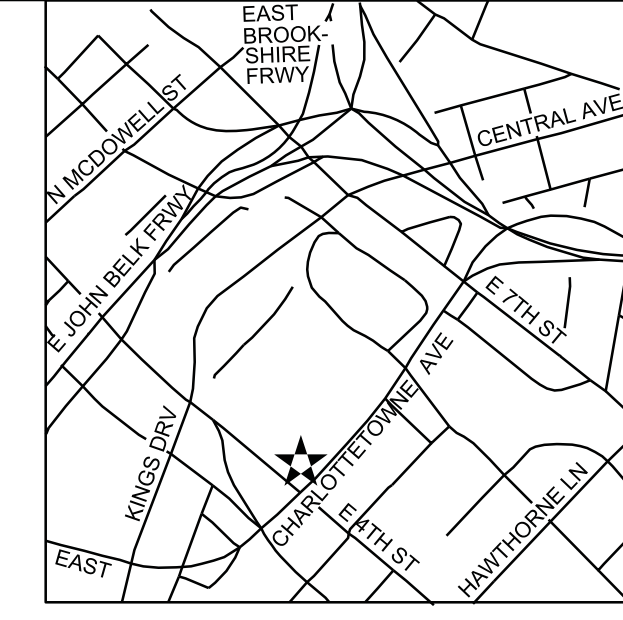


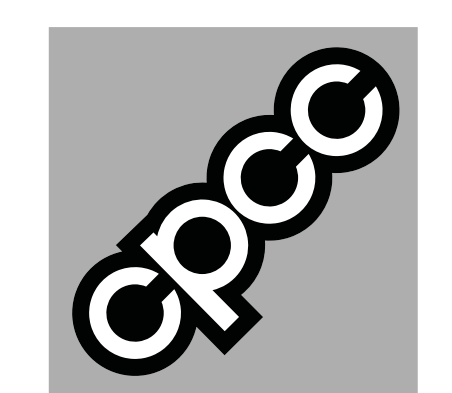
**DEVELOPMENT DATA**

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(CD)	MUDD(CD)	MUDD(CD)	MUDD(CD)
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)
MAXIMUM BLDG. HEGHT	AS PERMITTED BY THE ORDINANCE	AS PERMITTED BY THE ORDINANCE	AS PERMITTED BY THE ORDINANCE	AS PERMITTED BY THE ORDINANCE
PROPOSED PARKING	OFF-SITE	OFF-SITE	OFF-SITE	OFF-SITE
OPEN SPACE AMOUNT	AS REQUIRED BY THE ORDINANCE	AS REQUIRED BY THE ORDINANCE	AS REQUIRED BY THE ORDINANCE	AS REQUIRED BY THE ORDINANCE

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



Submitted Date: April 28, 2014  
 Revision Dates:



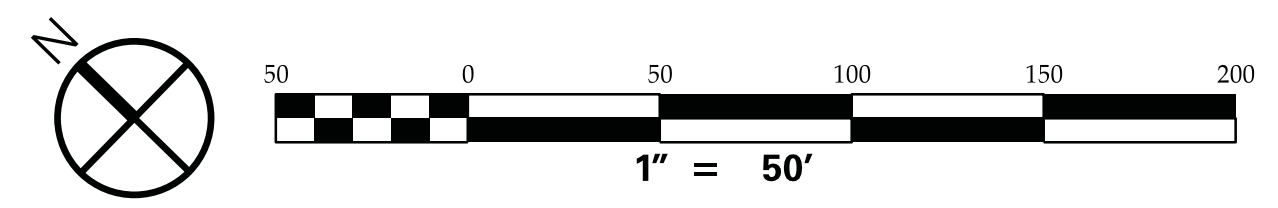
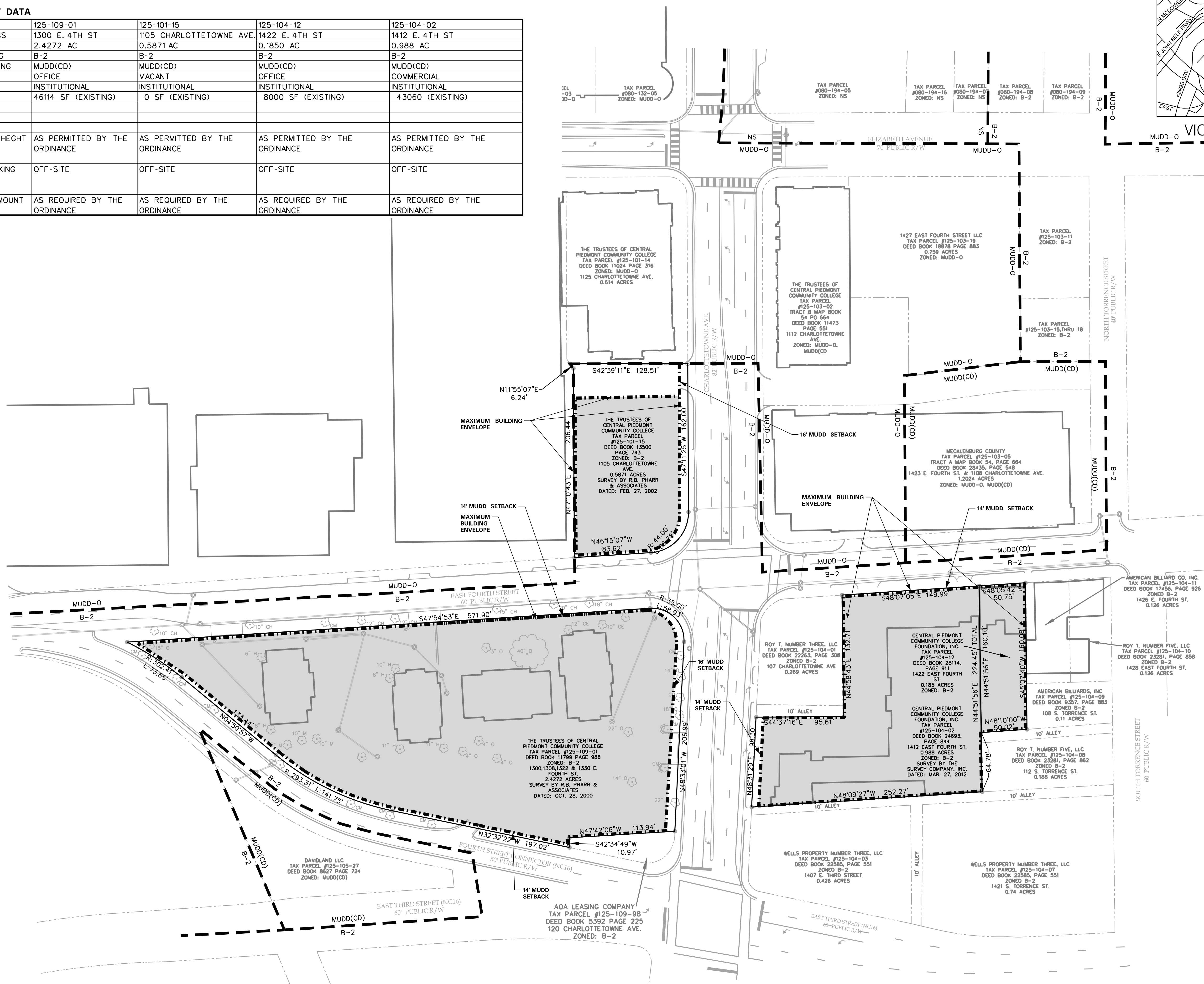
**CPCC Central Campus**  
 Charlotte, NC

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

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Schematic Site Plan

**RZ-1**



28-APR-2014 13:50

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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 MUDD (CD)  
PROPOSED ZONING: MUDD (CD)  
PROPOSED USE: COMMUNITY COLLEGE CAMPUS AND CONFERENCE CENTER  
PROPOSED SQUARE FOOTAGE: AS PERMITTED BY THE ORDINANCE  
BUILDING HEIGHT: AS PERMITTED BY THE ORDINANCE  
PARKING REQUIRED: AS REQUIRED BY THE ORDINANCE

**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. 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".
- d. 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").
- e. Alterations to the Conditional Plan are subject to Section 6.207 Alternations to Approval of the Ordinance.

**3. OPTIONAL PROVISIONS**

n/a

**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. The MUDD (CD) 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.

**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. The MUDD (CD) 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.
  - (2) New bicycle parking spaces, long term and short term, developed on the Site shall be provided in accordance with the Ordinance. The MUDD (CD) 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.
- 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 existing/proposed street entrance(s) shown on the Site Plan. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distances at the entrance(s). The MUDD (CD) 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.
  - (3) If reasonably required by CDOT, Petitioner will conduct a traffic impact study to determine traffic impacts, if any, caused by the development of the Site once a CPCC development plan is adopted and before a building permit is issued for the Site.

**6. ARCHITECTURAL STANDARDS:**

- a. Building materials and architectural styles for new building construction and/or any renovations to existing buildings on the Site will harmonize with and be comparable to those used for the 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.
- b. New building construction on the Site shall comply with all applicable requirements and regulations of the MUDD zoning district. The MUDD (CD) 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. 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 as herein established by the MUDD (CD) without compliance to those provisions of the MUDD district which said structure does not 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).

**7. STREETScape AND LANDSCAPING:**

- a. As established by the MUDD (CD) herein, it is intended that each building site shall comply with required streetscapes as each new building is constructed. However, there may be instances when the established streetscape design (for example: the location of existing sidewalks, street trees, landscaping areas, etc.) shall remain "as is" 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.
- b. Any new signage on the Site shall be regulated by all applicable standards and requirements of the Ordinance. The MUDD (CD) 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.

**8. LIGHTING:**

- a. 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. The MUDD (CD) 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.

**AMENDMENTS TO REZONING PLAN:**

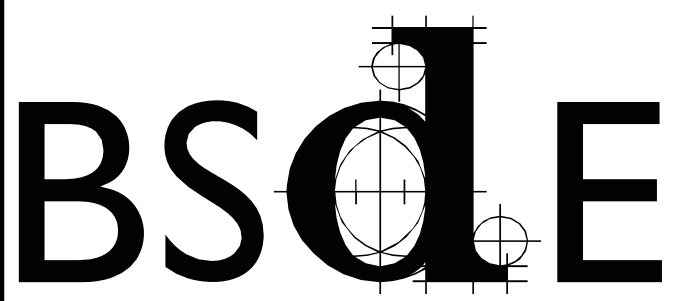
Future amendments to this Conditional Plan, including these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**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:

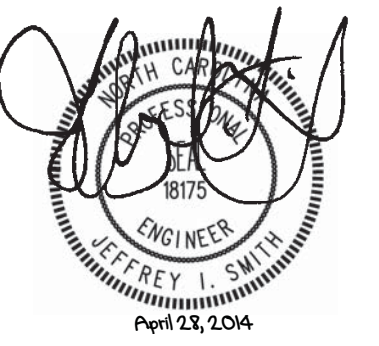
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners 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.



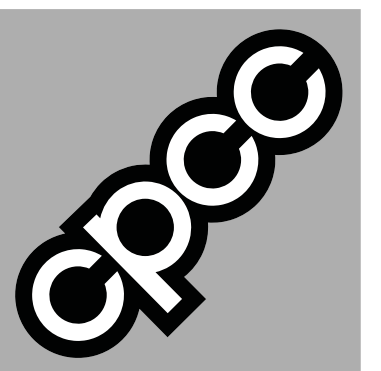
**BULLA SMITH  
DESIGN ENGINEERING**

1347 Harding Place Suite 201  
Charlotte, NC 28204

☎ 704.333.3122 ☎ 704.333.8252



Submission Date: April 28, 2014  
Revision Dates:



**CPCC Central  
Campus**

Charlotte, NC

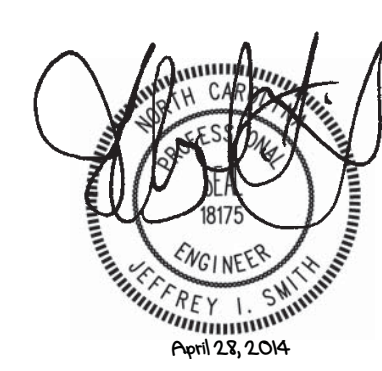
**Rezoning Petition  
2014-XXX For  
Public Hearing**

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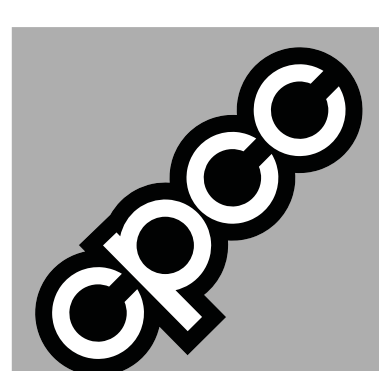
**Site  
Development  
Standards**

**RZ-2**





Submitted Date: April 28, 2014  
Revision Dates:



### CPCC Central Campus

Charlotte, NC

## Rezoning Petition 2014-XXX For Public Hearing

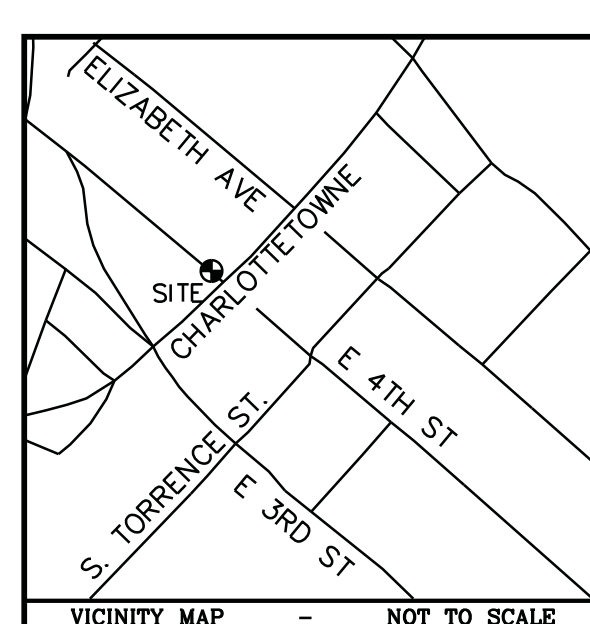
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Existing Conditions

# RZ-3

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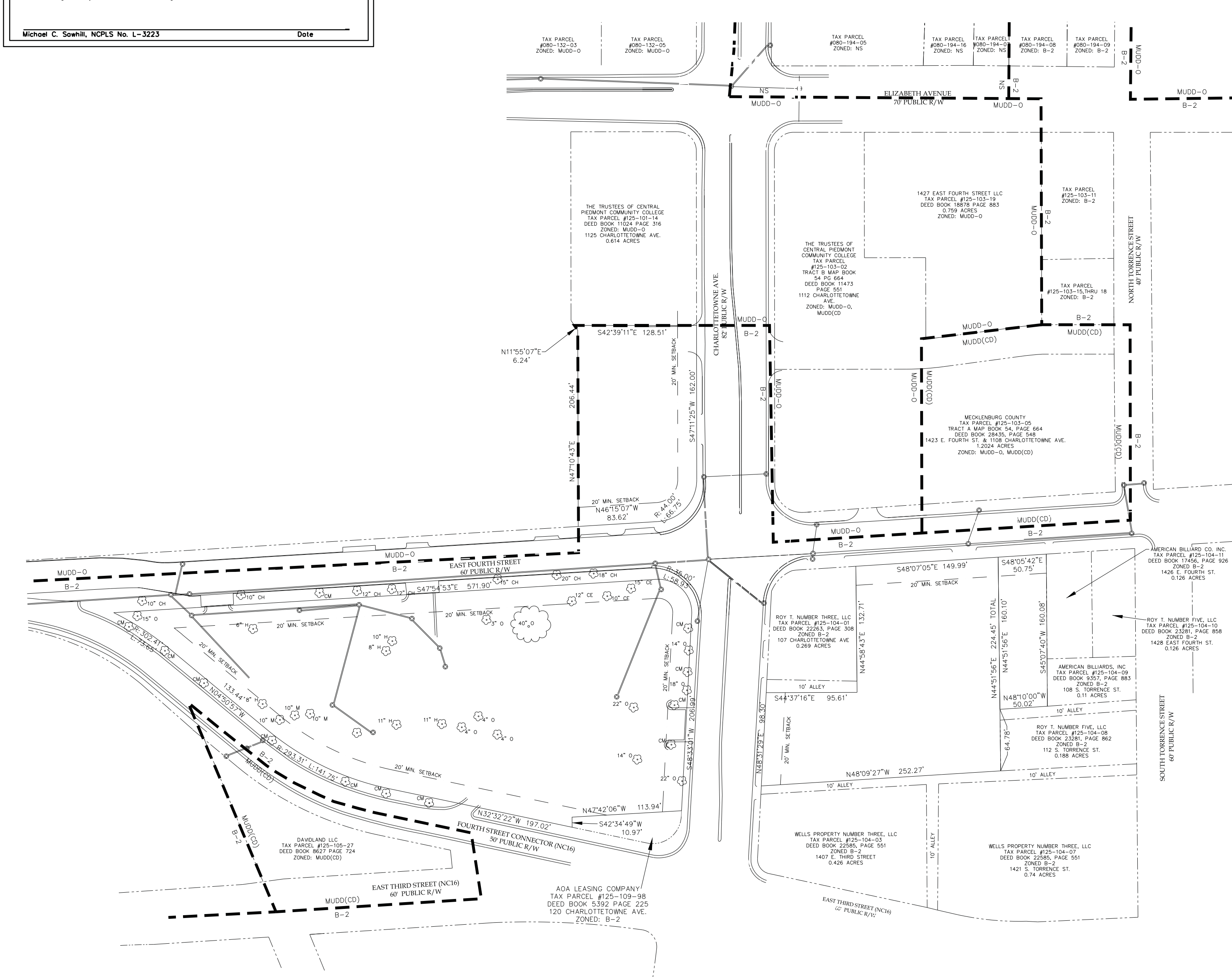


**SURVEYOR'S CERTIFICATION**

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 hereon) and; (3) surveys by others. This map constitutes a completed 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 hereon. 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. Sowhi, NCLPS No. L-3223      Date \_\_\_\_\_

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



**LEGEND**

- STORM DRAIN
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ZONE LINE
- SETBACK LINE
- HOLLY
- OAK
- CHINESE ELM
- CHERRY
- CREPE MYRTLE
- MAPLE
- PROPERTY CORNER
- STORM STRUCTURE

**DEVELOPMENT CONDITIONS**

- 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. 371045300U BEARING AN EFFECTIVE DATE OF MARCH 02, 2008.
  5. BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83 (2011).

**THE SURVEY COMPANY, INC.**  
4108-B STUART ANDREW BLVD  
CHARLOTTE, NC 28217  
(704) 541-4970 (704) 541-4972 FAX  
WWW.SURVEYCO.COM  
REGISTRATION NUMBER C-1716

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 OWNER:**  
THE TRUSTEES OF CENTRAL  
PIEDMONT COMMUNITY COLLEGE  
1355 E. SEVENTH STREET  
CHARLOTTE, NC 28235  
CONTACT: VICKI SAVILLE AIA  
PHONE: 704.530.8284

**PREPARED FOR:**  
CPCC DESIGN AND  
CONSTRUCTION DIVISION  
1355 E. SEVENTH STREET  
CHARLOTTE, NC 28235  
CONTACT: VICKI SAVILLE AIA  
PHONE: 704.530.8284

**PROJECT NUMBER:** CPC 40  
**SURVEYED BY:** TSCJ  
**DRAWN BY:** CCG  
**CHECKED BY:** MDS  
**ISSUE DATE:** 04/25/2014  
**REVISIONS:**

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

