

CHILDRESS KLEIN DEVELOPMENT STANDARDS REZONING PETITION NO. 2015-058 (SHARON UNITED METHODIST MIXED USE DEVELOPMENT)

- SITE DEVELOPMENT DATA:
-ACREAGE: ± 7.10 ACRES
-TAX PARCEL #: 183-177-04
-EXISTING ZONING: R-3 AND B-15CD
-PROPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS
-EXISTING USES: RELIGIOUS INSTITUTION (CHURCH)
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW)
-MAXIMUM DEVELOPMENT LEVELS: IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (i) UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA (OFFICE, RETAIL, RESTAURANT, EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES; (ii) HOTEL USES UP TO 175 ROOMS; (iii) UP TO 490 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (iv) INDOOR RECREATION USES UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (v) RELIGIOUS INSTITUTION USES, ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE MUDD-O ZONING CLASSIFICATION AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.
-MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 120 FEET. HEIGHT TO BE MEASURED AS DESCRIBED IN THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

1. GENERAL PROVISIONS:
a. SITE LOCATION THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2 AND RZ-3 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN (PETITIONER) TO ACCOMMODATE DEVELOPMENT OF MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 7.10 ACRE SITE LOCATED AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD (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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE REZONING DISTRICT OR THE APPLICABLE DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. GRAPHICS AND ALTERATIONS/MODIFICATIONS THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT 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 FORMS 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.

d. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED FOR 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.

e. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 8. ACCESSORY BUILDINGS AND STRUCTURES 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 BUILDINGS LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

f. PLANNED/UNIFIED DEVELOPMENT THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NOS. 183-131-08 AND 10 (THE "ADJACENT COLTSGATE SITE") SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE CONDITIONAL REZONING PLAN FOR THE ADJACENT COLTSGATE SITE. 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 AND THE ADJACENT COLTSGATE SITE. THE PETITIONER (AND/OR OWNERS) OF THE SITE AND THE ADJACENT COLTSGATE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OF THE SITE AND THE ADJACENT COLTSGATE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE AND THE ADJACENT COLTSGATE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS OR PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND OF THE ADJACENT COLTSGATE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY AN DEVELOPMENT LIMITATIONS SET FORTH IN REZONING PET. 2015-103. THE IMPROVEMENTS AND CONDITIONAL REZONING PLAN AS TO THE ADJACENT COLTSGATE SITE, TAKEN AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.

g. FIVE YEAR VESTED RIGHTS PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND SECTION 100A-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.

h. GROSS FLOOR AREA CLARIFICATION WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES, ELEVATOR LOBBY/LOBBY AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

i. PERSONAL SERVICES PERSONAL SERVICE USES WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISE BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY AN ANCILLARY EXAMPLE OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTINI, ART TRAINING, LAUNDRIES, AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND THE LIKE.)

2. OPTIONAL PROVISIONS THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

a. INTERIM SURFACE PARKING TO ALLOW DURING THE STAGING AND PHASING OF DEVELOPMENT ON THE SITE, SURFACE PARKING IN LIEU OF PARKING DECKS ON PORTIONS OF THE SITE ON AN INTERIM BASIS MAY BE ALLOWED PROVIDED THAT SUCH SURFACE PARKING AREAS SHALL BE REPAIRED, ANNUALLY STRIPED, STRIPED AND SCREENING REQUIREMENTS (DEVIATES FROM PROVISIONS OF MUDD PROHIBITING PARKING BETWEEN THE BUILDING AND STREET)

b. DETACHED SIGNS ON SHARON & MORRISON TO ALLOW ALONG SHARON ROAD AND MORRISON BOULEVARD DETACHED, GROUND MOUNTED SIGNS UP TO 12 FEET IN HEIGHT AND CONTAINING UP TO 100 SQUARE FEET OF SIGN AREA. THE NUMBER AND LOCATIONS OF THESE SIGNS WILL BE LIMITED AS FOLLOWS: (i) ONE (1) ON SHARON ROAD; AND (ii) ONE (1) ON MORRISON BOULEVARD. THESE SIGNS MAY BE USED TO IDENTIFY ANY OF THE USES LOCATED ON THE SITE AND/OR LOCATED ON THE ADJACENT COLTSGATE SITE. IN ADDITION TO THE FOREGOING AND OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ONE (1) ADDITIONAL DETACHED, GROUND MOUNTED SIGN ALONG SHARON ROAD AND ONE (1) SUCH SIGN ALONG MORRISON BOULEVARD. THESE ADDITIONAL SIGNS MAY BE UP TO FOUR FEET HIGH AND CONTAIN UP TO 30 SQUARE FEET OF SIGN AREA. (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

c. WALL SIGNS ON SHARON & MORRISON TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA, TO WHICH THEY ARE ATTACHED, WHICH MAY BE LESS. THE SIGNAGE ON THE EXISTING EXTERIOR WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED. IN ADDITION TO THE FOREGOING AND TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ONE (1) ADDITIONAL DETACHED, GROUND MOUNTED SIGN ALONG MORRISON BOULEVARD WITH UP TO AN ADDITIONAL 300 SQUARE FEET OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE. THE ADDITIONAL SIGNAGE AREA FOR THESE SIGNS MAY BE LOCATED ON THE EXTERIOR WALLS SUBJECT TO THE STATE SIZE LIMITATION OF 300 CUMULATIVE SQUARE FEET OF ADDITIONAL SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE AND A LIMIT OF 200 SQUARE FEET OF SIGN AREA PER INDIVIDUAL SIGN. (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

d. DIGITAL SIGNS TO ALLOW PERMITTED WALL AND DETACHED SIGNS LOCATED WITHIN BUILDING OR PARKING ENVELOPE 5 TO 10 FEET ABOVE THE FINISH GRADE. THE SIGNS SHALL INCLUDE DIGITAL COMPONENTS; PROVIDED, HOWEVER, THE DIGITAL PORTION OF THE DETACHED, GROUND MOUNTED SIGNS SHALL BE LIMITED, IN THE AGGREGATE OF ALL SUCH SIGNS, TO 100 SQUARE FEET OF SIGN AREA (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

e. PROJECTING SIGNS PROJECTING AND BLADE SIGNAGE SHALL BE PERMITTED: (i) TO ENCROUGH UP TO SIX (6) FEET INTO THE SETBACKS FOR MORRISON BOULEVARD AND SHARON ROAD, AND THE INTERNAL STREETS ON THE SITE (AN INCREASE OF TWO (2) FEET ABOVE THE ORDINANCE REQUIREMENTS); AND (ii) TO ENCROUGH UP TO EIGHT (8) FEET FROM A BUILDING WALL (AN INCREASE OF FOUR (4) FEET ABOVE THE ORDINANCE REQUIREMENTS). (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

f. TEMPORARY SIGNS IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW TEMPORARY SIGNS AND/OR BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO 100 SQUARE FEET OF SIGN FACE AREA AND A MAXIMUM HEIGHT OF 10 FEET. TEMPORARY SIGNAGE SHALL BE PERMITTED TO BE ERECTED ALONG THE SITES' FRONTAGE ON BOTH SHARON ROAD AND MORRISON BOULEVARD (AN INCREASE OF TWO (2) FEET ABOVE THE ORDINANCE REQUIREMENTS). (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

g. MASTER SIGNAGE PACKAGE TO ALLOW PETITIONER TO SUBMIT FOR APPROVAL ON AN ADMINISTRATIVE BASIS BY THE PLANNING DIRECTOR A MASTER SIGNAGE PACKAGE FOR THE SITE. THE PACKAGE SHALL INCLUDE: (i) A MASTER SIGNAGE PACKAGE FOR THE SITE; (ii) A MASTER SIGNAGE PACKAGE FOR THE ADJACENT COLTSGATE SITE; (iii) A MASTER SIGNAGE PACKAGE FOR THE ADJACENT COLTSGATE SITE; AND (iv) A MASTER SIGNAGE PACKAGE FOR THE ADJACENT COLTSGATE SITE. (ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD)

h. RECESSED DOORS NOT TO REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF BUILDINGS WHEN THE BUTTING SIDEWALK WIDTH IS GREATER THAN 10 FEET.

i. LOCATION OF CERTAIN ACCESSORY USES TO ALLOW ACCESSORY USES ASSOCIATED WITH THE PERMITTED RELIGIOUS INSTITUTION USES TO BE LOCATED IN A BUILDING AND ON A PARCEL OTHER THAN THE BUILDING OR PARCEL UPON WHICH THE PRINCIPAL USES ARE LOCATED.

j. CELL TOWER TO ALLOW THE EXISTING CELL TOWER LOCATED ON THE SITE TO REMAIN IN ITS CURRENT LOCATION OR TO BE RELOCATED TO ANOTHER LOCATION OR ON THE ROOF OF THE BUILDINGS; PROVIDED THAT THE HEIGHT OF THE EXISTING AND RELOCATED CELL TOWER SHALL NOT EXCEED THE HEIGHT OF THE EXISTING CELL TOWER AS MEASURED FROM NEARBY GRADE. THE EXISTING CELL TOWER SHALL BE RELOCATED CLOSER TO THE EASTERN BOUNDARY LINE (BUT WITHIN THE EXTERNAL BUILDING LINE ON OTHER WORDS WITHIN THE EXTERNAL SETBACK) OF THE REZONING PLAN, AND (AS APPLICABLE), AND IN SUCH EVENT A DRIVE-WAY/PRIVATE STREET MAY BE LOCATED ON THE AREA OVER WHICH THE EXISTING CELL TOWER IS LOCATED.

k. REVERSION AREA - STREET 1 CROSS-SECTION & STREETScape TO THE EXTENT REQUIRED TO PRESERVE THE RIGHTS SO NOTED IN SECTION 1.110 OF THE ORDINANCE IN CONNECTION WITH THE RIGHTS OF THE PETITIONER TO USE THE REVERSION AREA AS MORE PARTICULARLY DESCRIBED IN SECTION 5 BELOW AND OTHERWISE IN THIS REZONING PLAN.

l. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, TRANSFER & CONVERSION RIGHTS:
a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

b. IN ADDITION TO OTHER DEVELOPMENT PERMITTED ON THE SITE AS DESCRIBED IN THIS SECTION 3 AND IN ACCORDANCE WITH THE RESTRICTIONS AND LIMITATIONS, ANY TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED: (i) WITH UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA AS RETAIL, RESTAURANT, EDEE, PERSONAL SERVICES AND OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS; (ii) A HOTEL WITH UP TO 175 ROOMS; (iii) UP TO 490 RESIDENTIAL DWELLING UNITS; (iv) INDOOR RECREATION USES UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (v) RELIGIOUS INSTITUTION USES UP TO 170 SEATS, TOGETHER WITH ALL ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE MUDD-O ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, CELL TOWER).

c. THE TOTAL SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO OFFICE USES AND OTHER COMMERCIAL USES SUCH AS RETAIL, RESTAURANT (EDEE) AND PERSONAL SERVICES USES SHALL BE INTERCHANGEABLE PROVIDED THAT:
(i) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA OF ALL OFFICE USES (NOT INCLUDING SUCH USES THAT ARE ACCESSORY USES) DOES NOT EXCEED 80,000 SQUARE FEET OF GROSS FLOOR AREA.
(ii) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA FOR NON-OFFICE COMMERCIAL USES SUCH AS RETAIL, RESTAURANT (EDEE) AND PERSONAL SERVICE USES SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA; AND
(iii) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA OF ALL COMMERCIAL USES (E.G. RETAIL, RESTAURANTS/EDEE, PERSONAL SERVICES AND OFFICE USES) SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA.

d. ADDITIONAL HOTEL ROOMS MAY BE DEVELOPED WITHIN THE SITE BY CONVERTING RESIDENTIAL DWELLING UNITS INTO HOTEL ROOMS AT THE RATE OF ONE (1) RESIDENTIAL UNIT SO CONVERTED INTO TWO (2) HOTEL ROOMS, UP TO A MAXIMUM OF 50 HOTEL ROOMS CREATED BY SUCH CONVERSION, AND ADDITIONAL RESIDENTIAL DWELLING UNITS MAY BE DEVELOPED BY CONVERTING HOTEL ROOMS INTO RESIDENTIAL DWELLING UNITS AT THE RATE OF TWO (2) HOTEL ROOMS SO CONVERTED INTO ONE (1) RESIDENTIAL DWELLING UNIT UP TO A MAXIMUM OF 25 RESIDENTIAL DWELLING UNITS CREATED BY SUCH CONVERSION.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:
l. 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 (INCLUDING, WITHOUT LIMITATION, THE DEVELOPERS OF THE COLONY PROJECT AS SET FORTH IN REZONING PET. 2015-103). THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

a. AT THE INTERSECTION OF SHARON ROAD AND COLONY ROAD (INTERSECTION #1):
- CONSTRUCT ONE EASTBOUND COLONY ROAD RIGHT-TURN LANE WITH 300 FEET OF STORAGE. (THIS MAY REQUIRE ADDITIONAL RIGHT-OF-WAY.)

b. AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD (INTERSECTION #2):
- CONSTRUCT ONE ADDITIONAL SOUTHBOUND SHARON ROAD LEFT TURN LANE. THE FINAL DESIGN OF THE SOUTHBOUND DUAL LEFT TURN LANES WILL NEED TO BE COORDINATED WITH THE EXPECTED NORTHBOUND LEFT TURN LANE FOR THE COLONY DEVELOPMENT DRIVEWAY. IT IS RECOMMENDED THE DUAL LEFT TURN LANES HAVE THE MAXIMUM AMOUNT OF STORAGE POSSIBLE (APPROXIMATELY 235 FEET) WHILE PROVIDING 200 FEET OF STORAGE FOR THE NORTHBOUND LEFT TURN LANE AT THE COLONY DRIVEWAY.

c. AT THE INTERSECTION OF CAMERON VALLEY PARKWAY AND COLTSGATE ROAD (INTERSECTION #3):
- STRIPE THE EASTBOUND COLTSGATE ROAD APPROACH TO PROVIDE ONE LEFT TURN LANE WITH 175 FEET OF STORAGE AND ONE SHARED THROUGHRIGHT LANE.

d. AT THE INTERSECTION OF FAIRVIEW ROAD AND CAMERON VALLEY PARKWAY (INTERSECTION #4):
- EXTEND THE EASTBOUND FAIRVIEW ROAD LEFT TURN LANE TO PROVIDE 275 FEET OF STORAGE.
- CONSTRUCT AN ADDITIONAL SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN LANE WITH 125 FEET OF STORAGE.
- RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN LANE AS A DROP LANE.
- RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY THROUGH AND

SHARED THROUGHRIGHT LANES AS NECESSARY.
- INSTALL LANE CONFIGURATION SIGNAGE AND MARKINGS AS NECESSARY.

o. AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 1 (INTERSECTION #5):
- INSTALL A TRAFFIC SIGNAL AND ASSOCIATED IMPROVEMENTS, THE INSTALLATION AND COST OF WHICH TO BE THE RESPONSIBILITY OF THE PETITIONER UPON APPROVAL BY THE PLANNING DIRECTOR.

1. AT THE PROPOSED INTERSECTION OF SHARON ROAD AND SITE DRIVE 2 (INTERSECTION #6):
- CONSTRUCT SITE DRIVE 2 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH SHARON ROAD.

g. AT THE PROPOSED INTERSECTION OF COLTSGATE ROAD AND SITE DRIVE 3 (INTERSECTION #7):
- CONSTRUCT SITE DRIVE 3 TO FORM A THREE-LEGGED INTERSECTION WITH COLTSGATE ROAD. ONE SHARED LANE IS RECOMMENDED ON EACH APPROACH.

h. AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 5 (INTERSECTION #9):
- CONSTRUCT SITE DRIVE 5 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH COLTSGATE ROAD. THIS IMPROVEMENT IS ONLY ALLOWED IF PETITIONER INSTALLS SITE DRIVE 5 AS PART OF ITS DEVELOPMENT OF THE REVERSION AREA UNDER SECTION 5 BELOW AND THE SAME IS APPROVED BY CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

j. INTERNAL PRIVATE STREETS CONNECTING MORRISON BOULEVARD AND SHARON ROAD TO COLTSGATE ROAD: THE PETITIONER WILL CONSTRUCT THE INTERNAL PRIVATE STREET NETWORK ILLUSTRATED ON THE REZONING PLAN. IN THIS REGARD, PETITIONER WILL CONSTRUCT PRIVATE STREETS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN, AND PRIVATE STREET 1 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDG; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

k. THE PETITIONER WILL ALSO CONSTRUCT OR CAUSE TO BE CONSTRUCTED, A PRIVATE STREET CONNECTION FROM THE SITE TO COLTSGATE ROAD AS INDICATED ON REZONING PETITION NO. 2015-059.

l. STANDARDS, PHASING AND OTHER PROVISIONS:
a. CDOT/CDOT STANDARDS ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT. 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 SOUTHPARK AREA (INCLUDING, WITHOUT LIMITATION, THE COLONY PROJECT) AS PART OF A COMBINED PROJECT OR AS PART OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. PHASING; COMPLETION OF CONNECTION TO COLTSGATE ROAD ALL TRANSPORTATION IMPROVEMENTS LISTED ABOVE, INCLUDING PRIVATE STREET 1 BETWEEN MORRISON BOULEVARD AND COLTSGATE ROAD, WILL BE COMPLETED IN CONNECTION WITH THE DEVELOPMENT OF THE SITE AND PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, EXCEPT IMPLEMENTATION OF THE TRAFFIC SIGNAL AT MORRISON BOULEVARD AND SITE DRIVE 1, WHICH WILL BE IMPLEMENTED WHEN DEEMED NECESSARY BY CDOT.

c. SUBSTANTIAL COMPLETION REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4 AND IN SECTION 4.B. ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.A. ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS) 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 AREA USES SUCH AS RETAIL, RESTAURANT, EDEE, PERSONAL SERVICES AND OFFICE USES WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY. AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS, AS SPECIFIED BY THE CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PROCESS AS ADMINISTERED BY THE CITY ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT, 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 DEPARTMENT OR GOVERNMENTAL BODY SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS, INCLUDING REASONABLE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN THIS SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN ABOVE, THEN THE PETITIONER WILL CONTACT THE PLANNING DEPARTMENT AND CDOT REGARDING AN APPROPRIATE INFRASTRUCTURE PHASING PLAN THAT APPROPRIATELY MATCHES THE PHASING OF THE DEVELOPMENT PROPOSED TO THE PUBLIC INFRASTRUCTURE MITIGATIONS. IF AFTER CONTACTING THE PLANNING DEPARTMENT AND CDOT TO DETERMINE THE APPROPRIATE INFRASTRUCTURE PHASING PLAN, DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS) 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 DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, PLANNING DIRECTOR PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDED IN THE AGGREGATE COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

f. ACCESS & STREETS ACCESS TO THE SITE WILL BE FROM SHARON ROAD, MORRISON BOULEVARD, THE PRIVATE STREET CONNECTING TO THE ADJACENT COLTSGATE SITE, FUTURE ACCESS MAY TAKE PLACE (i) TO THE POTENTIAL FUTURE STREET SHOWN TO CONNECT WITH TAX PARCEL #183-177-03 LOCATED TO THE SOUTHWEST OF THE SITE KNOWN AS THE "SHARON STATION PARCEL," AND/OR (ii) TO THE PARCEL LOCATED TO THE SOUTHWEST OF THE SITE REFERENCED AS TAX PARCEL #183-177-04. ALL AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.

g. SUBJECT TO THE OPTIONAL PROVISIONS SET FORTH ABOVE, THE PRIVATE STREETS WOULD BE DEPICTED ON THE REZONING PLAN WILL BE DESIGNED AS INDICATED ON THE REZONING PLAN.

h. THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE WILL CONSTRUCT THREE (3) PRIVATE STREETS THROUGH AND TO THE BOUNDARIES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 3 BELOW. PRIVATE STREET 1 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDG; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

i. PRIVATE STREET 1 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDG; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

j. PRIVATE STREET 2 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDG; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

k. PRIVATE STREET 3 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDG; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT. SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.

l. DRIVEWAY AND PEDESTRIAN CONNECTIONS TO THE INTERIOR STREETS DEPICTED ON THE REZONING PLAN FROM ADJOINING PROPERTIES MAY BE ALLOWED IN THE LOCATION(S) SHOWN ON THE REZONING PLAN. THE PETITIONER AND THE PARTIES SEEKING THE CONNECTION(S) ARE IN AGREEMENT ON THE LOCATION(S) AND THE TERMS OF THE CONNECTION(S).

m. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETScape CROSS-SECTIONS FOR THE DRIVEWAYS ON THE SITE, SHALL BE DETERMINED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED AND REQUIREMENTS DESCRIBED IN THIS SECTION 4.II. IS MET.

l. THE PORTION OF BUILDING AND STREETScape ALONG PRIVATE STREET 1 AT ITS INTERSECTION WITH MORRISON BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11 BELOW.

5. USE OF REVERSION AREA:
a. REFERENCE IS MADE TO THAT CERTAIN PORTION OF THE SITE DESIGNATED AS THE "REVERSION AREA" ON THE TECHNICAL DATA SHEET (THE "REVERSION AREA").

b. THE REVERSION AREA IS OWNED IN FEE SIMPLE BY THE SHARON UNITED METHODIST CHURCH, BUT UNDER CERTAIN CIRCUMSTANCES TITLE TO THE REVERSION AREA MAY REVERT TO DIFFERENT OWNERSHIP, WHICH MAY LIMIT THE USE BY THE PETITIONER OF THE REVERSION AREA FOR THE INTENDED USES OF THE REVERSION AREA. THE REZONING PLAN, INCLUDING WITHOUT LIMITATION, SHEET RZ-1 (TECHNICAL DATA SHEET) AND SHEETS RZ-3 AND 4 (CONCEPTUAL PLANS OPTION 1 AND OPTION 2, RESPECTIVELY), CONTEMPLATES AN ALTERNATIVE DEVELOPMENT BUILDINGS/STREETScape EDGE AND POSSIBLE ADDITIONAL DEVELOPMENT FOR THE PORTION OF THE SITE LOCATED ALONG MORRISON BOULEVARD, SUCH PORTION BEING HIGHLIGHTED ON SUCH RZ SHEETS.

c. IF PETITIONER IS UNABLE TO OBTAIN IN A TIMELY MANNER, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY ONLY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 1 ON SHEET RZ-3 AND AS DESCRIBED ON THE TECHNICAL DATA SHEET.

d. IF THE PETITIONER IS ABLE TO OBTAIN IN A TIMELY MANNER, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4.

e. IF THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA IN A TIMELY MANNER AS DESCRIBED ABOVE, PETITIONER MAY ALSO PROVIDE FOR A MINIMUM OF A 22 FOOT SETBACK FROM SHARON ROAD, WITHIN THE SETBACK AREA OF SHARON ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

f. IF AS DESCRIBED IN SECTION 5.E. ABOVE, THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA WITHIN A 22 FOOT SETBACK FROM SHARON ROAD, WITHIN THE SETBACK AREA OF SHARON ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED, UNLESS USE OF THE REVERSION AREA IS PERMITTED IN A TIMELY MANNER AS PROVIDED IN SECTION 5.E. IN WHICH CASE AN EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

g. ALONG THE SITES' INTERIOR PRIVATE STREETS A MINIMUM OF WHICH SHALL HAVE A BUILDING SETBACK AT GRADE OF BETWEEN 12 TO 13 FEET IN THE EVENT OF OPTION 1 (NO USE OF REVERSION AREA) AND 15 FEET IN THE EVENT OF OPTION 2 (USE OF REVERSION AREA) OR PARTIAL USE OF REVERSION AREA, WITHIN THE SETBACK AREA, SETBACKS SHALL BE PROVIDED AS FOLLOWS:
a. A MINIMUM OF A 22 FOOT SETBACK WILL BE PROVIDED ALONG SHARON ROAD, WITHIN THE SETBACK AREA OF SHARON ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

b. IF AS DESCRIBED IN SECTION 5.E. ABOVE, THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA WITHIN A 22 FOOT SETBACK FROM SHARON ROAD, WITHIN THE SETBACK AREA OF SHARON ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED, UNLESS USE OF THE REVERSION AREA IS PERMITTED IN A TIMELY MANNER AS PROVIDED IN SECTION 5.E. IN WHICH CASE AN EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

c. ALONG THE SITES' INTERIOR PRIVATE STREETS A MINIMUM OF WHICH SHALL HAVE A BUILDING SETBACK AT GRADE OF BETWEEN 12 TO 13 FEET IN THE EVENT OF OPTION 1 (NO USE OF REVERSION AREA) AND 15 FEET IN THE EVENT OF OPTION 2 (USE OF REVERSION AREA) OR PARTIAL USE OF REVERSION AREA, WITHIN THE SETBACK AREA, SETBACKS SHALL BE PROVIDED AS FOLLOWS:
a. A MINIMUM OF A 22 FOOT SETBACK WILL BE PROVIDED OR STREET TREES IN GRATES OR PLANTERS EXCEPT AS DESCRIBED AS TO THE REVERSION AREA OF PRIVATE STREET 1. SEE ALSO THE PROVISIONS OF SECTION 11 INVOLVING THE PRIVATE STREET 1 AND DESIGN FEATURES NEAR ITS INTERSECTION WITH MORRISON BOULEVARD WHICH ALLOWS BUILDING FEATURES TO CROSS OVER PRIVATE STREET 1. THE MORRISON BOULEVARD AND SITE DRIVE 1, WHICH WILL BE IMPLEMENTED WHEN DEEMED NECESSARY BY CDOT.

6. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES:
a. BUILDING MATERIALS ASSOCIATED WITH FACADES ON PARKING STRUCTURES THAT ARE GENERALLY COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND STREETScape WILL BE CREATED, TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.

b. PARKING STRUCTURES SHALL BE DESIGNED TO MATERIALLY SCREEN THE VIEW OF PARKED CARS FROM ADJACENT PUBLIC OR PRIVATE STREETS OR PUBLICLY ACCESSIBLE OPEN SPACES OR PLAZAS. SCREENING OF CARS ON THE GROUND LEVEL WILL BE ACCOMPLISHED THROUGH THE USE OF WALLS, SCREENING OF CARS PARKED ON AN EXPOSED UPPER LEVEL WILL BE ACCOMPLISHED BY A WALL, AT LEAST 36 INCHES IN HEIGHT, DESIGNED AS PART OF THE PARKING DECK STRUCTURE.

c. ALONG THE SITES' PRIVATE STREETS THE NUMBER OF CURB CUTS WILL BE LIMITED AS GENERALLY DEPICTED TO MAINTAIN A STREET LIKE CONDITION, SUBJECT TO THE OPTIONAL PROVISIONS. IN ADDITION, USES LOCATED ON THE INTERIOR OF THE SITE UNDER THE REVERSION AREA OR DEVELOPMENT CONSTRAINTS.

d. ON-SITE LOADING DOCKS AND WASTE AREAS SHALL BE SEPARATED AND/OR SCREENED FROM VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES.

e. PEDESTRIAN ACCESS AND CIRCULATION DESIGN GUIDELINES:
a. ALONG THE SITES' INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS THE BUILDINGS, PARKING AREAS AND PLAZAS AND STREETScape. THE SIDEWALKS WILL BE CONNECTED BY A NETWORK OF SIDEWALKS ALONG THE BUTTING INTERIOR AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE EIGHT (8) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITES' INTERNAL PRIVATE STREETS.

f. WALKWAYS THROUGH PLAZAS OR PUBLICLY ACCESSIBLE OPEN SPACE AREAS WILL BE APPROPRIATELY DESIGNED FOR THE INTENDED USE AND TYPE OF OPEN SPACE AREA IN WHICH THEY ARE LOCATED.

g. WHERE WALKWAYS OCCUR ALONG BUILDING WALLS, A WALKWAY WIDTH OF AT LEAST SIX (6) FEET MUST BE MAINTAINED CLEAR OF DOOR SWINGS, SHOPPING CART STORAGE, AND OTHER TRAFFIC TRASH OR SIMILAR IMPEDIMENTS.

9. OPEN SPACE:
a. THE PETITIONER WILL PROVIDE URBAN OPEN SPACE AREAS ALONG THE SITES' INTERIOR PRIVATE STREETS AND PLAZAS AS GENERALLY DEPICTED ON THE REZONING PLAN BUT SUBJECT TO MINOR ADJUSTMENTS NEEDED TO ACCOMMODATE BUILDING AND PARKING IMPROVEMENTS. THESE OPEN SPACE AREAS WILL BE CONTAIN LANDSCAPING, SEATING AREAS AND HANGAR/ELEMENTS.

10. GENERAL DESIGN GUIDELINES:
a. GENERAL CONSIDERATIONS:
i. BUILDINGS WILL BE ORIENTED TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE.
ii. BUILDINGS WILL BE ORIENTED IN A WAY TO DEFINE PUBLIC OPEN SPACE AREAS.

iii. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.

iv. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.

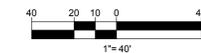
v. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PARTIES WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

vi. ARCHITECTURAL ELEVATIONS, THE ATTACHED ELEVATIONS ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE IN CONNECTION WITH THE PERMITTED USES OF THE SITE ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING(S) THAT WILL BE CONSTRUCTED IN CONNECTION WITH THE PROPOSED USES. IT BEING UNDERSTOOD THAT THE ACTUAL BUILDING(S) SO CONSTRUCTED IN CONNECTION WITH THE SUCH PROPOSED USES MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPT AND INTENT SHOWN IS MAINTAINED.

c. FACADE COMPOSITION:
i. THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED



OPTION 1



BOHLER ENGINEERING

STATE LICENSES: ARCHITECTURE, CIVIL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, SURVEYING, TRANSPORTATION ENGINEERING

LAND SURVEYING PROGRAM MANAGERS TRANSPORTATION SERVICES
SUSTAINABLE DESIGN PROGRAM MANAGERS PERMITTING SERVICES

WARREN, NJ
NEW YORK, NY
BOSTON, MA
NEW YORK, NY
LEHIGH VALLEY, PA
SOUTH WESTERN, PA
RICHMOND, VA
CHARLOTTE, NC
RALEIGH, NC

MEMBER OF THE BOHLER GROUP OF COMPANIES

REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	
3	01/15/16	REVISION #3	SRF	
4	02/17/16	REVISION #4	SRF	

RULEJOYTRAMMELL RUBIO
Architecture Interior Design

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX0

PROJECT: _____
FOR _____
CK Childress Klein
LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 1

SHEET TITLE:
SCHEMATIC
SITE PLAN

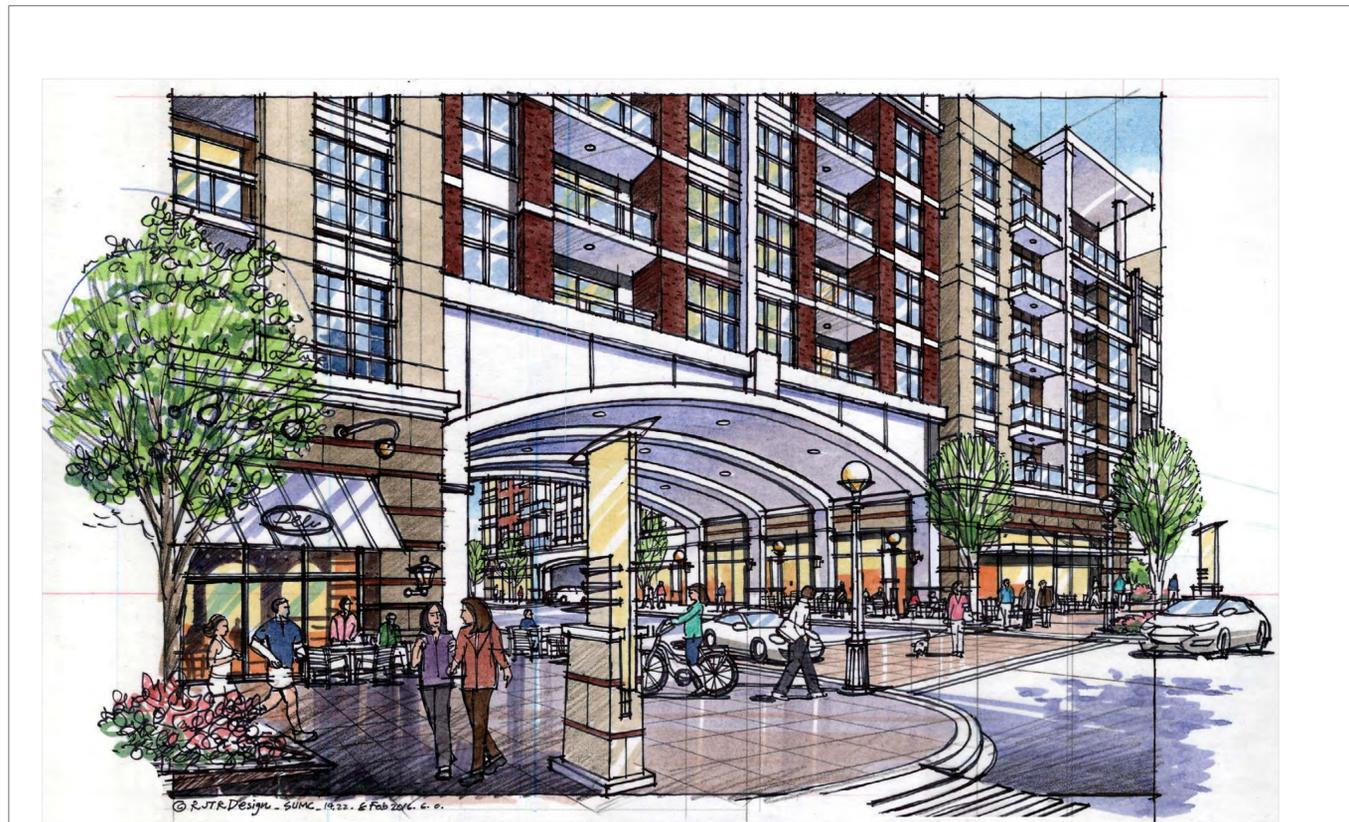
SHEET NUMBER:
RZ-3



OPTION 1 NO USE OF REVERSION AREA

RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

NOTE: THE ARCHITECTURAL BUILDING ELEVATIONS DEPICTED ARE SCHEMATIC ILLUSTRATIONS ONLY AND INTENDED TO CONVEY A THEMATIC DESIGN CONTEXT AND MASSING STUDY. THESE ILLUSTRATIONS ARE NOT MEANT TO CONVEY FINAL DETAILED ARCHITECTURAL DESIGN FOR THE PROJECT.



RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

OPTION 2 USE OF REVERSION AREA

BOHLER ENGINEERING

STATE OF NORTH CAROLINA
 LAND SURVEYING • CIVIL ENGINEERING • TRANSPORTATION ARCHITECTURE
 SUSTAINABLE DESIGN • PROGRAM MANAGEMENT • PERMITTING SERVICES

WARREN, NJ • NEW YORK
 NEW YORK METRO • BOSTON, MA
 LEHIGH VALLEY, PA • PITTSBURGH, PA
 SOUTH WESTERN, VA • CHARLOTTE, NC

MEMBER OF THE BOHLER GROUP

REVISIONS			
REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF

RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

PROJECT No.: NOC152045
 DRAWN BY: SRF
 CHECKED BY: JG
 DATE: 8/17/15
 SCALE: AS NOTED
 CAD I.D.: EX0

PROJECT:

FOR

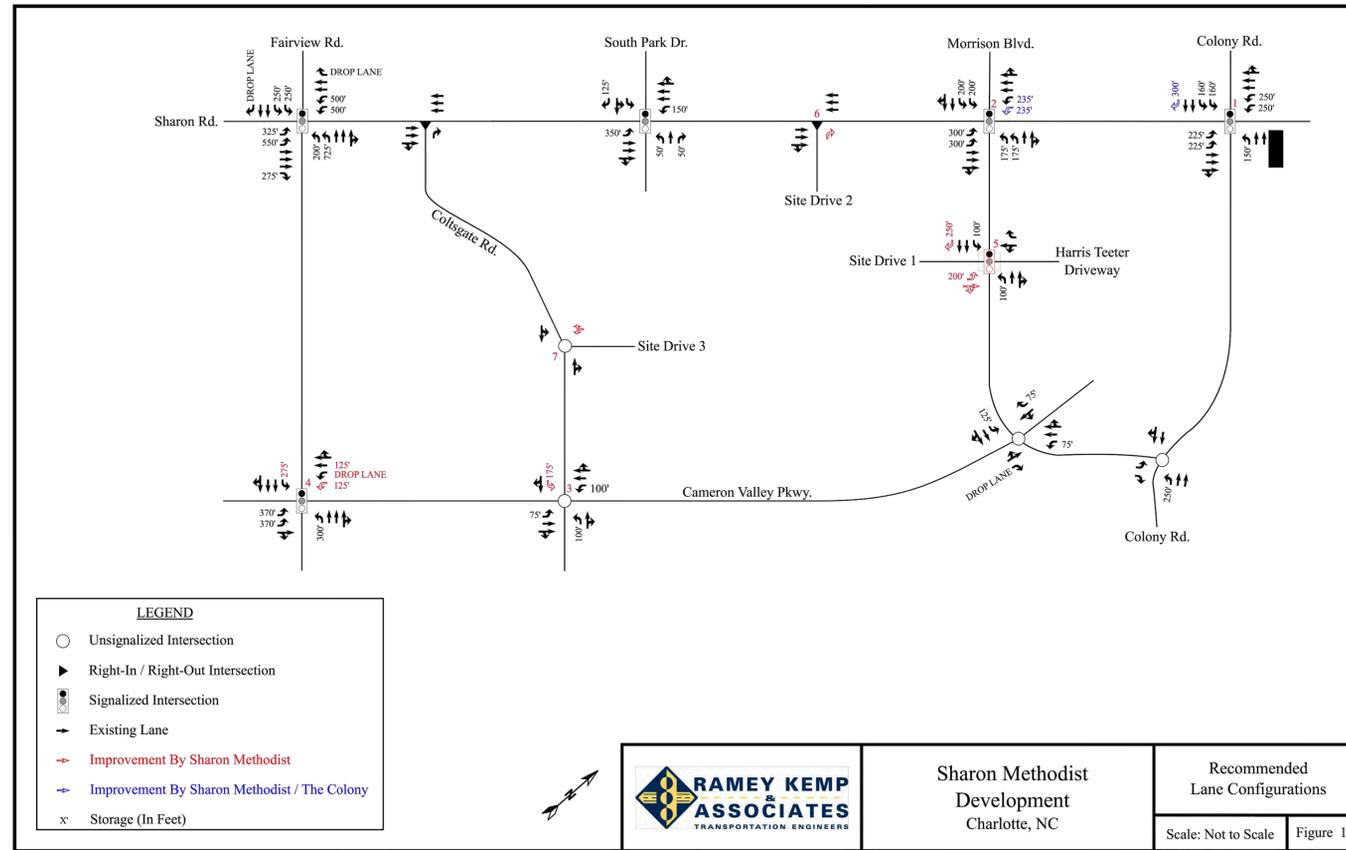
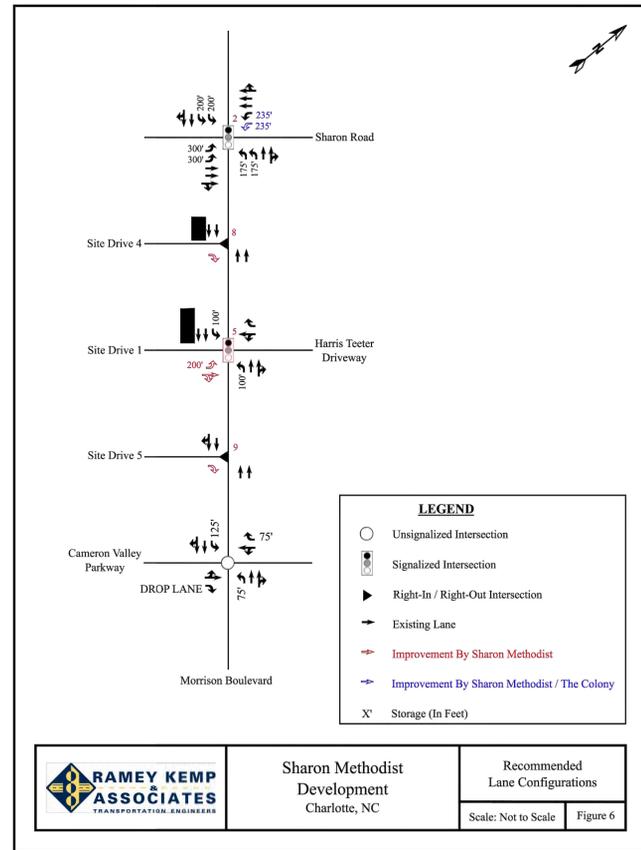
CK Childress Klein

LOCATION OF SITE
 4411 SHARON ROAD
 CHARLOTTE, NC

REZONING PLAN
 PETITION
 #2015-58
 OPTION 1 & 2

SHEET TITLE:
 CONCEPTUAL
 ARCHITECTURAL
 RENDERINGS

SHEET NUMBER:
RZ-5



BOHLER ENGINEERING

SITE PLANNING, ARCHITECTURE, INTERIOR ARCHITECTURE
 LAND SURVEYING, PROGRAM MANAGER, TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN, PERMITTING SERVICES

WARREN, NJ
 NEW YORK
 BOSTON, MA
 NEW YORK, NY
 LEHIGH VALLEY, PA
 SOUTH WESTON, VA
 RALEIGH, NC

BALTIMORE, MD
 CHARLOTTE, NC
 CENTRAL VIRGINIA
 NORTHERN VIRGINIA
 RICHMOND, VA
 WASHINGTON, DC

PROJECT NO.: NOC152045
 DRAWN BY: DRAFTER
 CHECKED BY: ENGINEER
 DATE: DATE
 SCALE: AS NOTED
 CAD I.D.: CAD-ID

REVISIONS

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF



PROJECT: _____

FOR: _____

CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

**REZONING PLAN
PETITION
#2015-58**

SHEET TITLE:
**TRANSPORTATION
IMPROVEMENTS**

SHEET NUMBER:
RZ-7