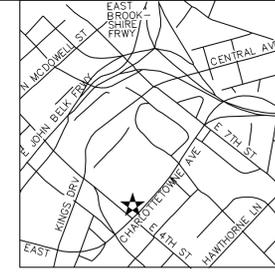


**DEVELOPMENT DATA**

TAX PARCEL	125-109-01	125-101-15	125-104-12	125-104-02
PARCEL ADDRESS	1300 E. 4TH ST	1105 CHARLOTTETOWNE AVE.	1422 E. 4TH ST	1412 E. 4TH ST
SITE ACREAGE	2.4272 AC	0.5871 AC	0.1850 AC	0.988 AC
EXISTING ZONING	B-2	B-2	B-2	B-2
PROPOSED ZONING	MUDD(O)	MUDD(O)	MUDD(O)	MUDD(O)
EXISTING USE	OFFICE	VACANT	OFFICE	COMMERCIAL
PROPOSED USE	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL
BUILDING AREA	46114 SF (EXISTING)	0 SF (EXISTING)	8000 SF (EXISTING)	43060 (EXISTING)
MAX. BLDG. AREA	400,000 SF	144,000 SF	365,000 SF (COMBINED)	
MAXIMUM BLDG. HEIGHT	MAX. 120 FEET PER BUILDING			
PROPOSED PARKING	AS REQUIRED BY THE ORDINANCE			
OPEN SPACE AMOUNT	1 SF / 100 SF	1 SF / 150 SF	1 SF / 200 SF	1 SF / 100 SF

**BSdE**  
**BULLA SMITH**  
 DESIGN ENGINEERING  
 1347 Harding Place Suite 201  
 Charlotte, NC 28204  
 ☎ 704.333.3122 ✉ 704.333.8252



Submittal Date: April 28, 2014  
 Revision Dates:  
 Zoning Submittal No. 2 June 20, 2014  
 Zoning Submittal No. 3 July 25, 2014



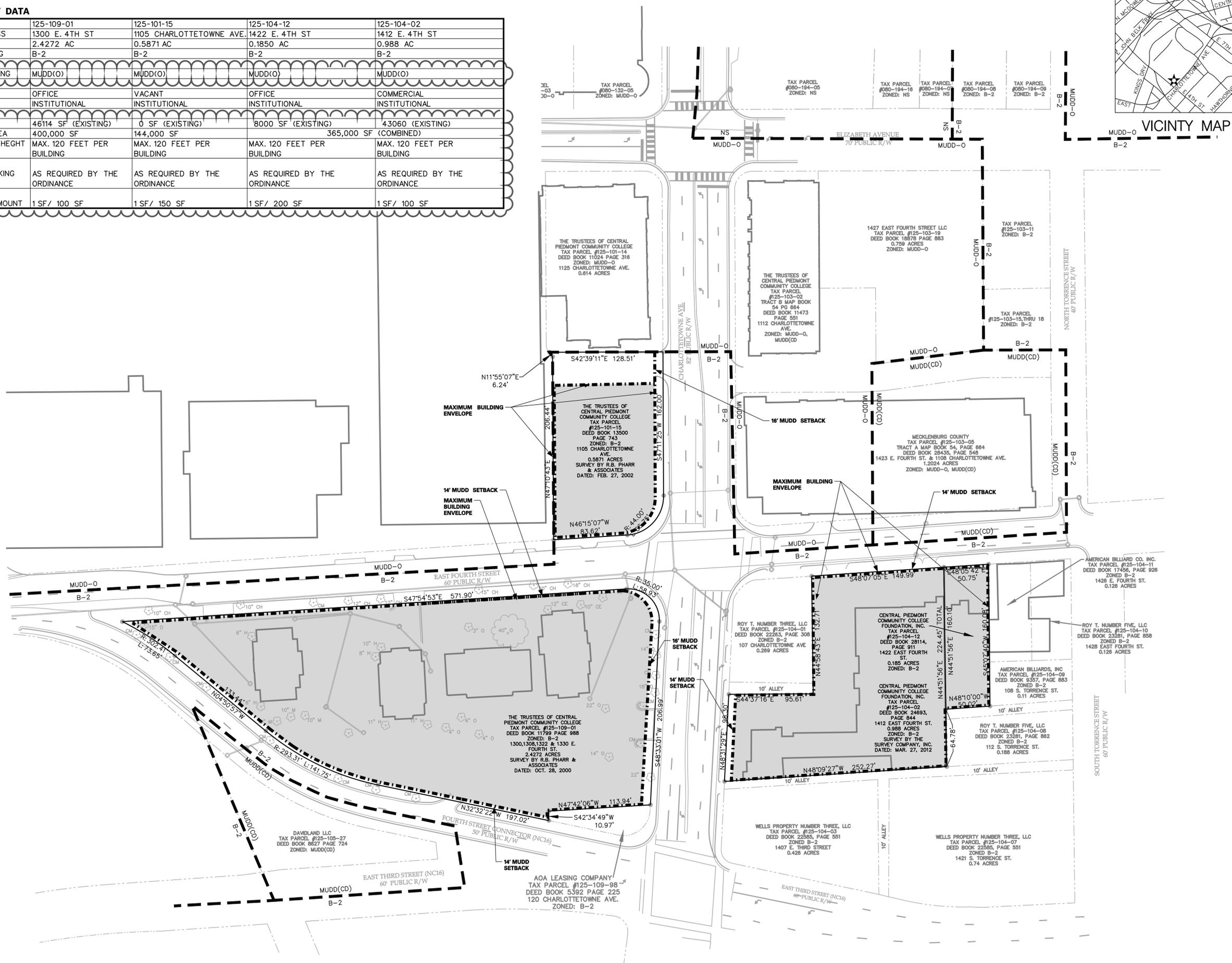
**CPCC Central Campus**  
 Charlotte, NC

Rezoning Petition  
 2014-056 For  
 Public Hearing

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Schematic  
 Site Plan

**RZ-1**



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**1. SITE DEVELOPMENT DATA**

SITE AREA:	+/-4.187 Acres
PARCEL ID NUMBERS:	125-101-15; 125-104-02; 125-104-12; 125-109-01
EXISTING ZONING:	B-2
EXISTING USE:	OFFICES, CLASSROOMS AND VACANT
PROPOSED ZONING:	MUDD (O)
PROPOSED USE:	COMMUNITY COLLEGE CAMPUS TO INCLUDE OFFICES, LABS AND CLASSROOMS, AND CONFERENCE CENTER
MAXIMUM BUILDING SF:	PARCEL 125-109-01- 400,000 SF PARCEL 125-101-15- 144,000 SF PARCEL 125-104-12 & 02- 365,000 SF
BUILDING HEIGHT:	MAXIMUM 120 FEET PER BUILDING
PARKING REQUIRED:	AS REQUIRED BY THE ORDINANCE
OPEN SPACE:	PARCEL 125-109-01- 1 SF/100 SF PARCEL 125-101-15- 1 SF/150 SF PARCEL 125-104-12- 1SF/200 SF PARCEL 125-104-02- 1SF/100 SF

**2. GENERAL PROVISIONS:**

- a. These Development Conditions form a part of the rezoning petition filed by Central Piedmont Community College ("Petitioner" or "Owner") to accommodate the future development of an approximately 4.187 acre site consisting of four 4 parcels located at the intersection of E. 4th Street and Charlottetowne Avenue in Charlotte, North Carolina, and which is more particularly depicted on the enclosed Site Plan (the "Site").
- b. Petitioner desires to rezone the Site to a zoning classification compatible with its existing Central Campus to allow for seamless expansion of the Existing Campus and harmonious development of the Site.
- c. Proposed plans currently call for the development of a Basic Skills Literacy Center on parcels 125-104-12 and 02 (former JLC and adjacent office building), said building to include Intake/ Orientation facilities, classrooms and labs, offices, in addition to space for Social Services; development of a new classroom building on parcel 125-101-15 (vacant, former Athens restaurant site) to include classrooms and labs with a possible upper level connection to the adjacent IT Building. Proposed development of parcel 125-109-01 ("Colony Condos" site) to include maximum 400,000 SF building with structured parking. Petitioner reserves the right to alter the size and use of the proposed buildings so long as the proposed uses meet the conditions of MUDD subject to the conditions set forth in this Rezoning Petition.
- d. These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".
- e. The development of this Site will be governed by the Rezoning Petition, the Site Plan, and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").
- f. Alterations to the Conditional Plan are subject to Section 6.207 Alternations to Approval of the Ordinance.

**3. OPTIONAL PROVISIONS**

- a. The MUDD (O) is provided herein to permit existing uses on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the foregoing use provision.
- b. The MUDD (O) is provided herein to permit existing parking and/or loading conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.
- c. The MUDD (O) is provided herein to permit existing bicycle parking conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the bicycle parking provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.
- d. The MUDD (O) is provided herein to permit existing development conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.
- e. New building construction on the Site shall comply with all applicable requirements and regulations of the MUDD zoning district, subject to the conditions set forth in this Rezoning Petition. The MUDD (O) is provided herein to permit existing development conditions on the Site to remain until new building construction commences at a particular, individual building on the Site, at which time said new building construction shall comply with the provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.
- f. Alterations and renovations to existing structures which do not require the removal of the structure and which do not otherwise comply with all applicable provisions of the MUDD district shall be permitted to undergo said alterations and renovations without compliance to those provisions of the MUDD district which said structure does not currently comply with. In any event, existing buildings which are renovated shall not increase in non-conformance through such renovations (for example: eliminating existing windows at street level).
- g. The MUDD (O) is provided here to permit flexibility from the MUDD district streetscape design requirements (for example: the location of existing sidewalks, street trees, landscaping areas, etc.) as there may be instances when the established streetscape design shall remain "as is" or may be modified (for example, allow sidewalks to meander to protect existing trees) without strict adherence to the required streetscape design. Such optional design shall be jointly and respectively determined by the petitioner and the staff of the Charlotte-Mecklenburg Planning Commission on the basis of assessing the overall practicality of implementing the required streetscape design versus such factors as the locations and maturity of present trees and landscaping, the location and width of present sidewalks, the existence of other trees and landscaping which pose as an interference, the location of present and future buildings, whether or not pedestrian benefits are significantly enhanced, and other similar considerations which would have a practical bearing on the implementation of required streetscape designs or not.

h. The MUDD (O) is provided herein to permit existing signage on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the signage provisions of the MUDD district subject to the conditions set forth in this Rezoning Petition.

i. The MUDD (O) is provided herein to permit existing lighting conditions on the Site to remain until new development commences at a particular, individual portion on the Site, at which time said new development shall comply with the lighting provisions of the MUDD district, subject to the conditions set forth in this Rezoning Petition.

**4. PERMITTED USES**

- a. Any new development on the Site will be devoted to use as a Community College Campus, including, but not limited to, classrooms, labs, conference rooms or centers and offices, together with incidental and/or accessory uses associated therewith, that are permitted under the Ordinance by right or under prescribed conditions in the MUDD Zoning District.

**5. TRANSPORTATION:**

- a. Parking:
  - (1) Quantities and design of surface. New parking or loading areas developed on the Site shall comply with all applicable requirements and regulations of the MUDD zoning district. New bicycle parking spaces, long term and short term, developed on the Site shall be provided in accordance with the Ordinance.
  - (2) The ground floor of any parking decks along public streets will be wrapped in active uses oriented to the street; provided, however, nothing herein shall prohibit Petitioner from providing ground floor parking "behind" said active uses within parking deck.
- b. Driveways:
  - (1) Access to the Site will be determined after orientation of the proposed buildings in relation to the adjacent rights of way is established; provided, however, each parcel shall have access along each right of way it abuts.
  - (2) Adequate sight triangles for any new development of the Site shall be reserved at the street entrance(s). All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distances at the entrance(s).
  - (3) If required by CDOT during the permitting process, Petitioner will conduct a traffic impact study to determine traffic impacts, and associated mitigations, if any, caused by the development of the site before a building permit is issued for any parcel covered under the current Rezoning Petition.
  - (4) Any existing/proposed driveway connections to 4th Street and Charlottetowne Avenue will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have access along each right of way a particular parcel abuts.
  - (5) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
  - (6) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.
  - (7) A Right of Way Encroachment Agreement is required for installation of any nonstandard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business, or homeowner's/ business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal and liability insurance coverage requirements.

**6. ARCHITECTURAL STANDARDS:**

- a. Building materials such as brick and cast stone elements and architectural styles for new building construction and/or renovations to existing buildings on the Site will harmonize with, and be comparable to, the materials and architectural styles of those buildings located on Petitioner's existing Central Campus (the "Existing Campus"). Exterior building materials for new building construction and/or renovations to existing buildings will not include vinyl or sheet metal siding.

**7. STREETScape AND LANDSCAPING:**

- a. Subject to the conditions set forth herein, it is intended that each building site shall comply with required streetscapes as each new building is constructed.

**8. SIGNAGE**

- a. Any new signage on the Site shall be regulated by all applicable standards and requirements of the Ordinance, subject to the conditions set forth herein.

**9. LIGHTING:**

- a. Subject to the conditions set forth herein, freestanding lighting will be limited to twenty five feet in height. All lighting to have full cut-off lighting fixtures.
- b. Any new lighting on the Site shall be regulated by all applicable standards and requirements of the Ordinance and shall harmonize with and be comparable to the lighting located on the Existing Campus.

**AMENDMENTS TO REZONING PLAN:**

Future amendments to this Conditional Plan, including these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**VESTING:**

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, due to the nature of the redevelopment, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Conditional Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period

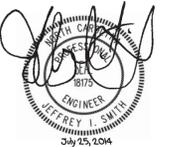
**BINDING EFFECT OF THE REZONING PETITION:**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns, throughout these development conditions, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**BULLA SMITH  
DESIGN ENGINEERING**

1347 Harding Place Suite 201  
Charlotte, NC 28204  
704.333.3122 704.333.8252



Submittal Date: April 28, 2014  
Revision Dates:  
Zoning Submittal No. 2 June 20, 2014  
Zoning Submittal No. 3 July 25, 2014



**CPCC Central  
Campus**

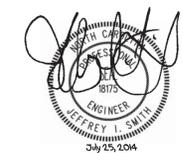
Charlotte, NC

**Rezoning Petition  
2014-056 For  
Public Hearing**

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**Site  
Development  
Standards**

**RZ-2**



Submitted Date: April 28, 2014  
Revision Dates:  
 ⚠ Zoning Submittal No. 2 June 20, 2014  
 ⚠ Zoning Submittal No. 3 July 25, 2014



CPCC Central  
Campus

Charlotte, NC

Rezoning Petition  
2014-056 For  
Public Hearing

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Existing Conditions

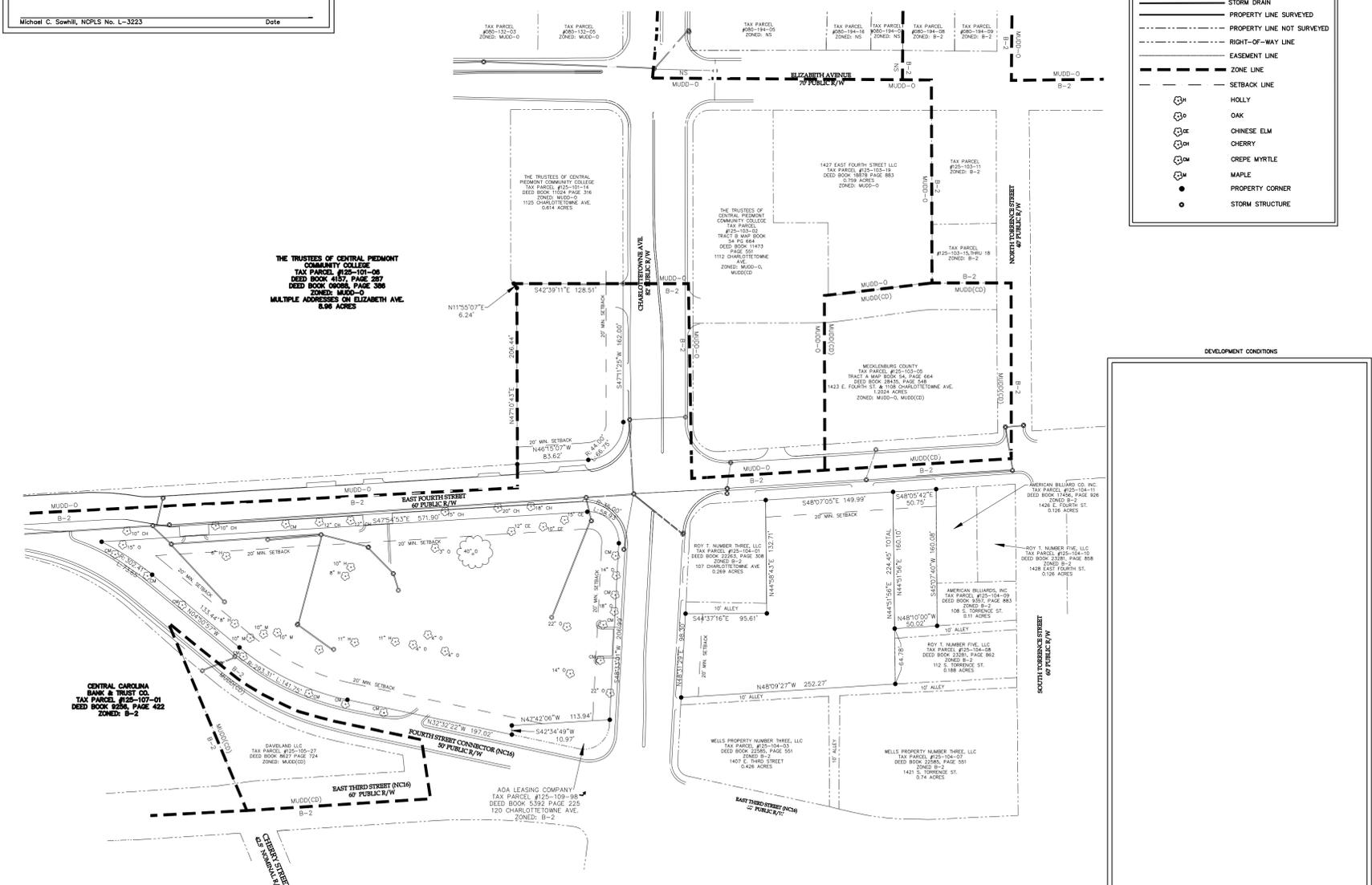
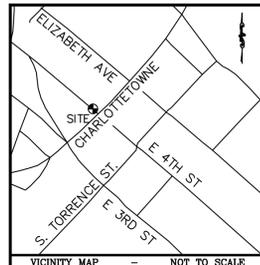
# RZ-3

### "PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALE"

**SURVEYOR'S CERTIFICATION**

I certify that this map was prepared under my direct supervision from (1) actual surveys performed by me; (2) record information obtained from the Mecklenburg County Register of Deeds (deeds and plats filed herein) and; (3) surveys by others. This map constitutes a compiled map for the purposes of a re-zoning site plan and the boundary lines and their relationship between individual parcels are approximate and for informational purposes only. A complete field survey was not performed to verify the dimensions shown herein. This map does not represent a boundary survey as defined by Sec. 1600 - Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Planimetric features, including storm drainage systems, street curb lines and trees have been adopted from Mecklenburg County GIS and aerial photogrammetric data sets available to the public.

Michael C. Sawhill, NGLS No. L-3223 Date \_\_\_\_\_



- GENERAL NOTES**
1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
  2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
  3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  4. SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 371045300J BEARING AN EFFECTIVE DATE OF MARCH 02, 2008.
  5. BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83 (2011).

**THE SURVEY COMPANY, INC.**  
4103 STUART ANDREW BLVD  
CHARLOTTE, NC 28217  
(704) 366-7777 FAX  
WWW.SURVEYCO.COM  
REGISTRATION NUMBER C-1716

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**REZONING SITE PLAN**  
**CPCC MAIN CAMPUS**  
TAX #125-109-01, 125-101-15,  
125-104-02, AND 123-104-12  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY - NORTH CAROLINA

**PROPERTY OWNERS**  
THE TRUSTEES OF CENTRAL  
PIEDMONT COMMUNITY COLLEGE  
1505 E. SEVENTH STREET  
CHARLOTTE, NC 28235  
CONTACT: VICKI SAYLLE AIA  
PHONE: 704.530.6284

**PREPARED FOR:**  
CPCC DESIGN AND  
CONSTRUCTION DIVISION  
1505 E. SEVENTH STREET  
CHARLOTTE, NC 28235  
CONTACT: VICKI SAYLLE AIA  
PHONE: 704.530.6284

**PROJECT NUMBER:** CPC 40  
**SURVEYED BY:** TSCI  
**DRAWN BY:** COG  
**CHECKED BY:** MGS  
**ISSUE DATE:** 04/25/2014  
**REVISIONS:**

**CAD FILE:** CPC40\_042514.DWG

