

- SITE DEVELOPMENT DATA:**
- ACREAGE: ± 59.4 ACRES
 - TAX PARCEL #S: 147-031-03.04-13; 147-031-37, 38-43; 147-037-01, 02-12; 147-034-01,04-09; 147-036-02,03-07; 147-041-02,03-14; 147-035-01,02,17-17; 147-042-01,02,17-26; 147-032-01,02; 147-033-01
 - EXISTING ZONING: B-2, B-1, O-2, R-17MF AND R-8
 - PROPOSED ZONING: MUDD-O, AND UR-2(CD) WITH FIVE (5) YEAR VESTED RIGHTS
 - EXISTING USES: RETAIL USES & MULTI-FAMILY DWELLING UNITS
 - PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT AND THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
 - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT: (A) UP TO 198,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (B) UP TO 640 RESIDENTIAL DWELLING UNITS; AND (II) WITHIN THE UR-2(CD) ZONING DISTRICT: UP TO 560 RESIDENTIAL DWELLING UNITS, SUBJECT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED BELOW.
 - MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED UR-2(CD), BUILDING HEIGHT WILL BE LIMITED WITHIN DEVELOPMENT AREAS E THROUGH L AS SHOWN ON SHEET RZ-1.0 OF THE REZONING PLAN. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 85 FEET FOR THE PORTION OF BUILDING(S) ABUTTING SOUTH BLVD AND 56 FEET FOR THE PORTION OF THE BUILDING ABUTTING PRIVATE STREET A AS GENERALLY DEPICTED ON SHEET RZ-1.0; (III) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; AND (IV) WITHIN DEVELOPMENT AREA D THE MAXIMUM BUILDING HEIGHT WILL BE 60 (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, 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: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O, AND UR-2(CD) ZONING DISTRICTS.

REVISIONS:

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 100'-0"
PROJECT #: 1012267
SHEET #:

LandDesign

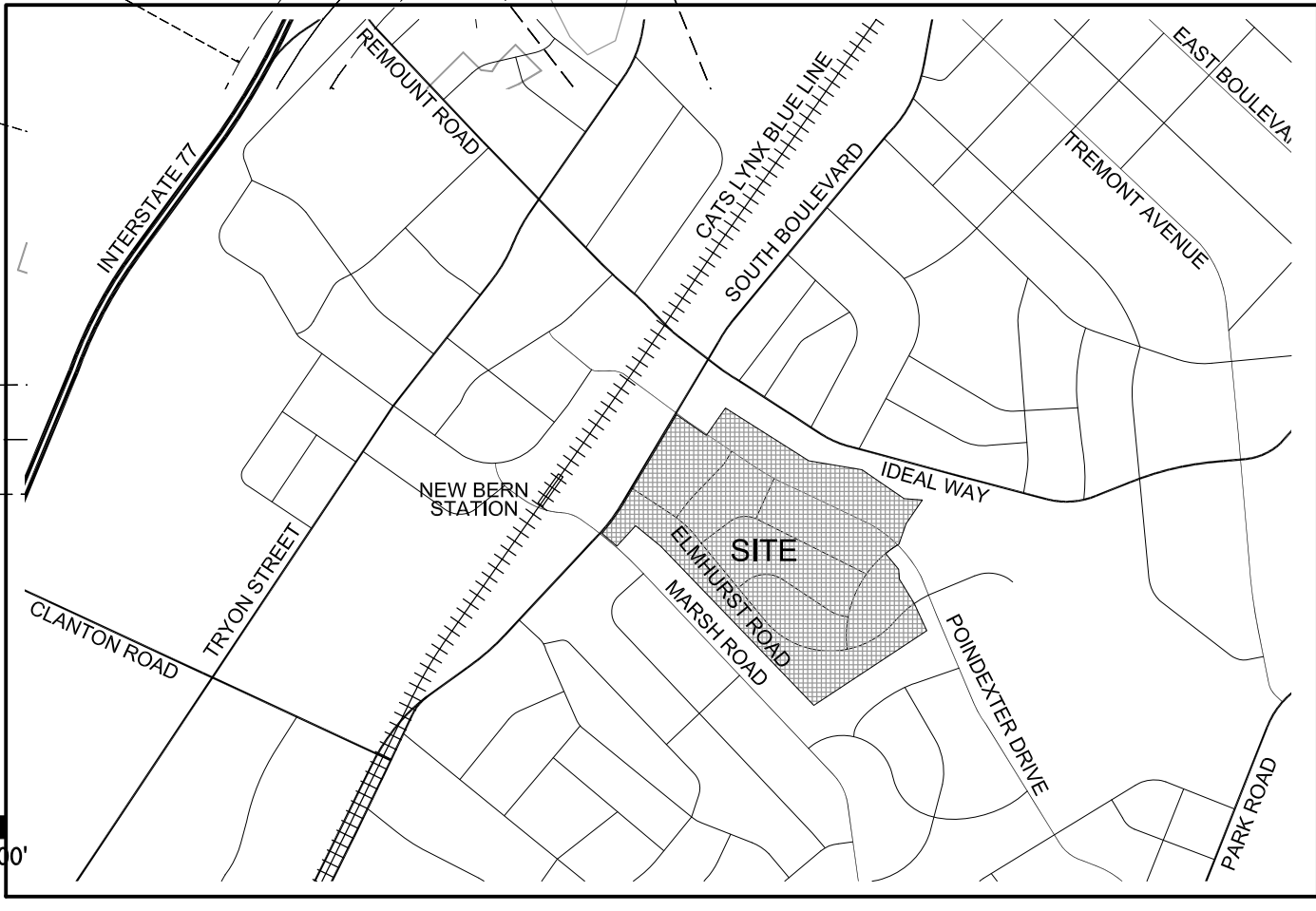
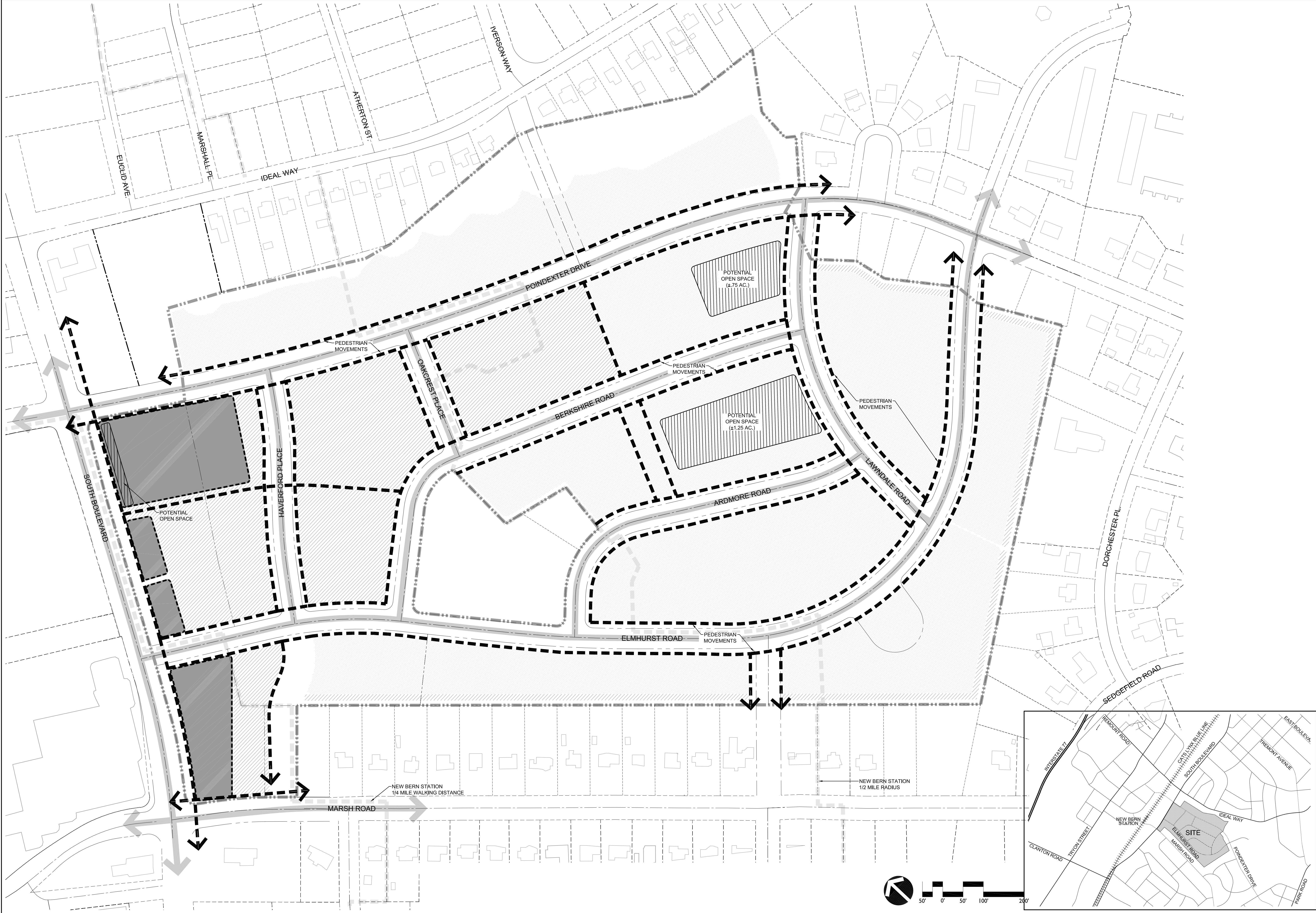
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SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PETITION NO. 2014-xxx

RZ-1.0



DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1" = 100'-0"
PROJECT #: 101267
SHEET #:

REVISIONS:

SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
PEDESTRIAN AND OPEN SPACE FRAMEWORK

PETITION NO. 2014-xxx

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MARSH PROPERTIES, LLC
DEVELOPMENT STANDARDS
04/28/14
REZONING PETITION NO. 2014-000 (SEDFIELD REDEVELOPMENT)

SITE DEVELOPMENT DATA:

- ~ACREAGE: ± 59.4 ACRES
~TAX PARCEL #S: 147-031-03-04-13; 147-081-37-38-43; 147-037-01-02-12; 147-034-01-04-09; 147-036-02-03-07; 147-041-02-03-14; 147-035-01-02-17; 147-042-01-02-17-28; 147-032-01-02; 147-033-01
~EXISTING ZONING: R-2, B-1, O-2, R-17MF AND R-8
~PROPOSED ZONING: MUDD-O, AND UR-2(CD) WITH FIVE (5) YEAR VESTED RIGHTS
~EXISTING USES: RETAIL USES & MULTIFAMILY DWELLING UNITS
~PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O, ZONING DISTRICT AND THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
~MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT: (A) UP TO 198,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (B) UP TO 640 RESIDENTIAL DWELLING UNITS; AND (II) WITHIN THE UR-2(CD) ZONING DISTRICT: UP TO 560 RESIDENTIAL DWELLING UNITS, SUBJECT TO THE TRANSFER AND CONVERSION RIGHTS DESCRIBED BELOW.
~MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED UR-2(CD), BUILDING HEIGHT WILL BE LIMITED WITHIN DEVELOPMENT AREAS E THROUGH L AS SHOWN ON SHEET RZ-1.0 OF THE REZONING PLAN, IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET, (II) WITHIN DEVELOPMENT AREA B THE PORTION OF BUILDING(S) ABUTTING SOUTH BLVD AND 56 FEET FOR THE PORTION OF THE BUILDING ABUTTING PRIVATE STREET A AS GENERALLY DEPICTED ON SHEET RZ-1.0; (III) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; AND (IV) WITHIN DEVELOPMENT AREA D THE MAXIMUM BUILDING HEIGHT WILL BE 60 (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, 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: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O, AND UR-2(CD) ZONING DISTRICTS.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY MARSH PROPERTIES, LLC (PETITIONER) TO ACCOMMODATE DEVELOPMENT OF MIXED-USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 59.2 ACRE SITE LOCATED ON THE EAST SIDE OF SOUTH BOULEVARD BETWEEN POINDEXTER DRIVE AND MARSH ROAD (THE "SITE").
- b. **ZONING DISTRICTS/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, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW; AND (II) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS 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; OR
- MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-1.0; OR
- MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED 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. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY; ACCESSORY BUILDING DESIGN.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED: (I) ON THE PORTIONS OF THE SITE ZONED MUDD-O AND DEVELOPED FOR COMMERCIAL USES SHALL NOT EXCEED 6 AND THE NUMBER OF BUILDINGS WITHIN SUCH PORTION OF THE SITE ZONED MUDD-O AND DEVELOPED FOR RESIDENTIAL USES SHALL NOT EXCEED 6; AND (II) ON THE PORTIONS OF THE SITE ZONED UR-2(CD) AND DEVELOPED FOR RESIDENTIAL USES SHALL NOT EXCEED 50. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING, OTHER THAN PARKING STRUCTURES, THE SIZE OF ACCESSORY STRUCTURES/BUILDINGS LOCATED WITHIN THE PORTION OF THE SITE ZONED MUDD-O WILL BE LIMITED TO 20% OF THE BUILDING AREA OF THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN SUCH DEVELOPMENT AREAS TO WHICH THE ACCESSORY STRUCTURE/BUILDING (OTHER THAN PARKING STRUCTURES) RELATE.
- e. **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, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE NOR BETWEEN THE AREAS ZONED MUDD-O AND UR-2(CD); FURTHERMORE, THE PETITIONER AND/OR OWNERS 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, PUBLIC/Private STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.
- f. **FIVE YEAR VESTED RIGHTS.** PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. SECTION 160A-385.1, DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.
- g. **EXISTING DEVELOPMENT.** THE SITE IS CURRENTLY DEVELOPED WITH A COMBINATION OF RETAIL, OFFICE AND RESIDENTIAL USES. AFTER THE SITE IS REZONED TO ALLOW REDEVELOPMENT, THE EXISTING USES MAY REMAIN AND MAY CONTINUE TO BE USED AS CONSTRUCTED WITHOUT COMPLYING WITH THE STANDARDS OF THE REZONING PLAN AND THE MUDD AND UR-2 ZONING DISTRICTS. THE USES LOCATED IN THE TWO COMMERCIAL BUILDINGS LOCATED ALONG SOUTH BOULEVARD MAY UNDERGO CHANGE OF USES WITHOUT COMPLYING WITH THE STANDARDS OF THE REZONING PLAN AND MUDD ZONING DISTRICT STANDARDS. NORMAL REPAIR AND MAINTENANCE OF THE EXISTING BUILDINGS IS ALLOWED.
2. **OPTIONAL PROVISIONS FOR MUDD-O AREAS.**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE PORTIONS OF THE SITE DESIGNATED MUDD-O ON THE TECHNICAL DATA SHEET:

- a. TO ALLOW VEHICULAR PARKING, MANEUVERING AND SERVICE BETWEEN THE PROPOSED BUILDINGS WITHIN DEVELOPMENT AREA A AND: (I) ELMHURST ROAD; AND (II) HAVERFORD PLACE, IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. TO ALLOW THE EXISTING SURFACE PARKING AREAS LOCATED BETWEEN THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA B AND: (I) SOUTH BOULEVARD, (II) HAVERFORD PLACE, AND (III) MARSH ROAD TO REMAIN UNTIL THE BUILDING(S) LOCATED ON DEVELOPMENT AREA B IS REMOVED AND NEW BUILDING(S) CONSTRUCTED THEREON.
- c. TO ALLOW THE EXISTING STREETSCAPE TREATMENTS, SIGNAGE, ACCESSORY DRIVE-THROUGH WINDOWS), PARKING AREAS, BUILDINGS AND OTHER SITE ELEMENTS WITHIN DEVELOPMENT AREA B TO REMAIN AS CURRENTLY CONSTRUCTED UNTIL DEVELOPMENT AREA B IS REDEVELOPED AS ALLOWED BY THE REZONING PLAN.
- d. TO ALLOW ONE NEW USE WITH AN ACCESSORY DRIVE-THROUGH WINDOWS TO BE CONSTRUCTED ON DEVELOPMENT AREA B AS PART OF THE REDEVELOPMENT CONTEMPLATED BY THE REZONING PLAN. THE NEW ALLOWED ACCESSORY DRIVE-THROUGH WINDOWS WILL NOT BE ALLOWED BETWEEN THE PROPOSED BUILDING AND THE ABUTTING PUBLIC STREETS, THE ACCESSORY DRIVE-THROUGH WINDOWS WILL CIRCULATE WITHIN THE BUILDING DEVELOPED ON THE PARCEL.
- e. TO ALLOW MODIFICATIONS TO THE STREETSCAPE TREATMENTS CALLED FOR BY THE NEW BERN TRANSIT STATION AREA PLAN AS PART OF THE MUDD REQUIREMENTS ALONG THE FOLLOWING STREETS: POINDEXTER DRIVE, HAVERFORD PLACE, OAKCREST PLACE, BERKSHIRE ROAD, ARMORE ROAD, ELMHURST ROAD AND LAINDALE ROAD. THE MODIFICATIONS MAY INCLUDE CHANGES TO THE LOCATION OF REQUIRED SIDEWALKS, STREET PARKING, PLANTING STRIP AND STREET TREES FOR THE PURPOSE OF SAVING THE EXISTING TREES LOCATED ALONG THE STREETS MENTIONED ABOVE. THE VARIOUS POSSIBLE STREETSCAPE TREATMENTS FOR THE STREETS IS INDICATED ON SHEET RZ-3.0 AND RZ-3.1 OF THE REZONING PLAN, ADDITIONAL CHANGES TO THESE PROPOSED STREETSCAPE TREATMENTS MAY BE APPROVED BY THE PLANNING DIRECTOR IN CONSULTATION WITH THE TREE ORDINANCE STAFF AND CDOT.
- f. TO ALLOW A MODIFICATION TO THE STREET CROSS-SECTION FOR SOUTH BOULEVARD AS CALL FOR BY THE NEW BERN TRANSIT STATION AREA PLAN TO NOT REQUIRE THE INSTALLATION OF A MEDIAN ALONG THE SITE'S FRONTAGE ON SOUTH BOULEVARD AND TO IMPROVE SOUTH BOULEVARD AS INDICATED ON THE CROSS-SECTION ON SHEET RZ-3.1.
- g. TO ALLOW ONE SHOPPING CENTER IDENTIFICATION SIGN PER STREET FRONT WITHIN DEVELOPMENT AREA A AND B WITH A MAXIMUM HEIGHT OF 16 FEET AND CONTAINING UP TO 64 SQUARE FEET OF SIGN AREA.
- h. TO ALLOW IDENTIFICATION SIGNS FOR THE RESIDENTIAL PORTIONS OF THE SITE TO BE LOCATED ON THE DETACHED SHOPPING CENTER SIGNS.
- i. TO ALLOW ONE (1) DETACHED IDENTIFICATION SIGN FOR EACH BUILDING LOCATED WITHIN DEVELOPMENT AREAS A AND B. THESE DETACHED IDENTIFICATION SIGNS MAY BE UP TO FOUR (4) FEET HIGH AND CONTAIN UP TO 36 SQUARE FEET OF SIGN AREA.
- j. TO ALLOW DIRECTORY, DIRECTIONAL AND INSTRUCTIONAL SIGNS UP TO FOUR (4) FEET HIGH AND CONTAINING UP TO 16 SQUARE FEET OF SIGN AREA.
- k. TO ALLOW WALL SIGNS TO HAVE UP TO 230 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHOEVER IS LESS, WITHIN DEVELOPMENT AREAS A AND B.
- l. TO ALLOW WINDOW SIGNS ON DEVELOPMENT AREA A AND B WITH A TOTAL COPY AREA NOT EXCEEDING 50% OF THE EXTERNAL GLAZING OF THE WINDOW OR DOOR ONTO WHICH THE SIGN(S) ARE LOCATED.
- m. TO ALLOW A SEDGFIELD NEIGHBORHOOD IDENTIFICATION/ENTRANCE SIGN TO BE LOCATED ON DEVELOPMENT AREA A. THE SIGN MAY BE A DETACHED SIGN OR A WALL SIGN, THE AREA OF THE SIGN MAY BE UP TO 150 SQUARE FEET AND IF DETACHED UP TO 12 FEET HIGH.
- n. TO ALLOW THE USES WITHIN DEVELOPMENT AREA C AND D TO HAVE ONE DETACHED SIGN PER STREET FRONT WITH UP TO 25 SQUARE FEET OF SIGN AREA AND UP TO FOUR (4) FEET HIGH.

NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

- o. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF THE BUILDING(S) WHEN THE ABUTTING SIDEWALK WIDTH IS GREATER THAN SIX (6) FEET.
- p. TO ALLOW THE EXISTING SIDEWALKS AND PLANTING STRIPS ALONG SOUTH BOULEVARD, MARSH ROAD AND ELMHURST ROAD ABUTTING DEVELOPMENT AREA B TO REMAIN UNTIL DEVELOPMENT AREA B IS REDEVELOPED.
- q. TO DELAY THE WIDENING OF SOUTH BLVD, TO THE CROSS-SECTION INDICATED ON THE REZONING PLAN UNTIL DEVELOPMENT AREA B IS REDEVELOPED.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND TRANSFER & CONVERSION RIGHTS:

- a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH 12 DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, C, D, E, F, G, H, I, J, K, AND L (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

- b. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS A AND B ON THE SITE MAY BE DEVELOPED: (I) WITH UP TO 98,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, RESTAURANT, AND PERSONAL SERVICES USES; (II) WITH UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICES USES, TOGETHER WITH ACCESSORY USES IN THE MUDD-O ZONING DISTRICT; AND (III) UP TO 150 RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES IN THE MUDD-O ZONING DISTRICT. THE PETITIONER RESERVES THE RIGHT TO CONVERT ALLOWED COMMERCIAL SQUARE FOOTAGE INTO ADDITIONAL RESIDENTIAL DWELLINGS UNITS AT THE RATE OF ONE ADDITIONAL RESIDENTIAL UNIT FOR EVERY 1,000 GROSS SQUARE FEET OF ALLOWED NON-RESIDENTIAL SQUARE FOOTAGE UP TO MAX OF 50 DWELLINGS UNITS. THE ADDITIONAL RESIDENTIAL DWELLING UNITS MAY BE ADDED TO DEVELOPMENT AREAS A, B, C AND D.

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).

- c. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND TRANSFER RIGHTS LISTED BELOW, DEVELOPMENT AREAS C AND D MAY BE DEVELOPED FOR UP TO 490 RESIDENTIAL DWELLINGS UNITS, TOGETHER WITH ACCESSORY USES IN THE MUDD-O ZONING DISTRICT.

- d. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND TRANSFER RIGHTS LISTED BELOW, DEVELOPMENT AREAS E THROUGH L MAY BE DEVELOPED FOR UP TO 560 RESIDENTIAL DWELLING UNITS, TOGETHER WITH ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.

- e. THE PETITIONER RESERVES RIGHT TO TRANSFER UP TO 50 RESIDENTIAL DWELLING UNITS TO AND FROM THE DEVELOPMENT AREAS ZONED MUDD(O) AND THE DEVELOPMENT AREAS ZONED UR-2(CD), AS LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS CONSTRUCTED ON THE SITE DOES NOT EXCEED 1,200, SUBJECT TO THE CONVERSION RIGHTS SET FORTH IN B, ABOVE.

- f. UP TO ONE USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW MAY BE CONSTRUCTED WITHIN DEVELOPMENT AREA B AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE _____ AND _____ ON SHEET RZ-1.1 OF THE REZONING PLAN. THE FIGURES ON SHEET RZ-1.1 ARE TO BE USED IN CONJUNCTION WITH THE FOLLOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS (REFERENCE TO A NUMBER OR LETTER WHEN DESCRIBING AN IMPROVEMENT CORRESPONDS TO THE NUMBER OR LETTER FOUND ON FIGURE _____) AND _____ (FOR THE PROPOSED IMPROVEMENT).

[LIST OF IMPROVEMENTS TO BE FORTHCOMING AS APPLICABLE]

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. **CDOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT TO THE ROADWAY IMPROVEMENTS WITHIN ITS ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- b. **PHASING (TO BE DETERMINED IF APPLICABLE).**

- c. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.11 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.11.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- d. **RIGHT-OF-WAY AVAILABILITY.** IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH CONDEMNATION OF ANY SUCH LAND, IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH CONDEMNATION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROADWAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- e. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE PETITIONER'S REQUEST AND MUTUAL AGREEMENT OF THE PETITIONER, CDOT AND THE PLANNING DIRECTOR; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

III. ACCESS AND PEDESTRIAN CIRCULATION.

- a. ACCESS TO THE SITE WILL BE FROM SOUTH BOULEVARD, POINDEXTER DRIVE, MARSH ROAD, ELMHURST ROAD, HAVERFORD PLACE, BERKSHIRE ROAD, LAINDALE ROAD, OAKCREST PLACE, AND ARMORE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC STREETS, OTHER THAN SOUTH BOULEVARD, WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND ADDITIONAL PRIVATE STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
- c. THE PRIVATE STREETS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET WILL BE DESIGNED TO MEET A PUBLIC STREET CROSS-SECTION AS DEFINED IN CITY OF CHARLOTTE SUBDIVISION ORDINANCE. THE DETERMINATION OF WHICH STREET CROSS-SECTION WILL BE USED WILL BE DETERMINED DURING THE SUBDIVISION REVIEW PROCESS.
- d. A SIDEWALK NETWORK AS GENERALLY DEPICTED BY THE PEDESTRIAN CIRCULATION PLAN SET FORTH ON SHEET RZ-1.1, OF THE REZONING PLAN WILL BE PROVIDED. THE MINIMUM WIDTH OF THE SIDEWALKS INDICATED WILL BE SIX (6) FEET.
- e. THE ALIGNMENT OF THE INTERNAL PUBLIC AND PRIVATE STREETS, 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 WITH PUBLISHED STANDARDS.

5. ARCHITECTURAL STANDARDS:

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES, IF ANY) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDIE-PLANK), EIFS OR WOOD, VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.
- b. NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THESE DEVELOPMENT STANDARDS, NEW BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A ABUTTING SOUTH BOULEVARD WILL BE DESIGNED SO THAT NO PARKING, MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE PROPOSED BUILDING(S) AND SOUTH BOULEVARD AND POINDEXTER DRIVE.
- c. A 15 FOOT BUILDING SEPARATION WILL BE PROVIDED BETWEEN THE TWO BUILDINGS CONSTRUCTED IN DEVELOPMENT AREA A THAT ABUT SOUTH BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA A AT THE CORNER OF SOUTH BOULEVARD AND POINDEXTER DRIVE WILL HAVE AT LEAST ONE OPERABLE BUILDING ENTRANCE FROM THE BUILDING TO THE SIDEWALK ALONG SOUTH BOULEVARD.
- e. THE BUILDING CONSTRUCTED ON DEVELOPMENT AREA B WILL BE DESIGNED SO THE PORTION OF THE BUILDING FACING MARSH ROAD AND ELMHURST ROAD WILL HAVE AT LEAST 35% OF THE BUILDING STREET FRONTAGE DEVOTED TO ACTIVE USES SUCH AS: WINDOWS THAT ALLOW VISIBILITY INTO THE RETAIL OR OFFICE SPACE, DOORS THAT PROVIDE ACCESS INTO THE RETAIL OR OFFICE SPACE; AND DISPLAY WINDOWS WITH A MINIMUM DEPTH OF THREE (3) FEET.
- f. IF A USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW IS CONSTRUCTED WITHIN DEVELOPMENT AREA B AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE, THE ACCESSORY DRIVE-THROUGH WINDOW WILL NOT BE ALLOWED TO CIRCULATE BETWEEN THE PROPOSED BUILDING AND THE ABUTTING PUBLIC STREETS.
- g. NEW BUILDINGS WITHIN DEVELOPMENT AREAS A AND B WILL NOT ORIENT THE SERVICE SIDE OF SUCH BUILDINGS TO SOUTH BOULEVARD.
- h. THE SERVICE AREAS OF THE NEW BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS A AND B WILL BE SCREENED FROM THE ADJOINING STREETS WITH WALLS DESIGNED TO COMPLEMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS, ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- i. NO PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ABUTTING PUBLIC STREETS.
- j. THE BUILDINGS LOCATED ON DEVELOPMENT AREAS B THROUGH L WILL HAVE AT LEAST ONE ENTRANCE FROM EACH BUILDING TO THE ABUTTING PUBLIC STREET.
- k. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- l. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL AT THE RIGHT-OF-WAY LOCATION.

6. STREETSCAPE, LANDSCAPING AND BUFFER:

- a. ALONG SOUTH BOULEVARD, A 24 FOOT SETBACK AS MEASURED FROM THE BACK OF THE PROPOSED CURB LINE WILL BE PROVIDED, AND NO BUILDINGS, PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED WITHIN THIS SETBACK EXCEPT AS ALLOWED IN CONNECTION WITH THE EXISTING BUILDINGS PRIOR TO REDEVELOPMENT.
- b. ALONG THE OTHER PUBLIC STREETS A SETBACK AS INDICATED ON THE REZONING PLAN WILL BE PROVIDED.
- c. ALONG THE SITE'S INTERNAL PUBLIC STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL THE BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE SIX (6) FEET.
- d. THE STREETSCAPE TREATMENTS ALONG STREETS OTHER THAN SOUTH BOULEVARD WILL BE AS INDICATED ON SHEET RZ-3.0 AND RZ-3.1 OF THE REZONING PLAN.
- e. THE PETITIONER WILL PROVIDE A SIX (6) FOOT OPAQUE FENCE WITHIN A 10 FOOT LANDSCAPE BUFFER IN DEVELOPMENT AREAS I, J, K AND G THAT ABUT EXISTING SINGLE-FAMILY HOMES ALONG THE PERIMETER OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE, THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

8. PLAZAS AND OPEN SPACE:

- a. THE PETITIONER WILL PROVIDE FOR SEVERAL OPEN SPACE AREAS TO BE LOCATED WITHIN DEVELOPMENT AREA E AND F IN THE LOCATION GENERALLY DEPICTED ON SHEET RZ-1.1 OF THE REZONING PLAN. THE OPEN SPACE AREAS WILL BE DESIGNED AS SIGNIFICANT PEDESTRIAN FOCAL POINTS AND AS AMENITIES FOR THAT PORTION OF THE DEVELOPMENT. THE OPEN SPACE AREAS WILL INCLUDE FEATURES SUCH AS BUT NOT LIMITED TO: WATER FEATURES, WINDOWS, SPECIALTY GRAPHICS, LANDSCAPING, SPECIALTY PAVING, SEATING AREAS, SIGNAGE (E.G. WAYFIND, DIRECTIONAL, SPECIAL EVENT) ART WORK AND/OR OTHER SITE ELEMENTS THAT HELP CREATE A VIBRANT PEDESTRIAN PLAZA AREA. ADDITIONAL OPEN SPACE AREAS WILL ALSO BE PROVIDED AS GENERALLY ILLUSTRATED ON SHEET RZ-1.1 OF THE REZONING PLAN.

- b. THE PETITIONER RESERVES THE RIGHT TO SHIFT THE LOCATION OF THE OPEN SPACE AREAS INDICATED ON SHEET RZ-1.1 TO OTHER DEVELOPMENT AREAS WITHIN THE SITE SO LONG AS THE TOTAL AMOUNT OF OPEN SPACE INDICATED ON THE SHEET RZ-1.1 IS NOT REDUCED.

9. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE, CONSEQUENTLY SHOPPING CENTER SIGNS MAY BE LOCATED THROUGHOUT THE PORTION OF THE SITE DESIGNATED MUDD-O AS ALLOWED BY THE ORDINANCE. IN ADDITION USES AND BUSINESS LOCATED ON THE INTERIOR OF THE SITE MAY BE IDENTIFIED ON THE ALLOWED SHOPPING CENTER/DEVELOPMENT SIGNS (I.E. THE MULTIFAMILY DWELLING DEVELOPMENTS MAY BE IDENTIFIED ON THE SIGNS ALLOWED ALONG SOUTH BOULEVARD). THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.

- b. MASTER SIGNAGE AND GRAPHIC SYSTEMS SHALL BE ADOPTED. IN ADDITION, SIGNAGE IS ALLOWED PURSUANT TO AN APPROVED "SIGN FLEX OPTION" PLAN, TO REQUEST A GREATER NUMBER OF SIGNS FOR THE COMMUNITY, AND SUCH PLAN WILL BE INCORPORATED HEREIN UPON APPROVAL.

- c. INFORMATION AND ADVERTISING PILLAR SIGNS AS DEFINED BY THE ORDINANCE MAY BE PROVIDED THROUGHOUT THE SITE.

- d. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.

10. 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. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC AND PRIVATE STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR NON-RESIDENTIAL USES AND 20 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR RESIDENTIAL USES.

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 HEREIN AND 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 HEREIN AND 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.

REVISIONS:

DATE: 04/28/2014
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: MVA
SCALE: N/A
PROJECT #: 1012267
SHEET #:

SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

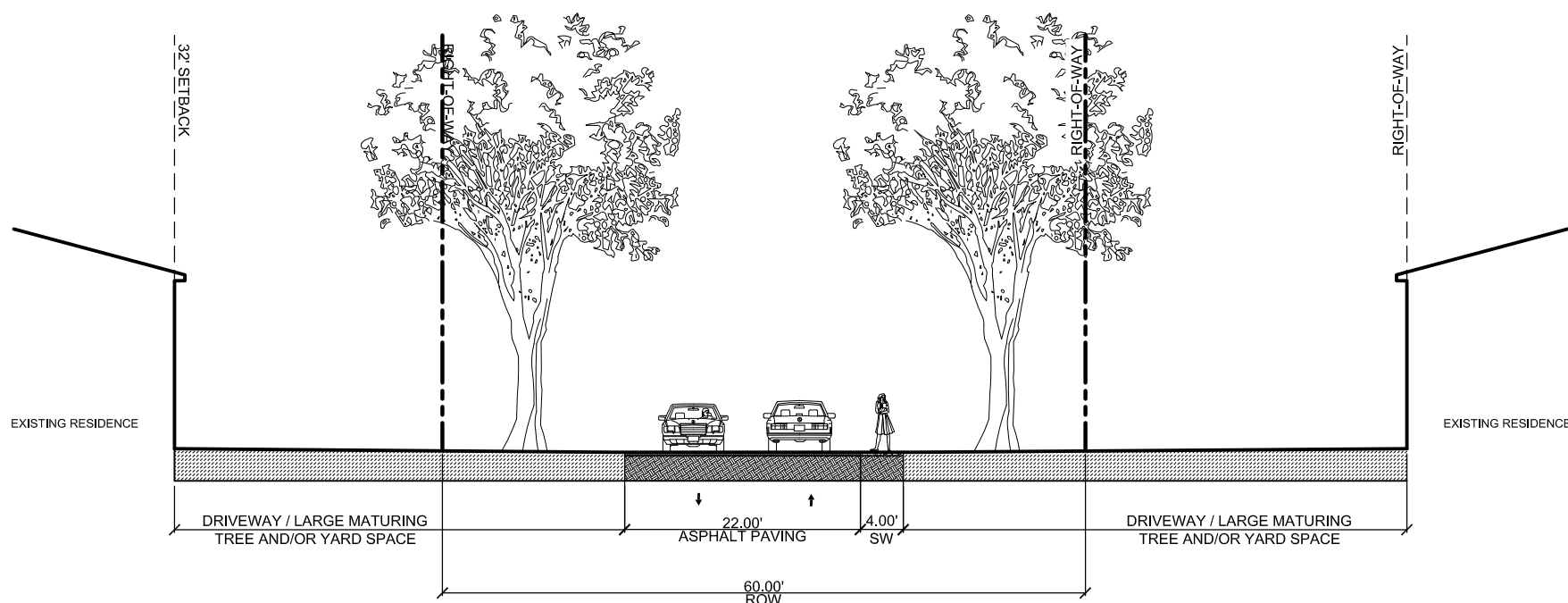
DEVELOPMENT STANDARDS

PETITION NO. 2014-xx

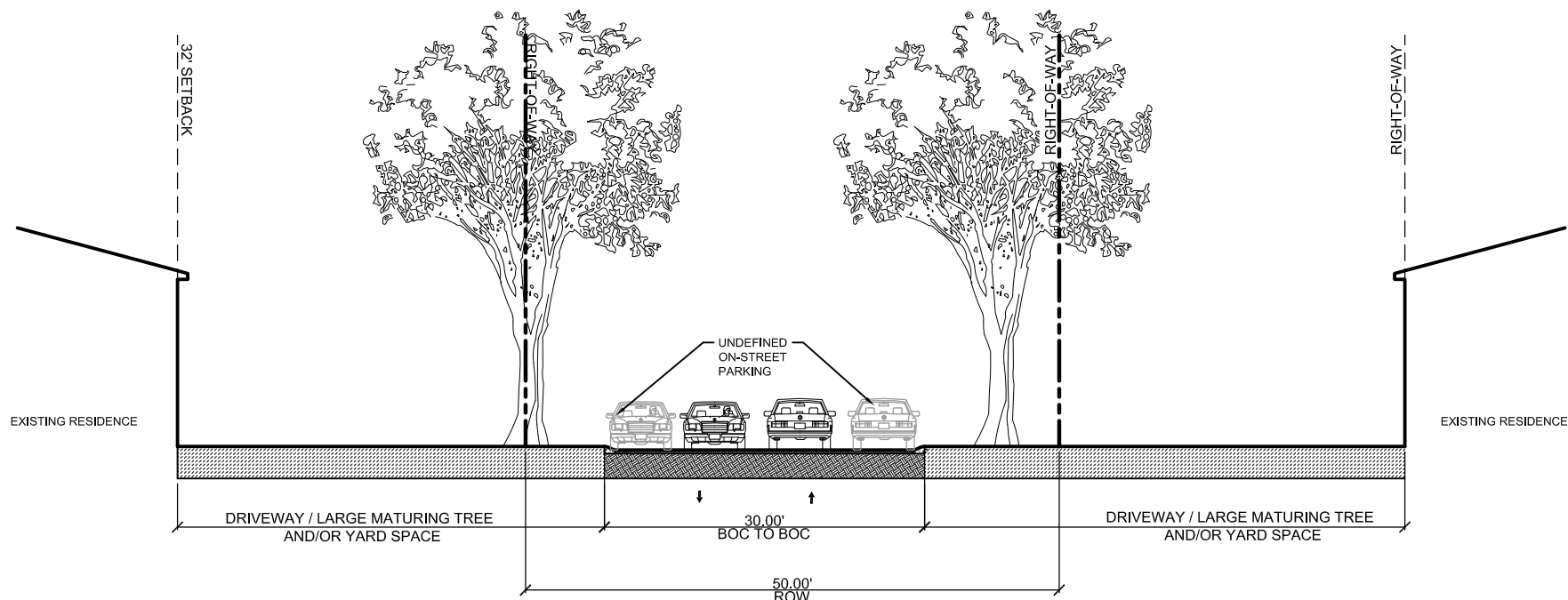
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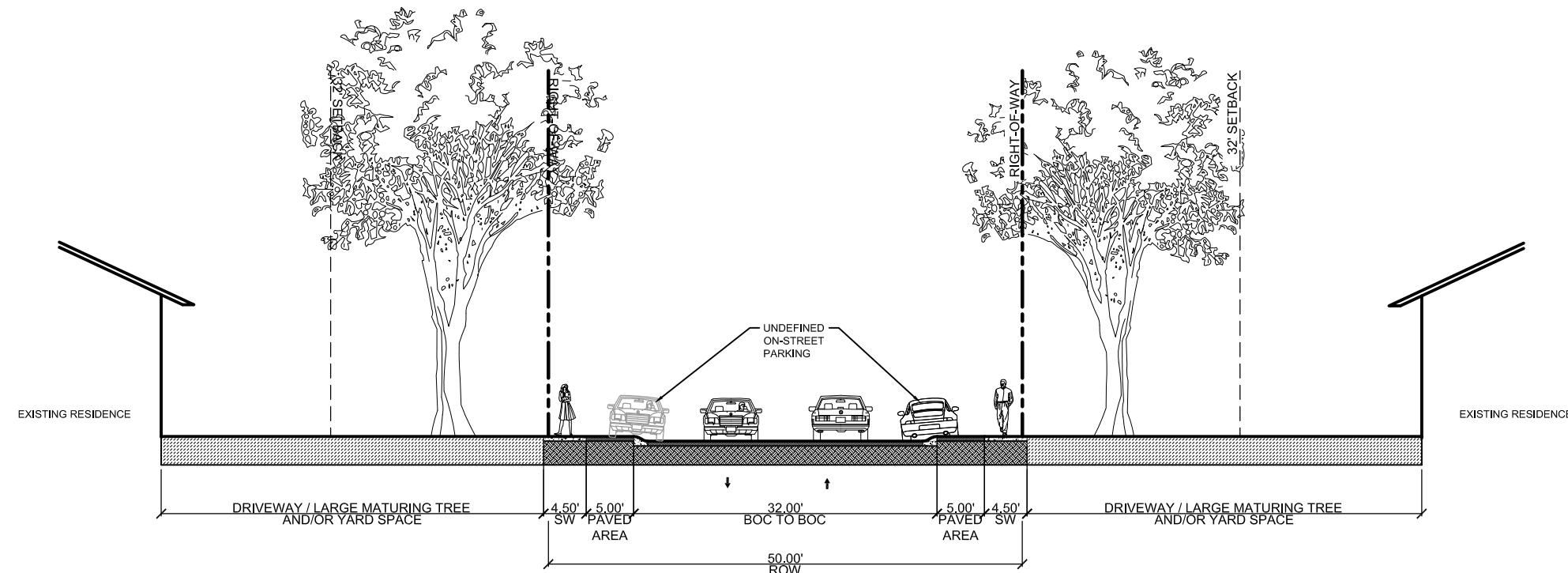
EXISTING STREET SECTIONS



EXISTING TYPICAL SECTION - VARIATION 01

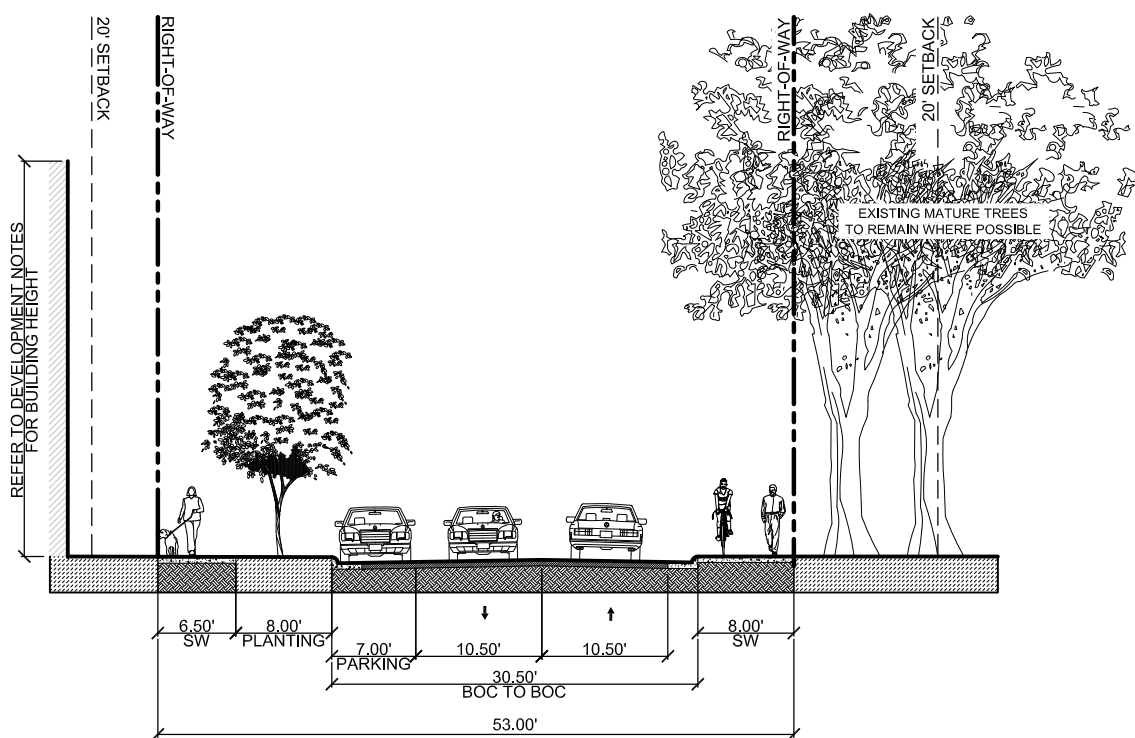


EXISTING TYPICAL SECTION - VARIATION 02

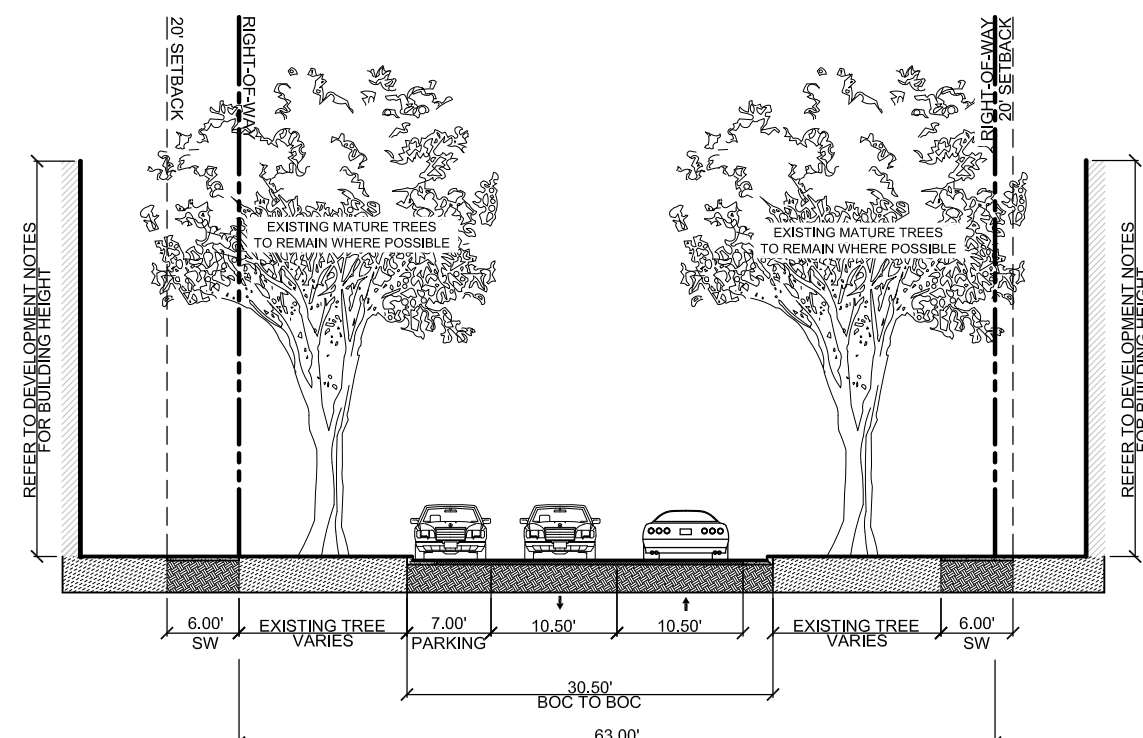


EXISTING TYPICAL SECTION - VARIATION 03

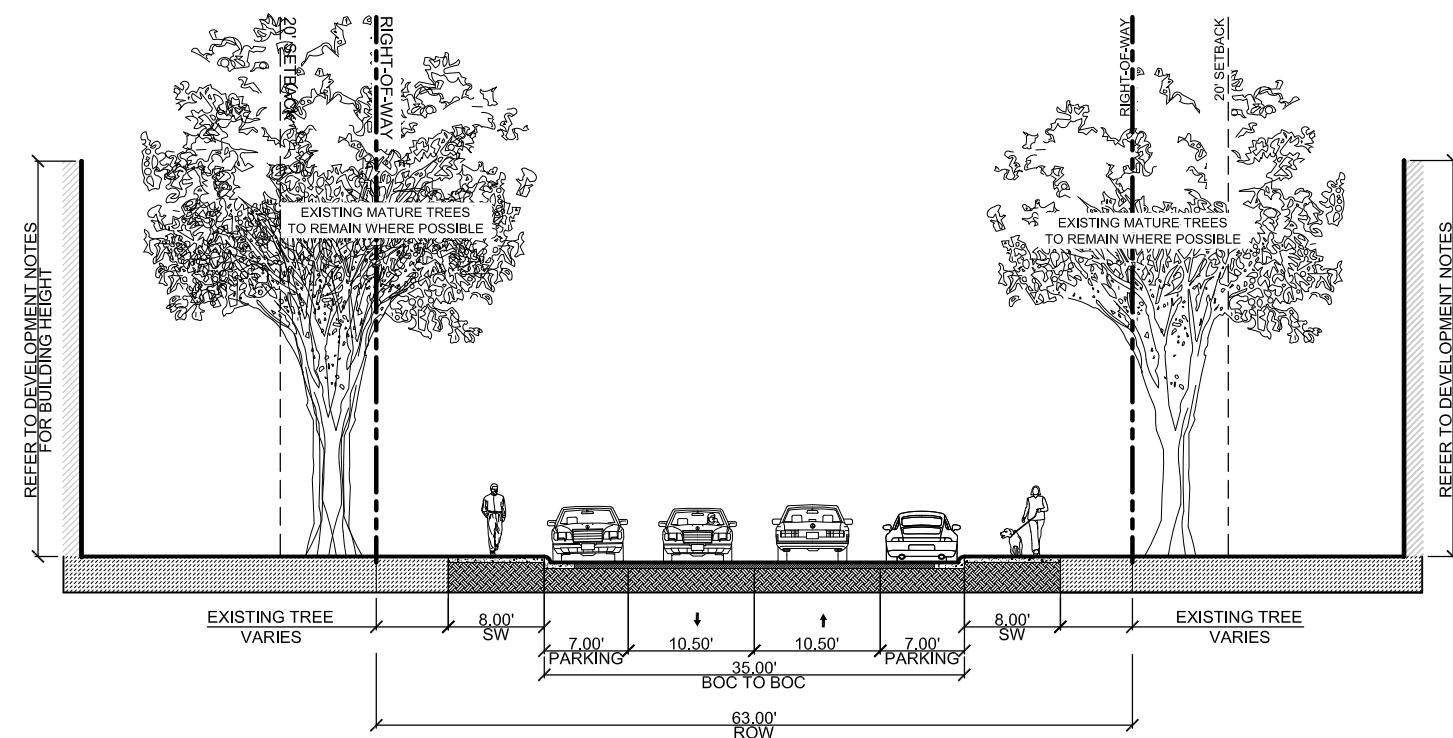
PROPOSED STREET SECTIONS



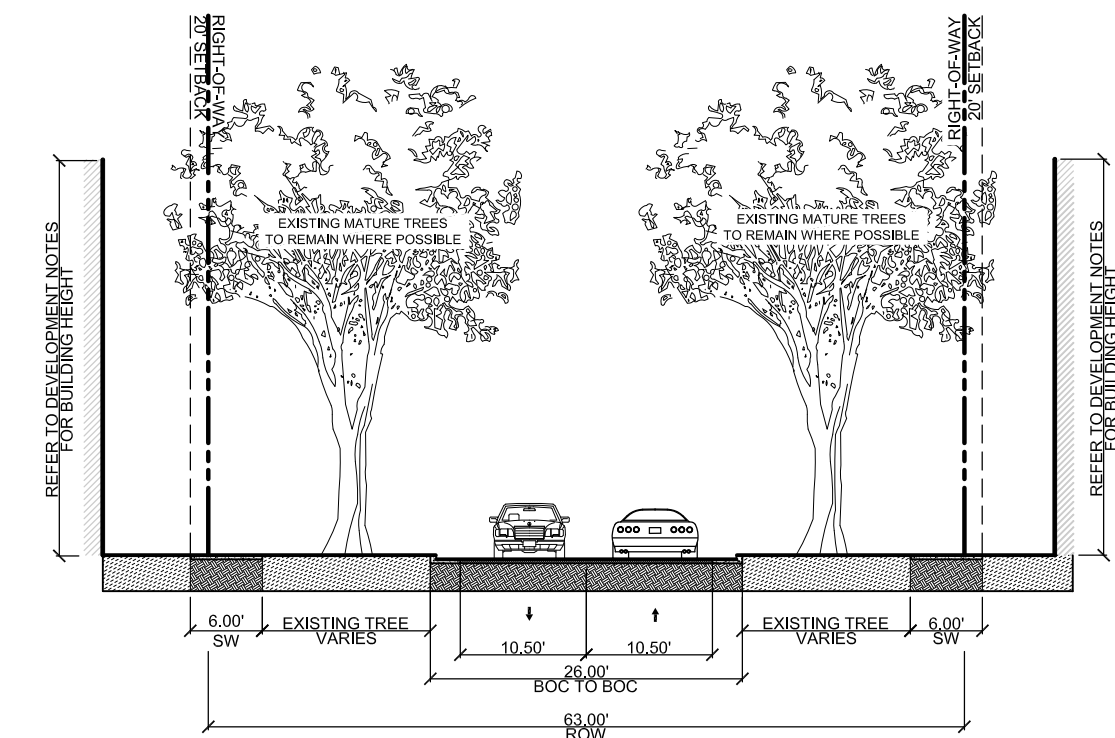
PROPOSED RESIDENTIAL SECTION - OPTION A



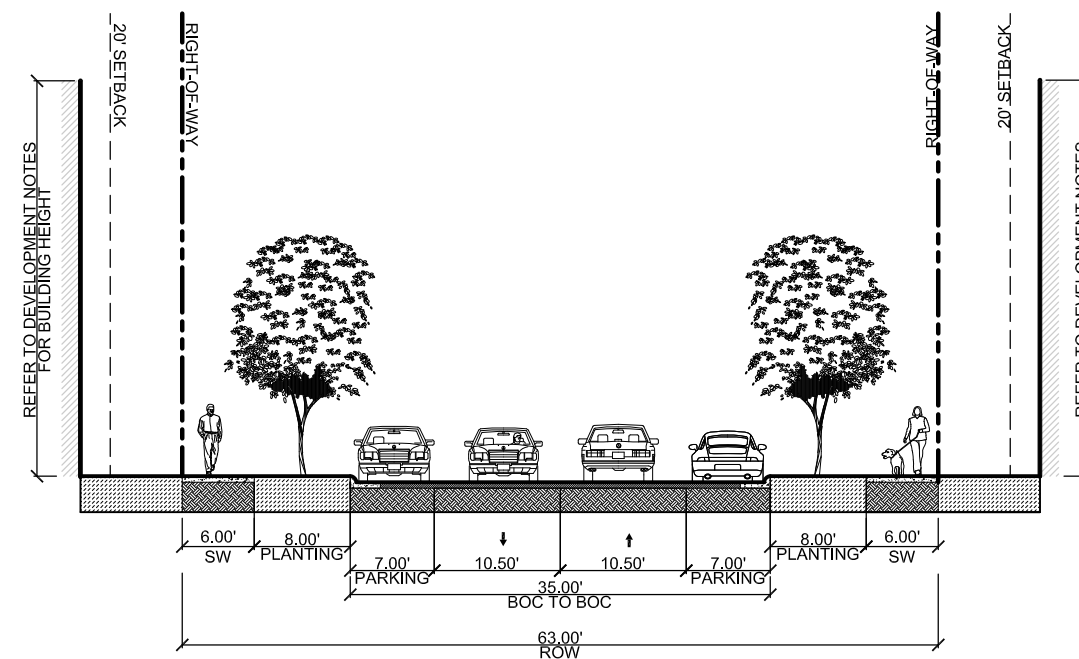
PROPOSED RESIDENTIAL SECTION - OPTION B



PROPOSED RESIDENTIAL SECTION - OPTION C



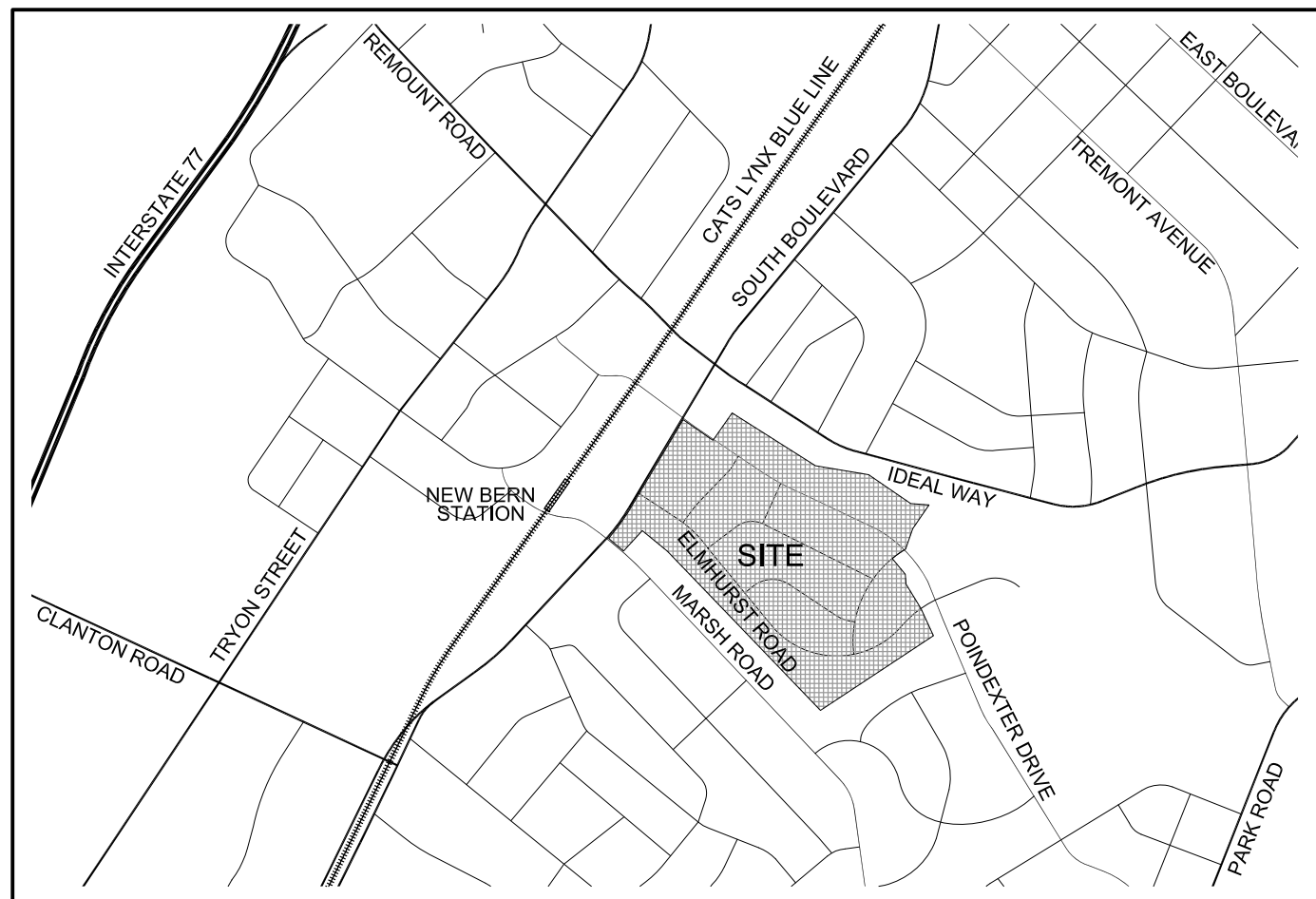
PROPOSED RESIDENTIAL SECTION - OPTION D



PROPOSED RESIDENTIAL SECTION - OPTION E

NOTES:

1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
3. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ4.0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
4. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIE-LINE.
5. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



REVISIONS:

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RP
SCALE: 1/16" = 1'-0"
PROJECT #: 1012267
SHEET #:

RZ-3.0

SEDGEFIELD NEIGHBORHOOD

MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

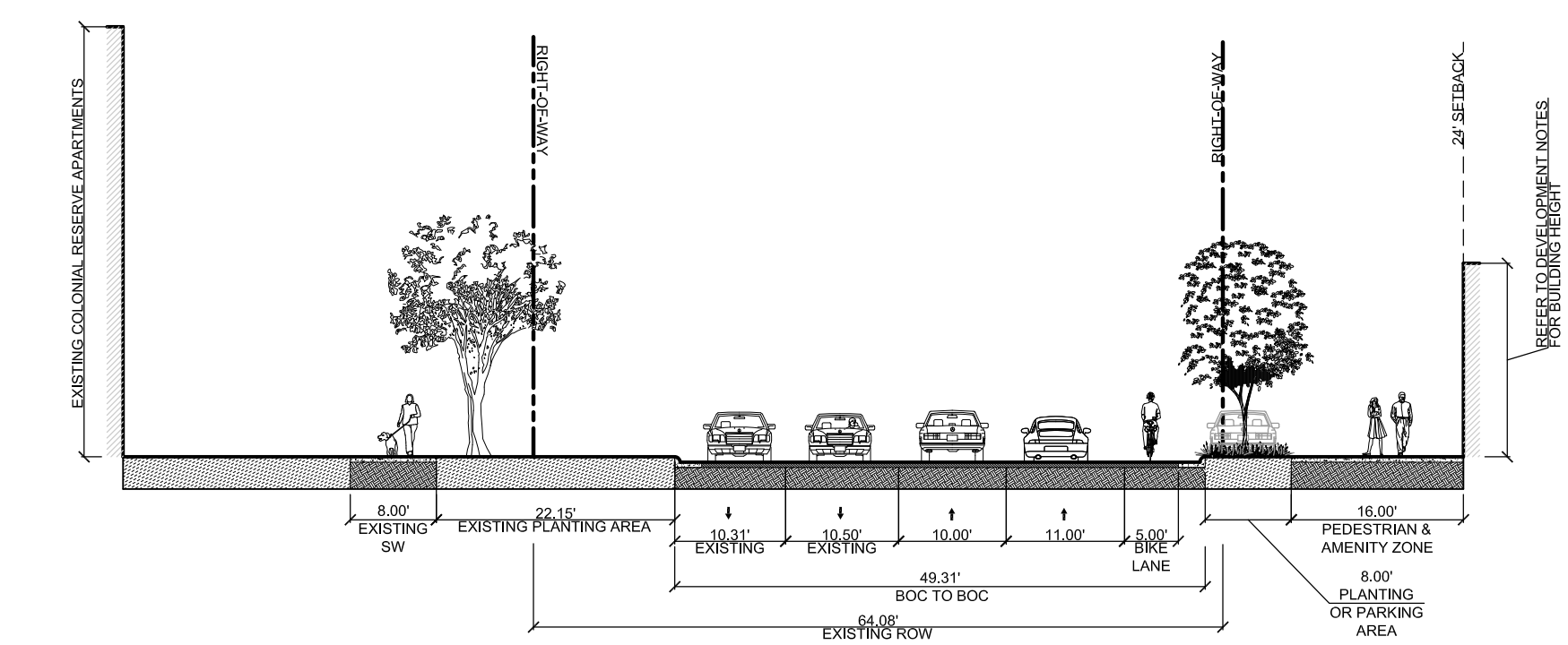
STREET SECTIONS

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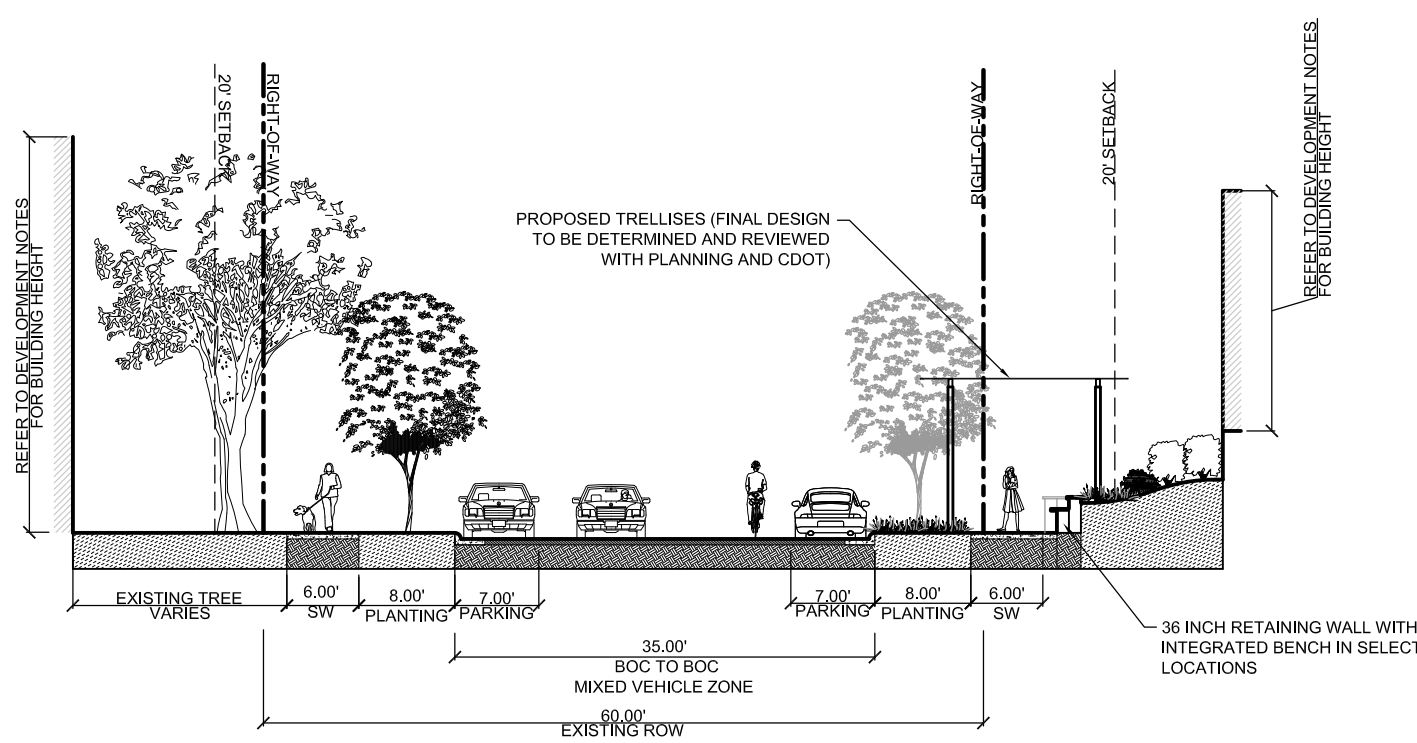
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PROPOSED STREET SECTIONS



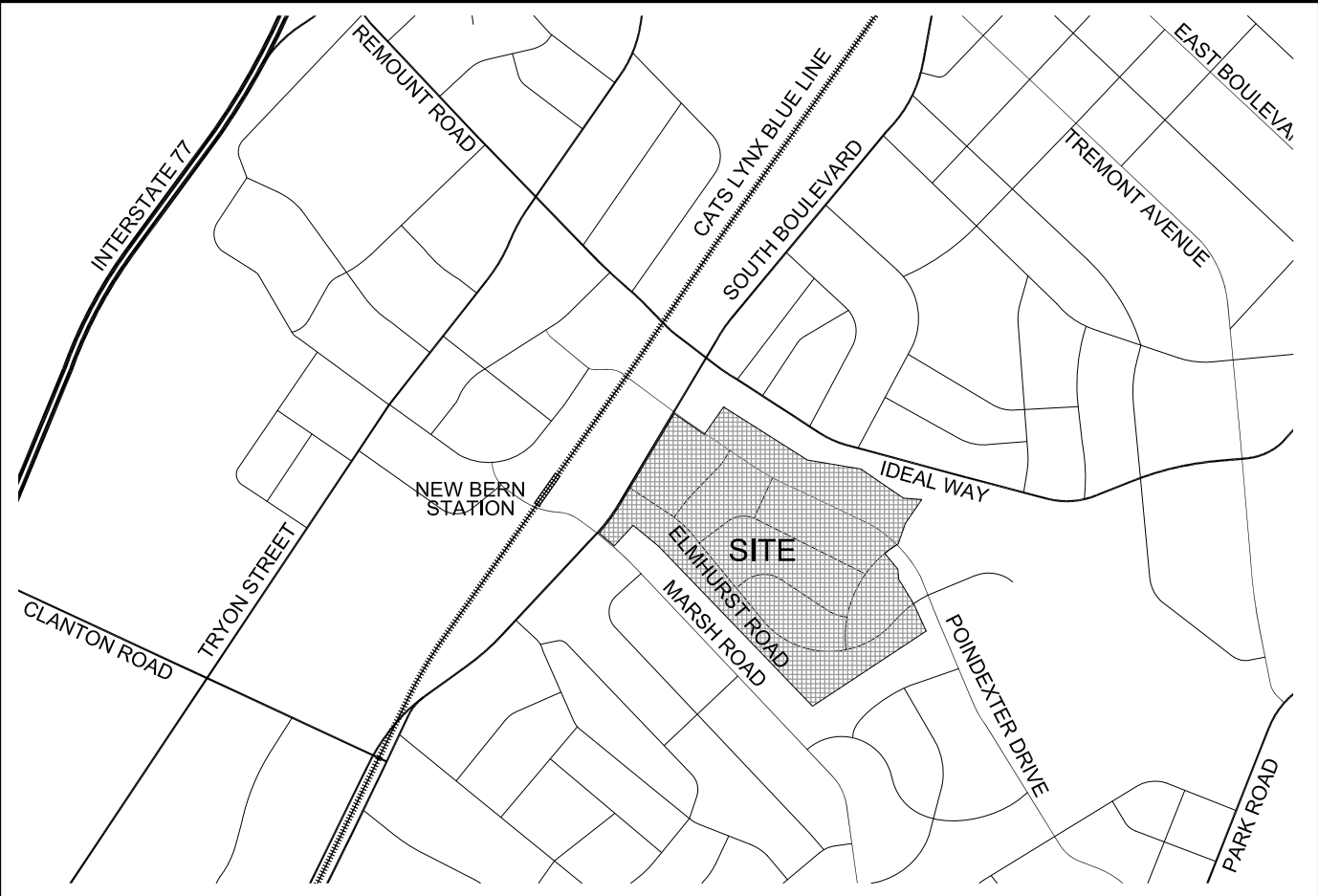
PROPOSED SOUTH BOULEVARD SECTION



PROPOSED POINDEXTER DRIVE SECTION @ SOUTH BOULEVARD

NOTES:

1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
3. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ4.0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
4. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIE-LINE.
5. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



REVISIONS:

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RP
SCALE: 1/16" = 1'-0"
PROJECT #: 1012267
SHEET #:

RZ-3.1

SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
STREET SECTIONS

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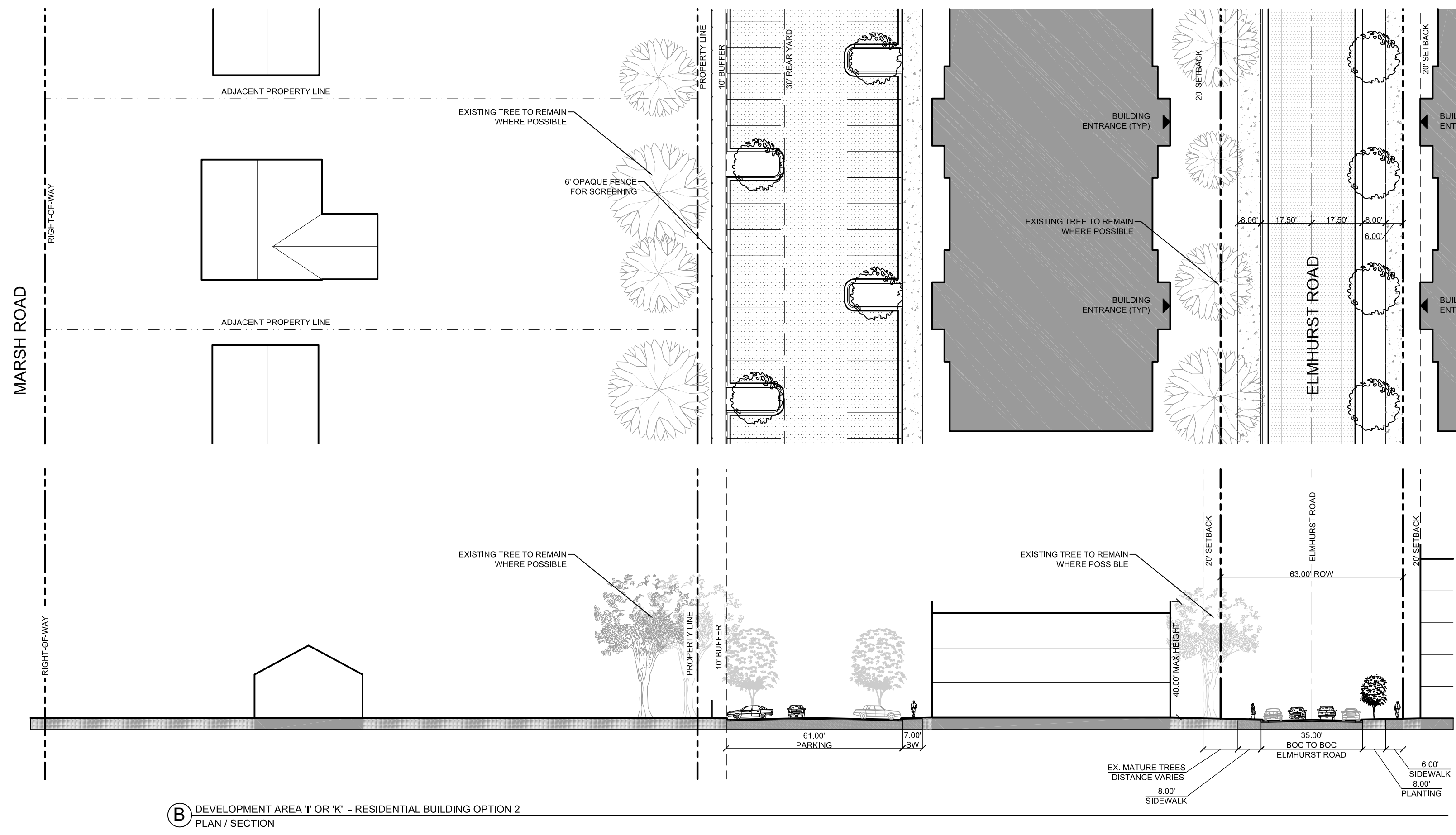
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SECTION

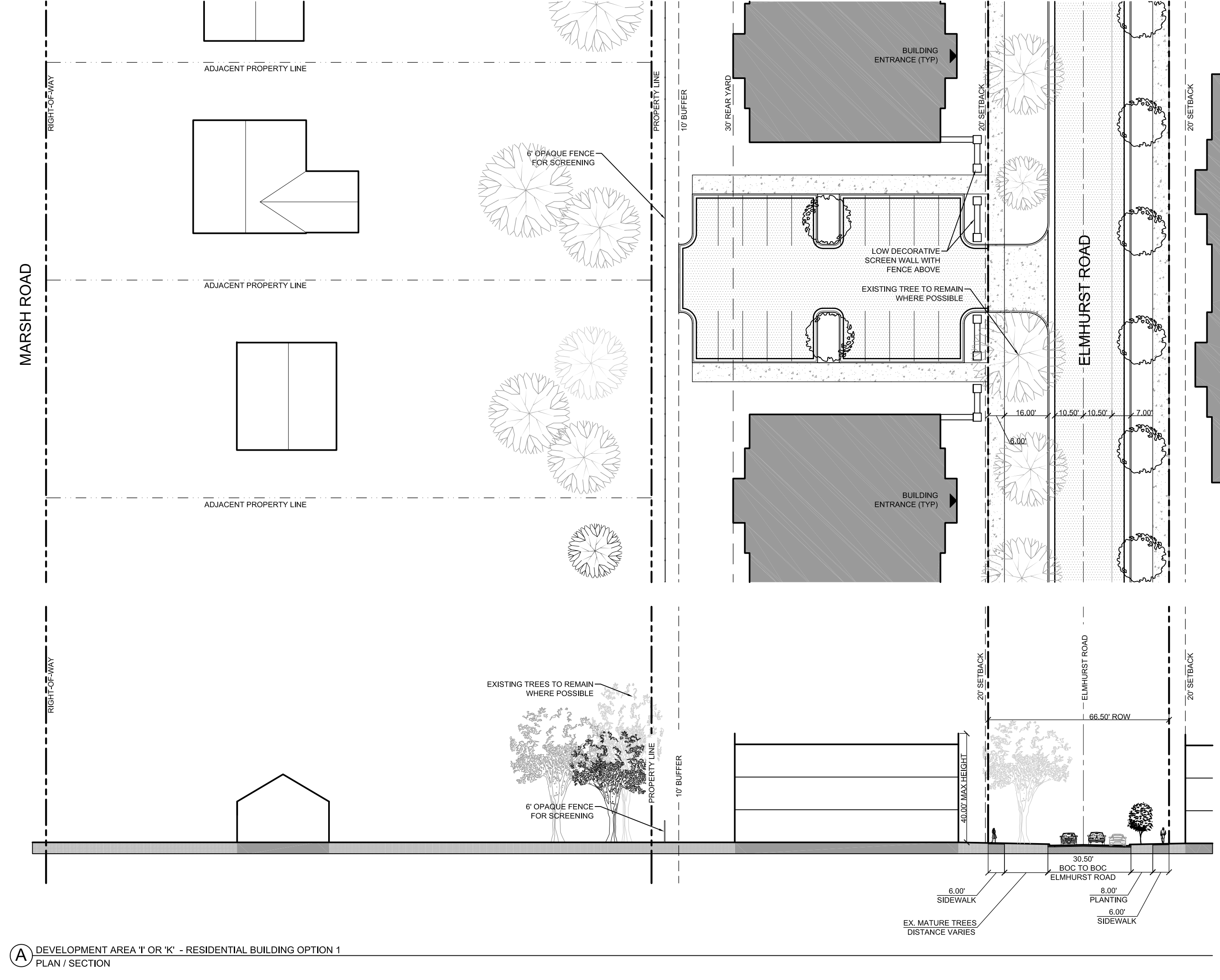
PLAN

SECTION

PLAN



B DEVELOPMENT AREA T OR K - RESIDENTIAL BUILDING OPTION 2
PLAN / SECTION



A DEVELOPMENT AREA T OR K - RESIDENTIAL BUILDING OPTION 1
PLAN / SECTION

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
SCALE: 1/8" = 1'-0"
PROJECT #: 101267
SHEET #:
RZ-3.2

REVISIONS:

SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE SECTIONS

PETITION NO. 2014-xxx

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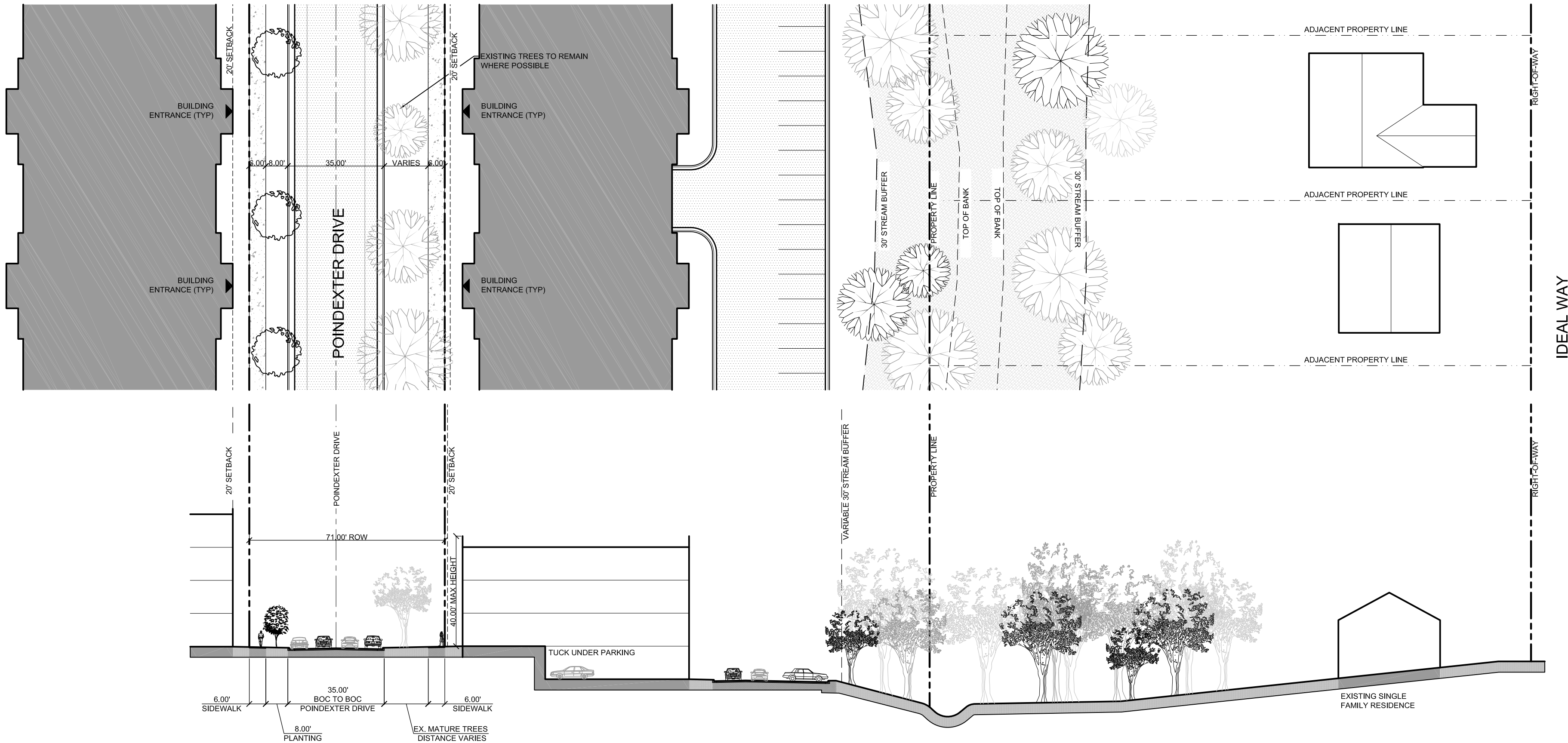
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PLAN

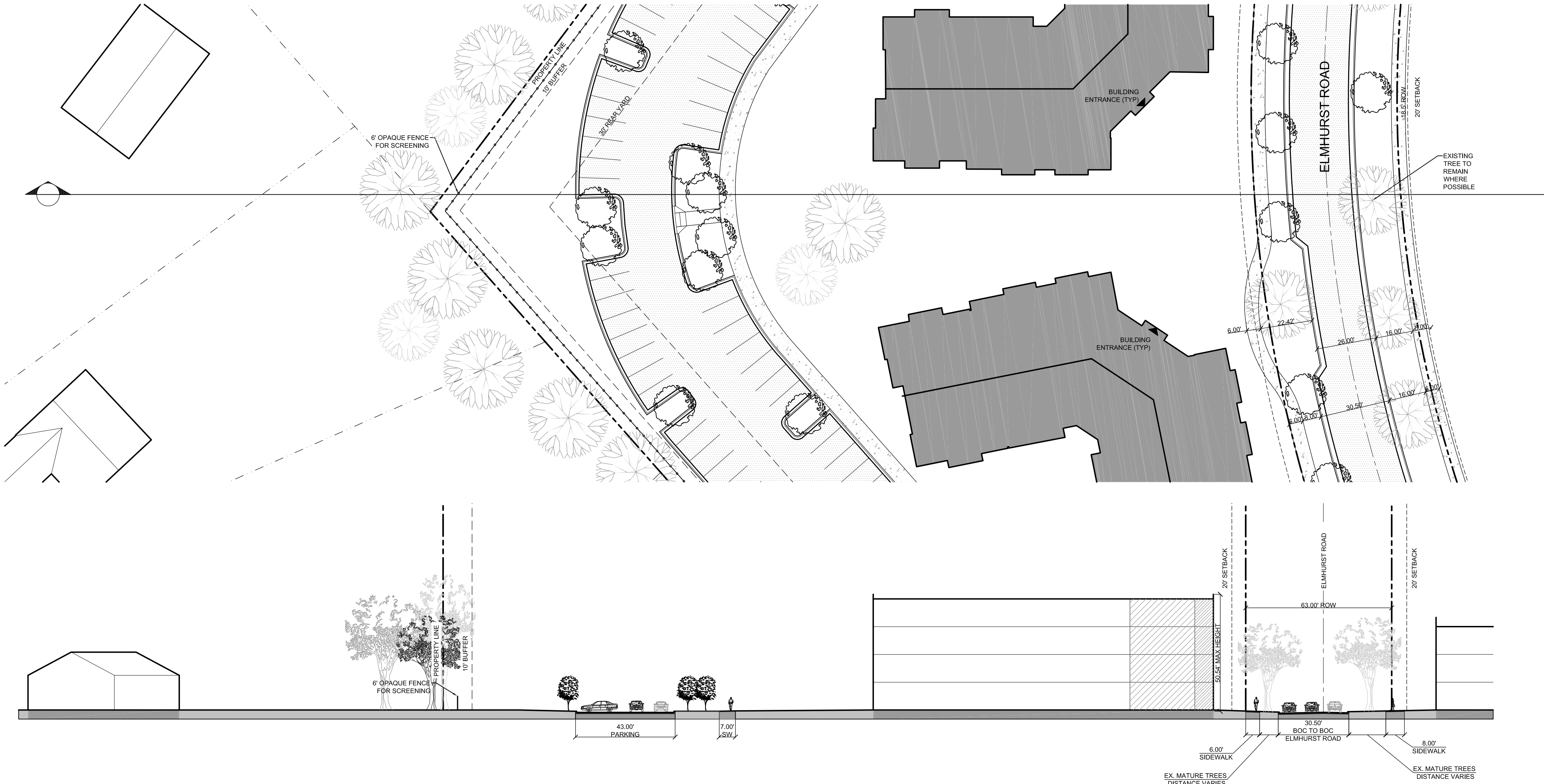
SECTION

PLAN

D DEVELOPMENT AREA 'L' - RESIDENTIAL BUILDING OPTION 4
PLAN / SECTION



C DEVELOPMENT AREA 'J' - RESIDENTIAL BUILDING OPTION 3
PLAN / SECTION



DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RP
SCALE: 1/8" = 1'-0"
PROJECT #: 101267
SHEET #:

REVISIONS:

SEDFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE SECTIONS

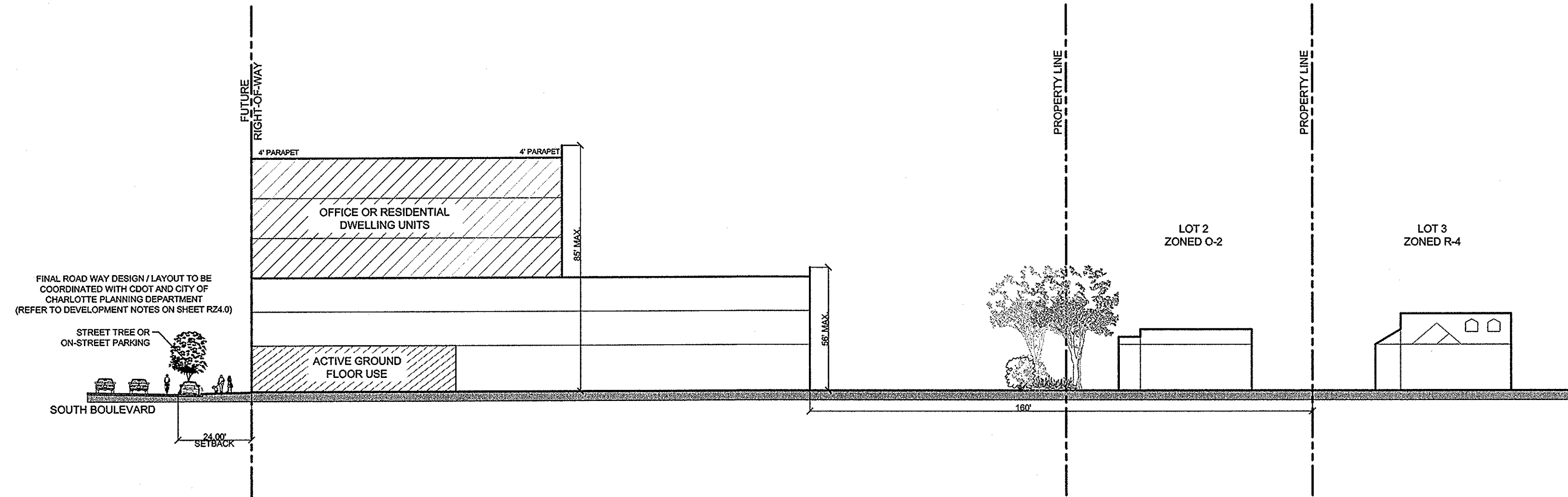
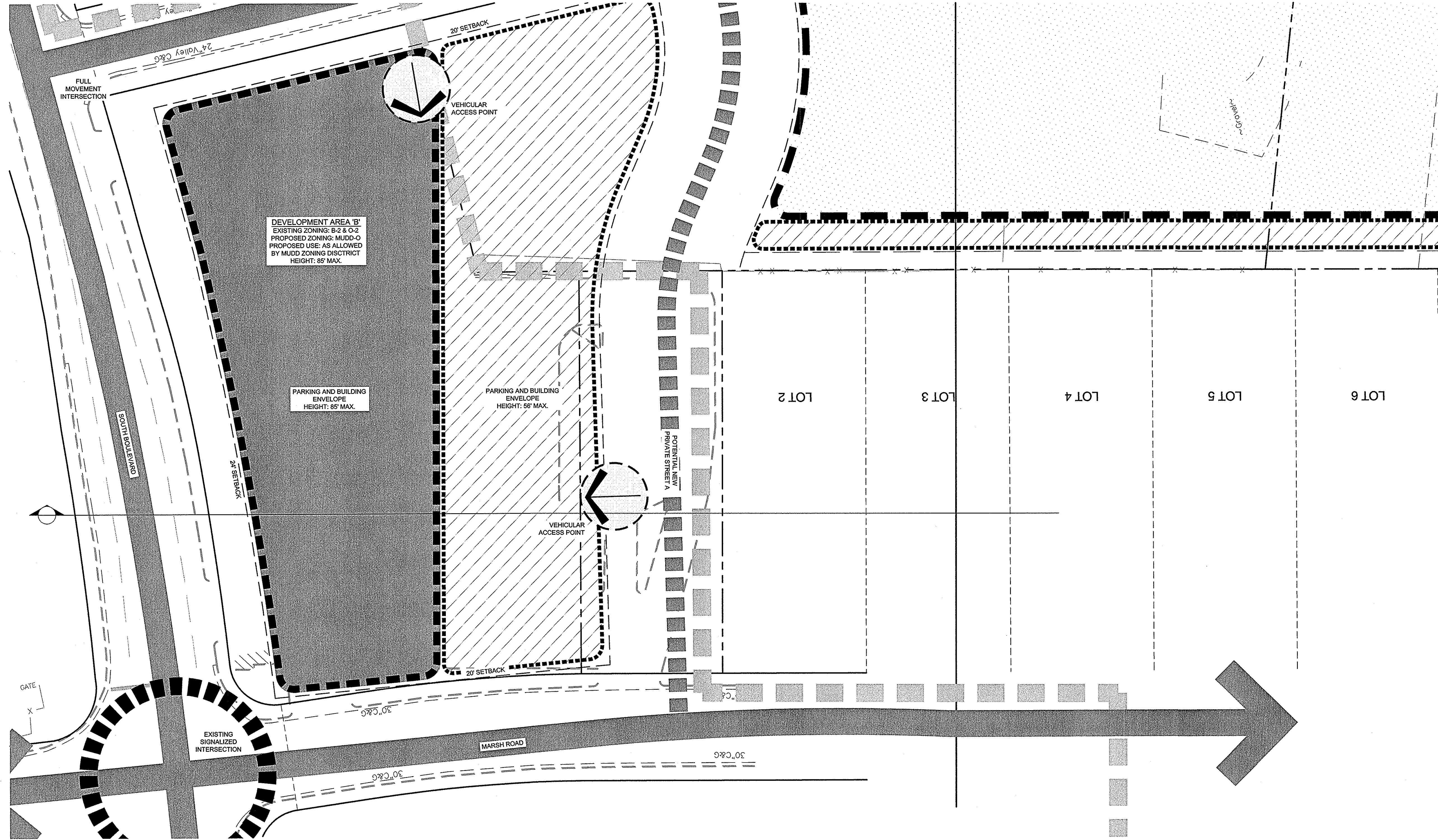
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RZ-3.3

SECTION

PLAN



(E) DEVELOPMENT AREA 'B' - BUILDING OPTION 5
PLAN / SECTION

DATE: 04/28/2014
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RJP
DATE: 04/28/2014
SCALE: 1" = 30'-0"
PROJECT #: 101267

SHEET #:

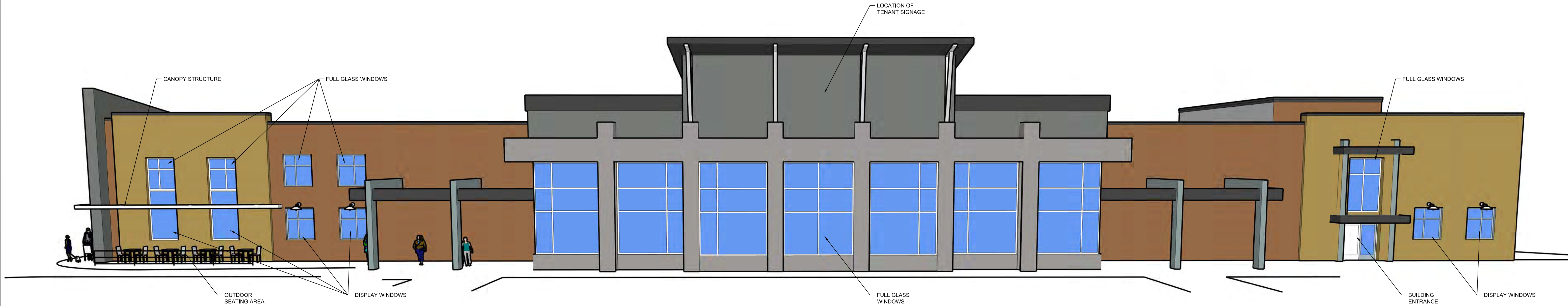
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SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE SECTIONS

PETITION NO. 2014-XXX

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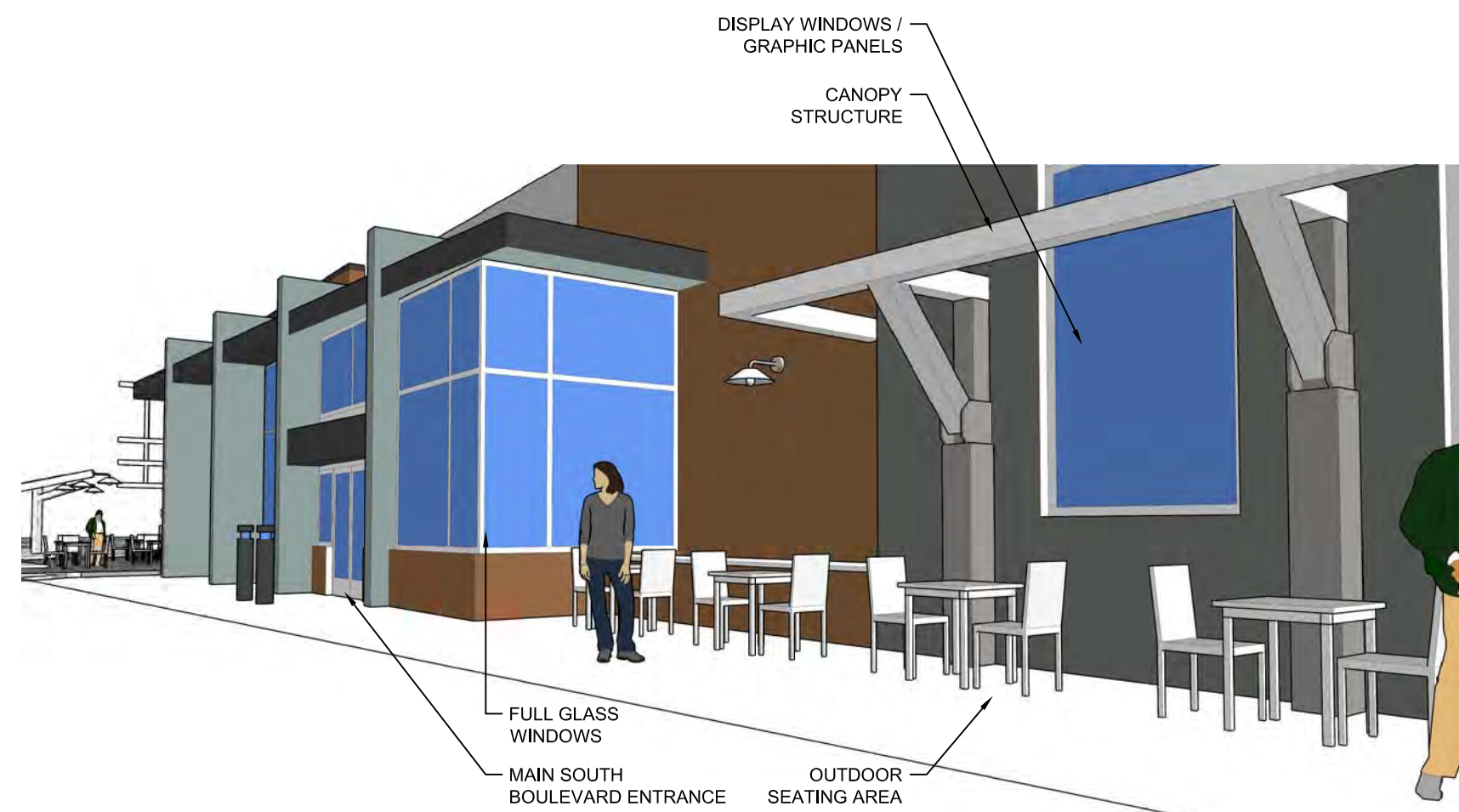
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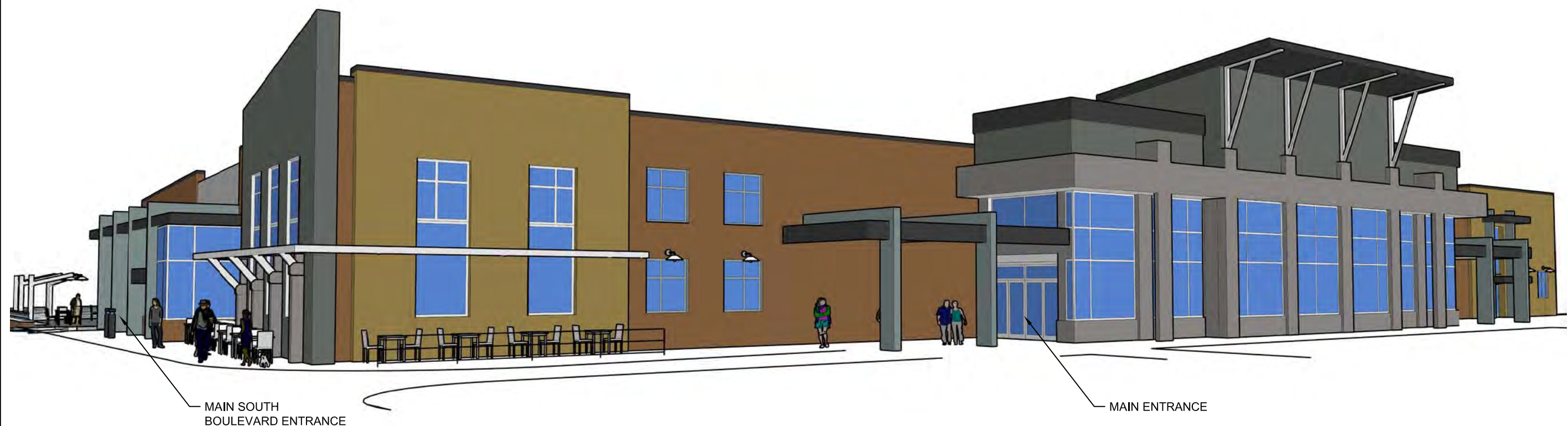
A DEVELOPMENT AREA 'A' - GROCERY STORE - ELMHURST ROAD ELEVATION



B DEVELOPMENT AREA 'A' - GROCERY STORE - SOUTH BOULEVARD ELEVATION



C DEVELOPMENT AREA 'A' - GROCERY STORE - VIEW LOOKING ALONG SOUTH BOULEVARD PERSPECTIVE



D DEVELOPMENT AREA 'A' - GROCERY STORE - VIEW LOOKING FROM SOUTH BOULEVARD PERSPECTIVE



E DEVELOPMENT AREA 'A' - GROCERY STORE - VIEW LOOKING FROM SOUTH BOULEVARD AND POINDEXTER INTERSECTION SCHEMATIC PERSPECTIVE



F DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD ELEVATION



G DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD SCHEMATIC PERSPECTIVE



H DEVELOPMENT AREA 'B' - MIXED-USE GROUND FLOOR RETAIL WITH OFFICE/RESIDENTIAL ABOVE - SOUTH BOULEVARD ELEVATION

GARDEN APARTMENT DESIGN CONCEPTS



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



MATERIAL DETAILING TO ADD INTEREST



ARTICULATION OF ENTRY



(A) DEVELOPMENT AREAS 'E', 'F', 'G', 'H', 'I', 'J', 'K', & 'L'

TOWNHOME DESIGN CONCEPTS



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



TUCK UNDER PARKING IN REAR (NOT VISIBLE FROM STREET)



INDIVIDUAL ENTRANCES & BALCONIES FACING THE STREET



VARIATION IN FACADE TO IDENTIFY EACH UNIT & BREAK UP LARGE BLDG



(C) DEVELOPMENT AREAS 'I', 'K', & 'L'

LARGER APARTMENT/PARKING DECK DESIGN CONCEPTS



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



UNDULATION/VARIATION IN FACADE & MATERIAL TO HELP BREAK UP LARGE SCALE OF BLDG



ACTIVATION OF CORNERS & STREET EDGE WITH AMENITY/PUBLIC AREAS



PARKING SCREENED FROM MAIN STREETS (PODIUM & WRAPPED GARAGES)

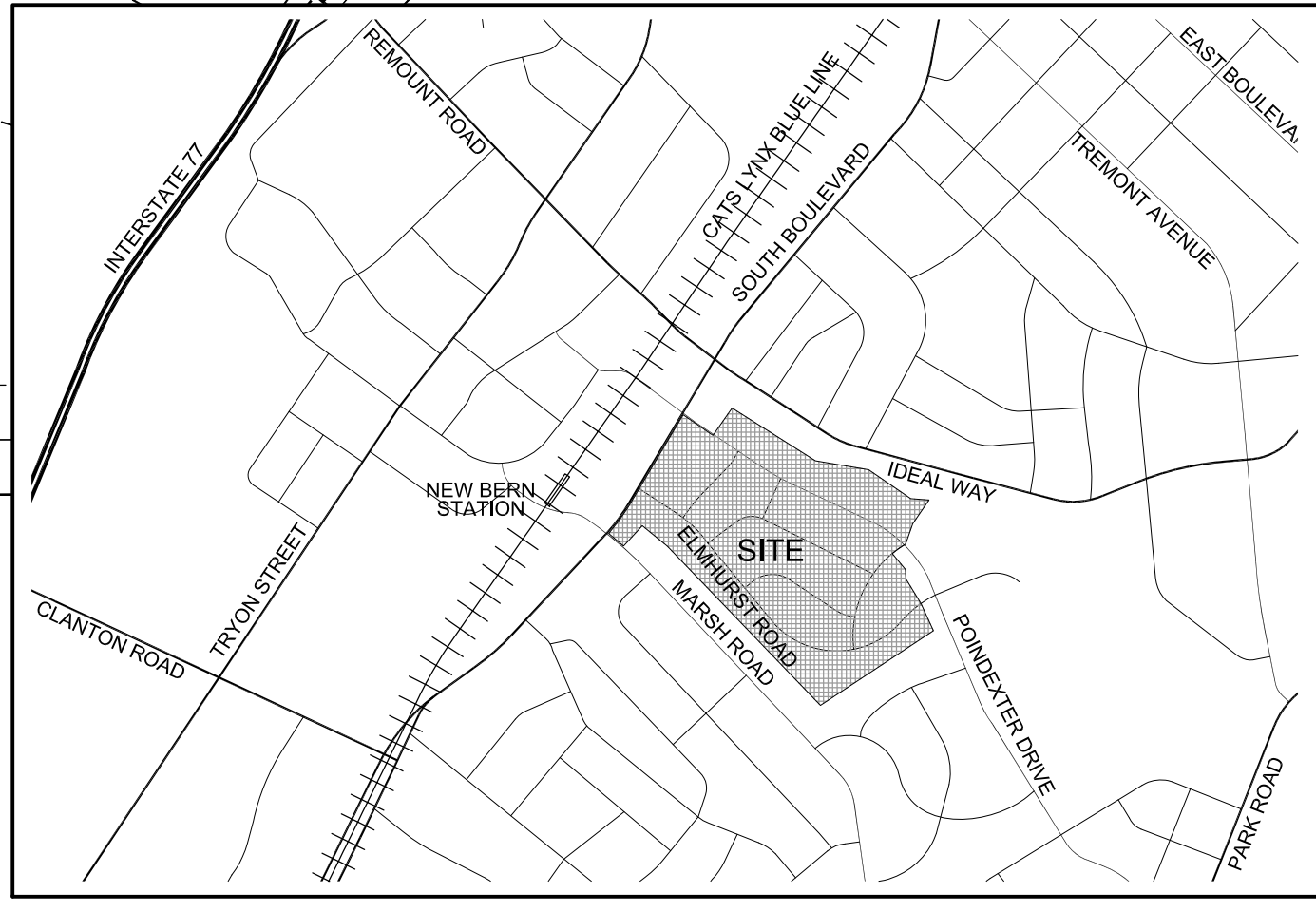
(B) DEVELOPMENT AREAS 'B', 'C', & 'D'



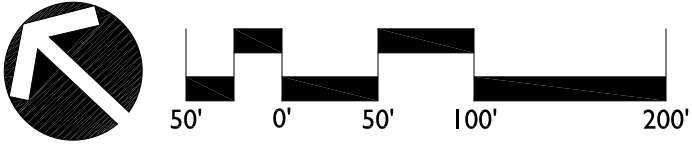
(D) DEVELOPMENT AREAS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L' - RESIDENTIAL STREET SCHEMATIC PERSPECTIVE



SITE INFORMATION	
1	ADJACENT PROPERTIES: LAW SHACK, LLC PARCEL ID: 147-04-203 EXISTING USE: OFFICE
2	PAUL AND TOSHIO M. TRAN PARCEL ID: 147-04-204 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
3	CHARLES E. HODGAY PARCEL ID: 147-04-205 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
4	MELINDA S. McLEHANEY PARCEL ID: 147-04-206 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
5	ADAM WOOD PARCEL ID: 147-04-207 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
6	VOGEN VENTURES, LLC PARCEL ID: 147-04-208 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
7	DIMITRIOS V. AND KONSTANTINA I. BIKAS PARCEL ID: 147-04-209 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
8	ASHLEY AND DAVID ROGERS PARCEL ID: 147-04-210 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
9	PAUL AND TASHIRO TRAN PARCEL ID: 147-04-211 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
10	JOHN H. GARRISON PARCEL ID: 147-04-212 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
11	BINH KET TRAN PARCEL ID: 147-04-213 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
12	DEMETRIOS AND ELEN ZARAVELIS PARCEL ID: 147-04-214 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
13	VIASLKI ZARAVELIS PARCEL ID: 147-04-215 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
14	JOYCE R. BRASWELL PARCEL ID: 147-04-216 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
15	AMY AND JOHN CLINE PARCEL ID: 147-04-115 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
16	MOLLY SUE WADE PARCEL ID: 147-04-116 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
17	DIMITRIOS AND KONSTANTINA PARAGEORGIU PARCEL ID: 147-04-117 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
18	CAROLINA COTTAGE HOMES, LLC PARCEL ID: 147-04-118 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
19	CAROLINA COTTAGE HOMES, LLC PARCEL ID: 147-04-119 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
20	DAVID PARCEL ID: 147-04-120 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
21	FEDERAL HOME LOAN MORTGAGE CORP PARCEL ID: 147-04-121 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
22	FANNIE THOMASON - CHISOLM PARCEL ID: 147-04-122 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
23	JUSTIN AND MEGHAN LAY PARCEL ID: 147-04-123 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
24	DORIS M. FARRELL PARCEL ID: 147-04-124 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
25	STANLEY F. PATTERSON AND JANE COPPER PARCEL ID: 147-04-125 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
26	MICHAEL DAVID FLAUM PARCEL ID: 147-04-126 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
27	CHURCH ST. PAUL UNITED METHODIST PARCEL ID: 147-04-127 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
28	ST. PAUL METHODIST CHURCH PARCEL ID: 147-04-128 CURRENT ZONING: R-4 EXISTING USE: INSTITUTIONAL (CHURCH)
29	CHURCH ST. PAUL UNITED METHODIST PARCEL ID: 147-04-129 CURRENT ZONING: R-4 EXISTING USE: VACANT
30	ALAMADAI SRINAM AND CORINA MINUIT PARCEL ID: 147-04-133 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
31	DEBORAH MOSCHAK AND IAN STAROWICZ PARCEL ID: 147-04-134 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
32	WILLIAM REE PARCEL ID: 147-04-301 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
33	MARIAN MACLEAN PARCEL ID: 147-03-009 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
34	LAURA M. COBB PARCEL ID: 147-03-009 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
35	DOLLY W. SWEENEY PARCEL ID: 147-03-010 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
36	MELISSA AND SCOTT HALL PARCEL ID: 147-03-001 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
37	THOMAS B. GORDON PARCEL ID: 147-03-144 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
38	JAMES EUGENE HOLMES AND RENEE WING PARCEL ID: 147-03-145 CURRENT ZONING: R-4 EXISTING USE: SINGLE FAMILY
39	MARSH REALTY CO., INC. PARCEL ID: 147-03-143 CURRENT ZONING: EXISTING USE: SINGLE FAMILY
40	JOSEPH DONATO PARCEL ID: 147-03-126 CURRENT ZONING: EXISTING USE: SINGLE FAMILY
41	JOHN AND JAMIE FENWICK PARCEL ID: 147-03-127 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
42	JOSE HAMILTON ALFORD PARCEL ID: 147-03-128 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
43	WADE AND KENDRA JAUCLEY PARCEL ID: 147-03-129 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
44	VICKI AND RANDY WERTZ PARCEL ID: 147-03-130 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
45	JEFFREY AND CONNIE GRUBBS PARCEL ID: 147-03-131 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
46	FRANKLIN HEDGECOE AND SERIES LLC PARCEL ID: 147-03-132 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
47	SCOTT KIMBALL AND ELESSA KOLLING PARCEL ID: 147-03-134 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
48	FRANK HYATT PARCEL ID: 147-03-135 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
49	ROBERT MEELY PARCEL ID: 147-03-136 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
50	CECILIA PUTNAM PARCEL ID: 147-03-114 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
51	PIONA L. HUMPHREY PARCEL ID: 147-03-115 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
52	LLC DESIGNER MAGIC PARCEL ID: 147-03-116 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
53	MICHAEL AND BETH CUPP PARCEL ID: 147-03-117 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
54	WANDA M. ABERCROMBIE PARCEL ID: 147-03-118 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
55	HARRY G. LANIS PARCEL ID: 147-03-119 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
56	HARRY G. LANIS PARCEL ID: 147-03-120 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
57	HARRY G. LANIS PARCEL ID: 147-03-121 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
58	ERIC H. JOHNSON PARCEL ID: 147-03-122 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
59	CHRISTOPHER J. WERTZ PARCEL ID: 147-03-123 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
60	THOMAS AND DEBORAH GIBSON PARCEL ID: 147-03-124 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
61	THOMAS AND DEBORAH GIBSON PARCEL ID: 147-03-125 CURRENT ZONING: R-5 EXISTING USE: SINGLE FAMILY
62	MARSH REALTY CO. INC PARCEL ID: 147-03-102 CURRENT ZONING: R-5/6/1 EXISTING USE: SINGLE FAMILY
63	BHAI PROPERTIES, LLC PARCEL ID: 147-03-101 CURRENT ZONING: R-5/6/1 EXISTING USE: SINGLE FAMILY
64	CHARLOTTE BOTTLING COMPANY, LLC PARCEL ID: 147-01-711 CURRENT ZONING: EXISTING USE: NON-DESCRIPT (STORAGE)
65	COLONIAL REALTY LP OR AT SOUTH END PARCEL ID: 147-01-710 CURRENT ZONING: EXISTING USE: MULTIFAMILY
66	CHARLOTTE BOTTLING COMPANY, LLC PARCEL ID: 147-01-740 CURRENT ZONING: EXISTING USE: NON-DESCRIPT (INDUSTRIAL)
67	CHARLOTTE BOTTLING COMPANY, LLC PARCEL ID: 147-01-709 CURRENT ZONING: EXISTING USE: COMMERCIAL
68	GOLDEN B. ENTERPRISES, LLC PARCEL ID: 147-04-401 CURRENT ZONING: EXISTING USE: OFFICE
69	WACHOVIA BANK AND TRUST C/O TAX DEPT. MC 31038 PARCEL ID: 147-01-602 CURRENT ZONING: EXISTING USE: OFFICE



SITE SURVEY PROVIDED BY:
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2186



REVISIONS:
DATE: 04/28/2014
DESIGNED BY: RB PHARR
DRAWN BY: RB PHARR
CHECKED BY: RB PHARR
SCALE: 1" = 100'-0"
PROJECT #: 101267

SHEET #:
RZ-6.0

**SEDGEFIELD NEIGHBORHOOD
MIXED-USE DEVELOPMENT**
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA
EXISTING CONDITIONS PLAN

PETITION NO. 2014-xxx