloped.
- b. The Site will comply with the Tree Ordinance.

8. Signage:

- a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. The maximum height of the detached lights located on the top of the parking deck will be limited to 15 feet.
- c. No "wall pak" lighting will be allowed, however architectural lighting such as but not limited to, sconces, up lighting, accent lighting, including color accent lighting and decorative lighting on the building facades will be permitted.

10. CATS Bus Waiting Pad.

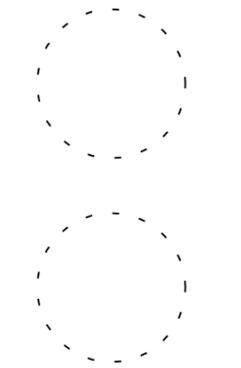
- a. The existing bus waiting pad located along Morrison Boulevard will be retained. However, if as part of the construction of the proposed building on the Site the existing sidewalk or curb along Morrison Boulevard is reconstructed the Petitioner will modify/replace the existing bus waiting pad with bus waiting pad standard 60.01B.

11. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.



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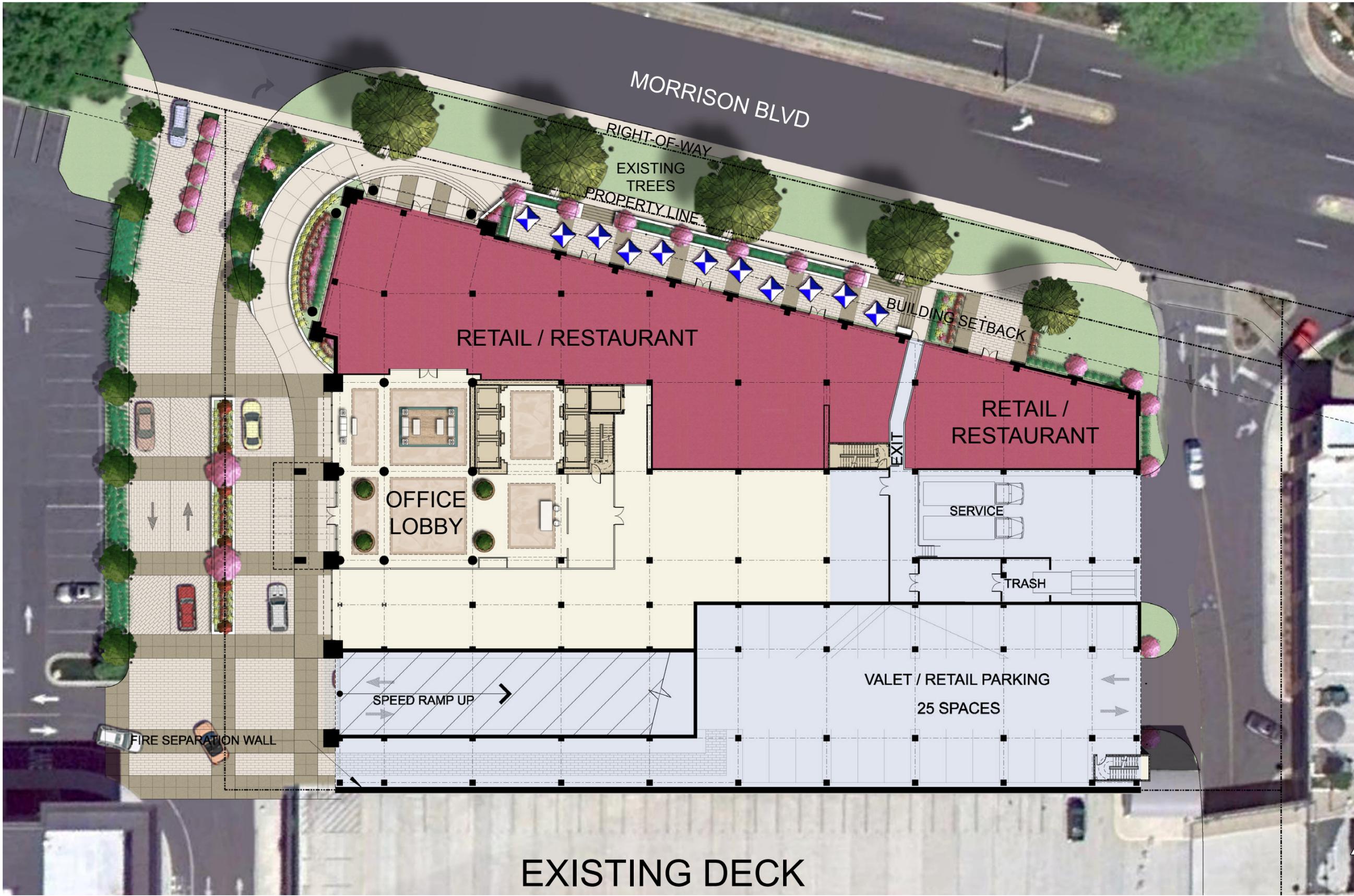
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RZ-3.0
PROPOSED
ILLUSTRATIVE
MASTER PLAN



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SCALE: 1" = 40'-0"

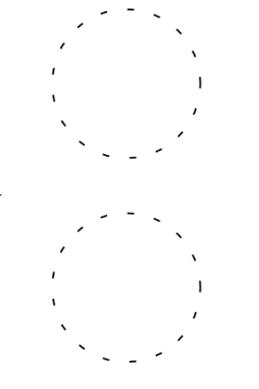


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RZ-3.1
FIRST FLOOR
PLAN

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0 15 30 60
SCALE: 1" = 30'-0"

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
REZONING PETITION #: 2014-049

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CONCEPTUAL
RENDERING

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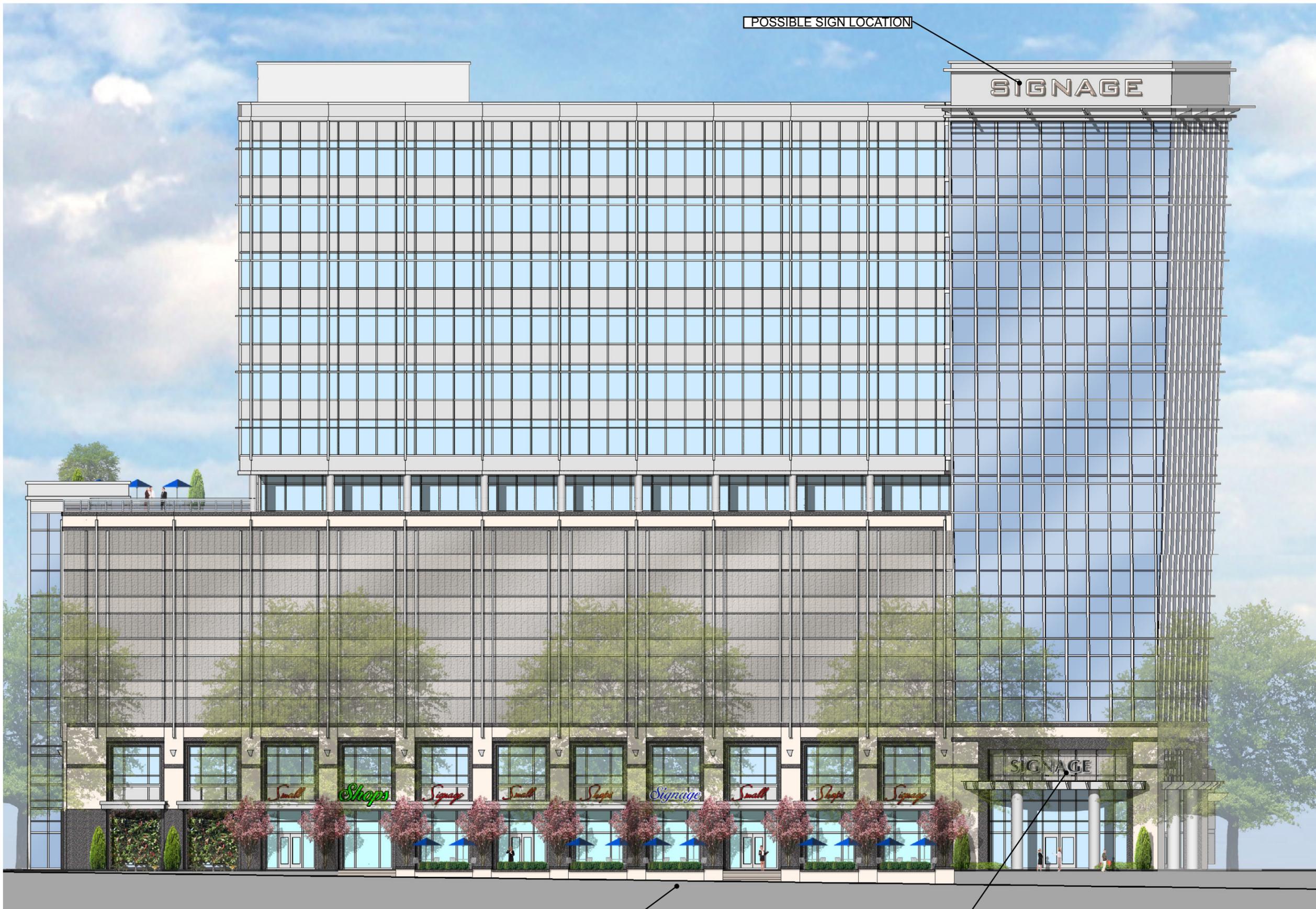
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PROPOSED
MORRISON
BLVD (NORTH)
ELEVATION

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-049



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A

GRADE AT EXISTING PEDESTRIAN PROMENADE

POSSIBLE SIGN LOCATION

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(NOT TO SCALE)

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RZ-4.2
PROPOSED
EAST
ELEVATION

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-049



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RZ-4.3
PROPOSED
SOUTH
ELEVATION

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-049

POSSIBLE SIGN LOCATION

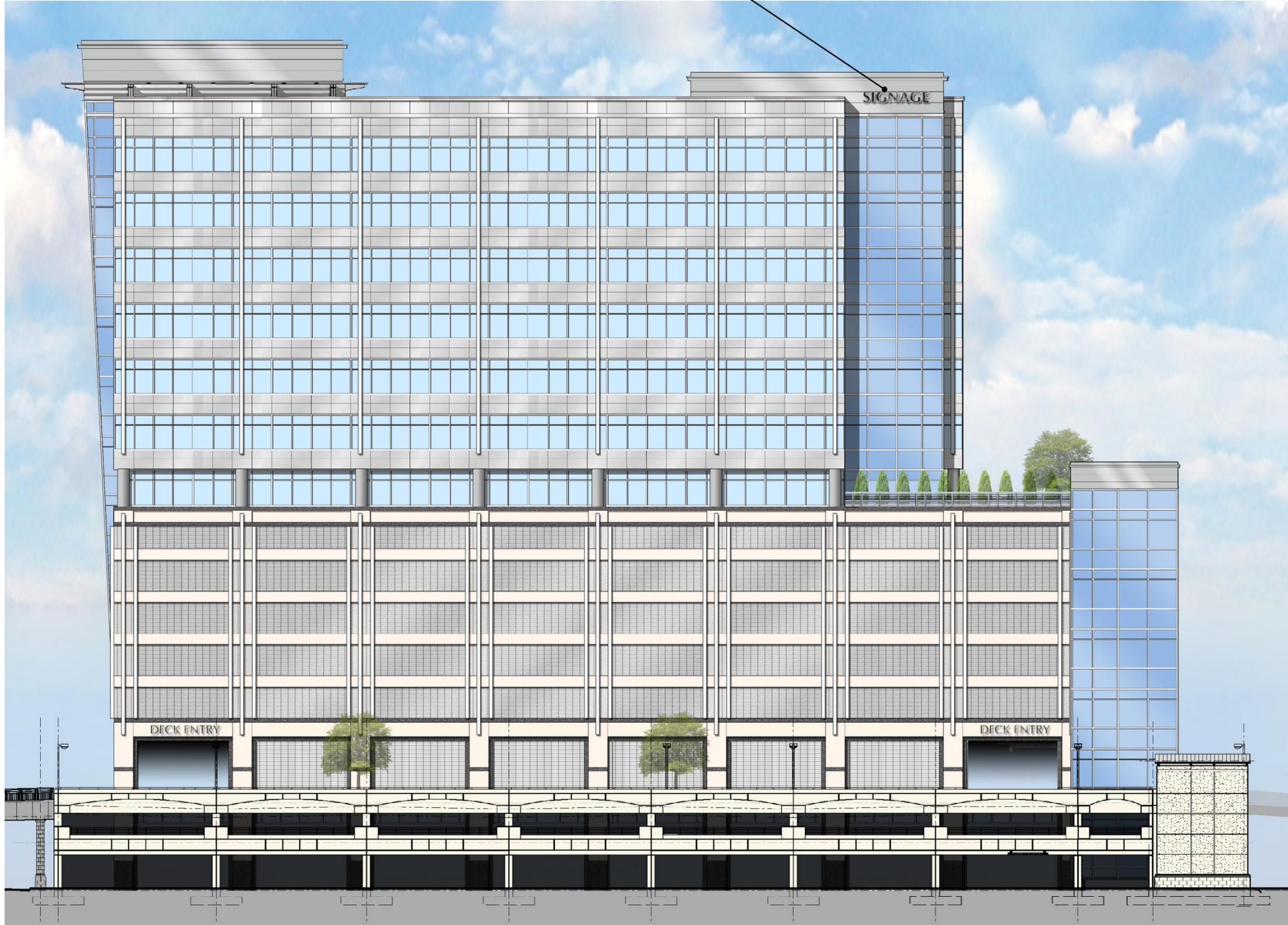


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RZ-4.4
PROPOSED
WEST
ELEVATION



POSSIBLE SIGN LOCATION

POSSIBLE SIGN LOCATION

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(NOT TO SCALE)

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