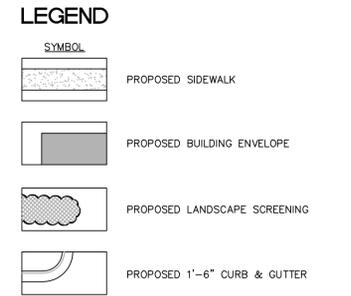


SURVEY DISCLAIMER
BOUNDARY SURVEY, ISSUE DATE AUGUST 14, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796



REZONING SUMMARY

PETITIONER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
PROPERTY OWNER:	BILLY MADDALON 2010 THE PLAZA CHARLOTTE, NC 28205
REZONING SITE AREA:	TOTAL: 4.521 AC
TAX PARCEL #:	095-06-101A 095-06-101B 095-06-102 095-06-126
EXISTING ZONING:	B-2 (CD) R-5
PROPOSED ZONING:	MUDD-O
EXISTING USE:	HOTEL/ SINGLE FAMILY DETACHED
PROPOSED USE:	HOTEL/ SINGLE FAMILY ATTACHED/ SINGLE FAMILY DETACHED
NUMBER OF UNITS:	UP TO 30 NEW SINGLE FAMILY ATTACHED 1 EXISTING HOTEL/EVENT FACILITY
MINIMUM SETBACK:	EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER.
MINIMUM REQUIRED PARKING:	
HOTEL:	9 SPACES (1 SPACE/BEDROOM + (1/3))
MEETING AREAS:	81 SPACES (1 SPACE/SEAT = 1325/41)
SINGLE FAMILY ATTACHED:	20 SPACES (MIN. 1 SPACE/UNIT = 120X11)
SWIMMING POOL:	62 SPACES (1 SPACE/75 SF OF WATER = (6,663/75))
TOTAL:	172 SPACES
PROPOSED PARKING:	
ON STREET PARKING:	21 SPACES
EXISTING ON SITE PARKING:	13 SPACES
PROPOSED ON SITE PARKING:	53 SPACES
PROPOSED UNIT PARKING:	20 SPACES (1 SPACE INTERNAL TO UNIT)
OFF SITE PARKING:	59 SPACES (PER REZONING PETITION 400-17)
TOTAL:	166 SPACES (ADDITIONAL 6 SPACES TO BE SATISFIED BY ON-STREET PARKING LOCATED WITHIN 1,000 LINEAR FEET OF SITE)

1. SEE SHEET RZ-200 FOR REZONING NOTES ADDITIONAL DEVELOPMENT INFORMATION

2. SEE SHEET RZ-200 FOR ZONING EXHIBIT.



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Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
919 704 376 1555 F+ 704 376 7851
www.colejeneststone.com

BILLY MADDALON
2010 The Plaza
Charlotte
North Carolina 28205

VANLANDINGHAM ESTATE

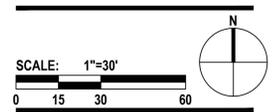
2010 The Plaza
Charlotte
North Carolina 28205

CONDITIONAL REZONING PLAN

Project No.
4344.00

Issued
08/25/14

Revised



RZ-100

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DEVELOPMENT STANDARDS

August 25, 2014

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Unique Southern Estates, LLC for an approximately 4.54 acre site located at the southeastern corner of the intersection of The Plaza and Belvedere Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The purpose of this rezoning request is to accommodate the development of up to 30 for sale single family attached dwelling units along portions of the perimeter of the Site and a private neighborhood pool and swim club operated on a membership basis, and to maintain the existing Estate structures for use as a hotel and conference and event facility.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. Internal sidewalks generally depicted on the Rezoning Plan may be altered provided that such alterations do not materially change the design intent generally depicted on the Rezoning Plan.
- E. The parcels of land that comprise the Site may be recombined into one parcel at the option of the Petitioner.
- F. The Site is located in the Plaza Midwood Historic District and the Site and the existing principal structure (the "Main House") have been designated as a historic landmark by the Charlotte City Council. Additionally, the Site has been designated a National Historic Landmark.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

OPTIONAL PROVISIONS

Petitioner requests the approval of the following optional provisions:

- A. Parking located between the buildings located on the Site and The Plaza.
- B. The existing sidewalks and planting strips located along the Site's public street frontages shall remain in place.

PERMITTED USES

- A. The Site may be devoted only to the uses set out below and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.
 - (1) A maximum of 30 for sale single family attached dwelling units, provided, however, that the for sale single family attached dwelling units may only be located on the perimeter portions of the Site as generally depicted on the Rezoning Plan.
 - (2) A hotel with a maximum of 9 rooms for overnight lodging (5 rooms in the Main House and 4 rooms in the structure known as the "Carriage House"), including the serving of breakfast to guests and other meals from time to time.
 - (3) The Main House, the enclosed porch of the Carriage House and the grounds may also be used for the following purposes:
 - (a) Conferences and meetings;
 - (b) Private events that are catered by the owner of the Main House which shall include, but not be limited to, weddings and wedding receptions, dinner parties, corporate meetings, social gatherings and events, symposia, seminars, birthday parties, family reunions and other types of events;
 - (c) Social gatherings and other special events sponsored by a not-for-profit or charitable organization; and
 - (d) Events held for the surrounding neighborhoods and the community at large to which the public is invited.
 - (4) A private neighborhood pool and swim club and accessory uses (including a snack bar, locker room and restroom facilities) operated on a membership basis.
- In the event that the private neighborhood pool and swim club and the related improvements depicted on the Rezoning Plan are not constructed on the Site, Petitioner may construct for sale single family attached dwelling units on the Site in the location of the private neighborhood pool and swim club and the related improvements, provided, however, that the maximum number of for sale single family attached dwelling units on the Site does not exceed 30.

USE RESTRICTIONS

- A. Notwithstanding anything contained herein to the contrary, the use limitations and restrictions set out below shall apply to the Site.
 - (1) In no event shall the Site function as a public restaurant.
 - (2) No on-site food preparation for off-site food sales or consumption, including off-site catering services, shall be allowed.
 - (3) The Site shall comply with the City of Charlotte Noise Ordinance.
 - (4) All amplified music on the Site must end by 10:30 PM on weekdays and 11:00 PM on weekends.
 - (5) Temporary structures such as stages and event tents will be located at least 40 feet from the right of way along The Plaza and Belvedere Avenue and 20 feet from the right of way of Thurmond Place and the southwest property line. All temporary structures shall be erected no sooner than 24 hours prior to events and dismantled no later than 24 hours following events, and in no case shall they be erected or dismantled before 8:00 AM or after 9:00 PM.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation.
- B. The Site shall comply with the minimum parking requirements of the Ordinance.
- C. In accordance with the provisions of the Ordinance, a portion of the Site's minimum parking requirements may be met off-site.
- D. A parking attendant shall be provided to direct guests to on-site or off-site parking for each event for which more than 40 guests are expected. At least 2 parking attendants shall be provided for each event for which more than 75 guests are expected. At least 1 off-duty police officer shall be provided for each event for which more than 200 guests are expected.

ARCHITECTURAL AND DESIGN STANDARDS

As noted above, the Site is located in the Plaza Midwood Historic District and the Site and the Main House have been designated as a historic landmark by the Charlotte City Council. As a result, the exterior portions of the for sale single family attached dwelling units and the other improvements proposed to be constructed on the Site are subject to the review and approval of the Historic District Commission and the Landmarks Commission, and a certificate of appropriateness must be issued by the Historic District Commission and the Landmarks Commission prior to the issuance of building permits or other approvals authorizing the construction of such improvements. Accordingly, the design, character and quality of the improvements proposed to be constructed by the Petitioner will be required to meet the standards of the Historic District Commission and the Landmarks Commission.

SETBACK AND YARDS/STREETSCAPE

- A. Subject to any optional provisions, development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.
- B. The existing sidewalks and planting strips located along the Site's public street frontages shall remain in place.

ENVIRONMENTAL FEATURES

- A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

SIGNS

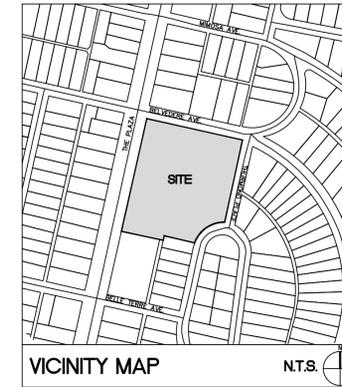
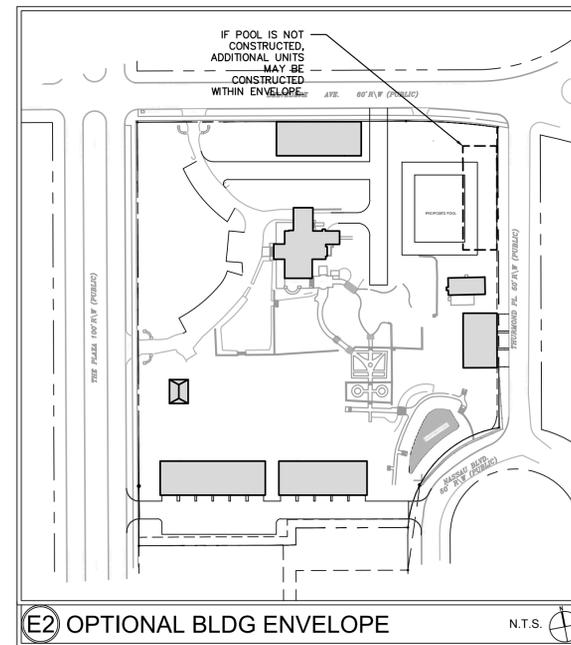
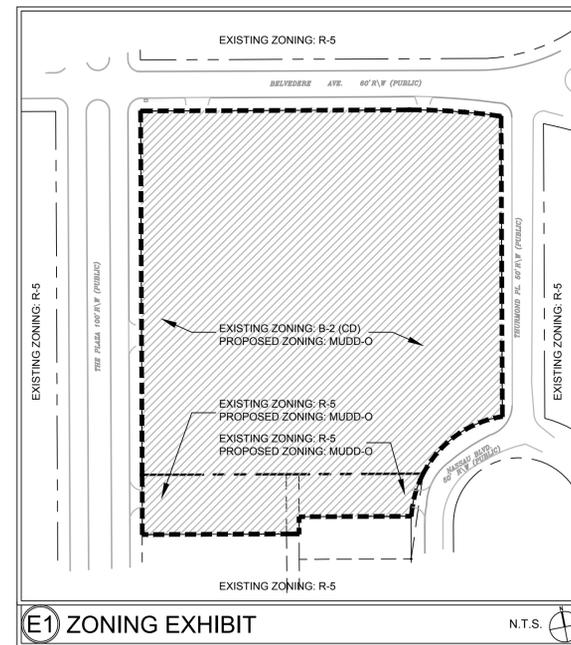
All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

- A. All new freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. Any new lighting fixtures attached to the structures on the Site shall be decorative, capped and downwardly directed.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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CONDITIONAL REZONING NOTES

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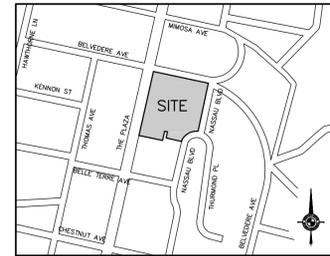
Revised



RZ-200

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ColeJenest & Stone, P.A. 2014 ©



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES



(NOTE: PHYSICAL IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.)

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES

TAX PARCEL 095-061-01
LOTS 6-9, BLOCK 6
CHATHAM ESTATES
M.B. 230, PG. 206

UNIQUE SOUTHERN ESTATES, L.L.C.
D.B. 9600, PG. 903
177,150 sq. ft.
4.0668 acres

ZONED B-2(CD)

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "E", ELEVATION = FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. PHYSICAL IMPROVEMENTS EXIST THAT ARE NOT SHOWN HEREON.

ZONING:

TAX PARCELS: 095-061-01
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-2(CD)

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

TAX PARCELS: 095-061-02 & 095-061-26
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-5
SETBACKS SHOWN HEREON FOR RESIDENTIAL USE

MINIMUM SETBACK: 20 FT. ALONG DESIGNATED THOROUGHFARE
33 FT. FROM FUTURE OR EXISTING BACK OF CURB
MINIMUM SIDE YARD: 5 FT.
MINIMUM REAR YARD: 35 FT.
MAXIMUM BUILDING HEIGHT: 40 FT.

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	680.64'	108.77'	108.66'	S73°14'35"E
C2	127.30'	119.53'	115.19'	S67°08'07"W
C3	127.30'	52.06'	51.70'	S28°31'14"W
C4	680.64'	50.75'	50.74'	N66°31'44"W

TOTAL AREA
195,843 sq. ft.
4.4960 acres

REVISIONS			SURVEY PREPARED FOR: COLEJENET & STONE		
CREW:	DRAWN:	REVISED:	210 & 1926 THE PLAZA, 1925 NASSAU BLVD. CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC	DATE:	FILE NO. W-4628
KD	CEB		MAP REFERENCES: 230-206; AND 322-8 & 9; DEED REFERENCE: 9600-903; 10868-511; AND 13441-370 TAX PARCEL NO: 095-061-01; 095-061-02; AND 095-061-26	DATE:	FILE NO. W-4628
			R.B. PHARR & ASSOCIATES, P.A.	DATE:	FILE NO. W-4628
			420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186	DATE:	FILE NO. W-4628
				1" = 30'	AUGUST 14, 2014
					JOB NO. 81758

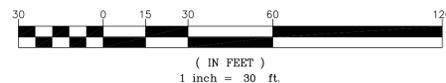
- LEGEND:**
- CB - CATCH BASIN
 - C&G - CURB & GUTTER
 - CP - CALCULATED POINT
 - D.B. - DEED BOOK
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - FI - FIRE HYDRANT
 - GW - GUY WIRE
 - LP - LIGHT POLE
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PB - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PG - PAGE
 - PM - POWER METER
 - PP - POWER POLE
 - R/W - RIGHT-OF-WAY
 - SSMH - STORM DRAINAGE MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - WV - WATER METER
 - WV - WATER VALVE
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - METAL FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC

- UTILITIES:**
- POWER
 - DUKE POWER ENERGY
1-800-777-9898
 - TELEPHONE
 - BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
 - WATER & SEWER
 - CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER
 - GAS
 - PIEDMONT NATURAL GAS CO.
1-800-752-7504
 - CABLE TELEVISION
 - TIME WARNER CABLE
1-800-992-2253



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GRAPHIC SCALE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 3710456400K

THIS IS TO CERTIFY THAT ON THE 14th DAY OF AUGUST 20 14, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600(2) N.C.A.C. 59 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

