

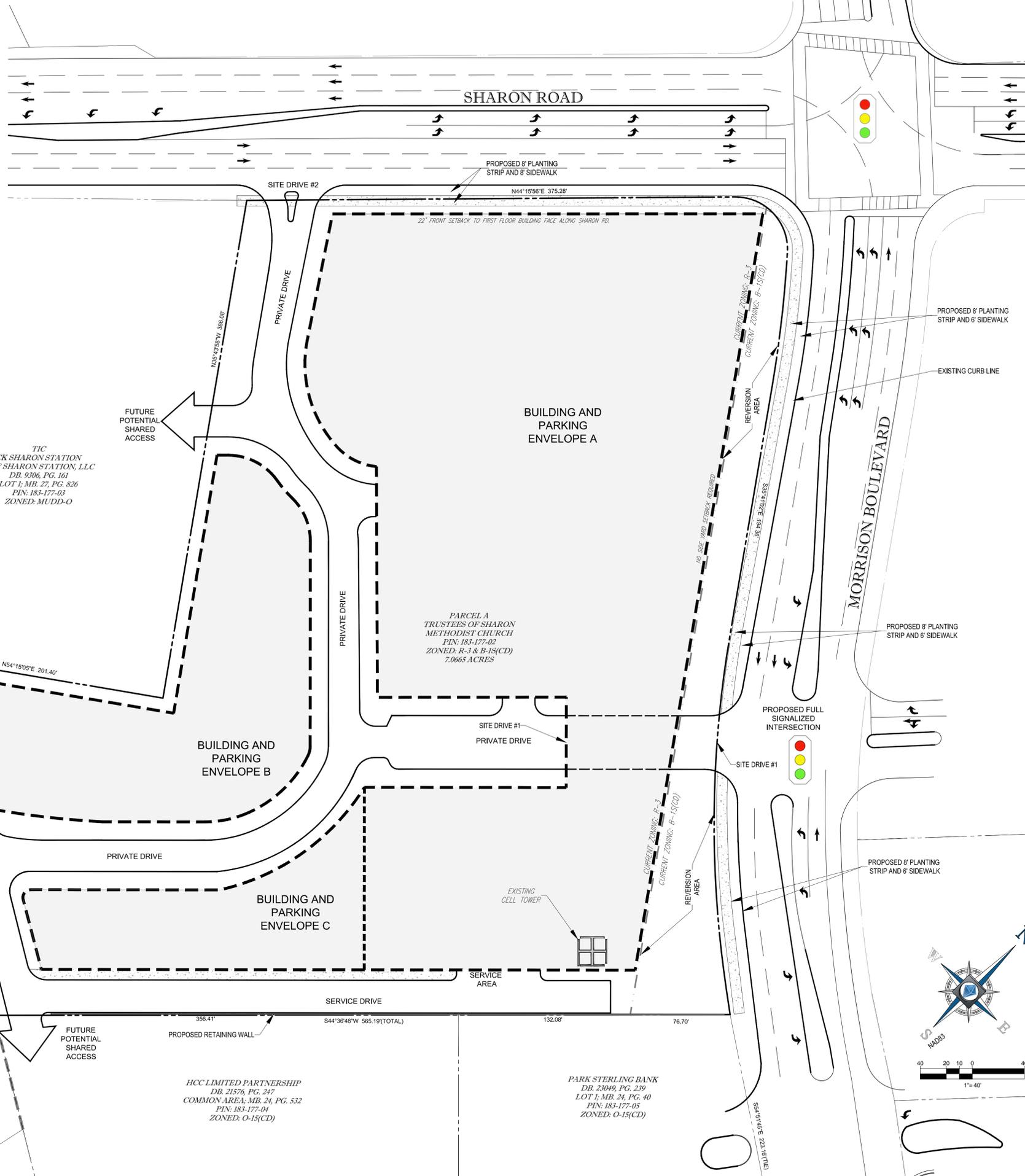


LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'

REZONING PETITION NO. 2015-058

SITE DEVELOPMENT DATA:

- ACREAGE: ± 7.10 ACRES
- TAX PARCEL #: 183-177-02
- EXISTING ZONING: R-3 AND B-1SCD
- 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 BELOW IN SECTION 3).
- 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 OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES; (II) HOTEL USES FOR UP TO 175 ROOMS; (III) UP TO 450 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (IV) INDOOR RECREATION USES OF 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.



A. ALEXANDER PORTER,
 SARAH PORTER BOEHLER & OTHERS
 DR. 10613, PG. 761
 LOT 2, MB. 29, PG. 703
 PIN: 183-131-06
 ZONED: MUDD-O

PARCEL C
 SILVER FOX FARM, LLC
 PIN: 183-131-10
 ZONED: R-3
 0.6218 ACRES

PARCEL B
 BISSELL COLTSGATE, LLC
 PIN: 183-131-08
 ZONED: R-3
 0.8913 ACRES

ROBERT D. AND
 CATHERINE N. POTTER
 DR. 2142, PG. 279
 LOT 7 & PART OF LOT 6,
 BLOCK 2, MB. 7, PG. 795
 PIN: 183-131-03
 ZONED: R-3

TTC
 CK SHARON STATION
 WCF SHARON STATION, LLC
 DR. 9306, PG. 161
 LOT 1, MB. 27, PG. 826
 PIN: 183-177-03
 ZONED: MUDD-O

PARCEL A
 TRUSTEES OF SHARON
 METHODIST CHURCH
 PIN: 183-177-02
 ZONED: R-3 & B-1S(CD)
 7.0665 ACRES

HCC LIMITED PARTNERSHIP
 DR. 21576, PG. 247
 COMMON AREA, MB. 24, PG. 532
 PIN: 183-177-04
 ZONED: O-15(CD)

PARK STERLING BANK
 DR. 23049, PG. 239
 LOT 1, MB. 24, PG. 40
 PIN: 183-177-05
 ZONED: O-15(CD)

BOHLER ENGINEERING

1000 W. WILSON ST., SUITE 200, CHARLOTTE, NC 28202
 TEL: 704.375.1100 FAX: 704.375.1101
 WWW.BOHLERENGINEERING.COM

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

WARREN, NJ
 NEW YORK, NY
 BOSTON, MA
 NEW YORK, NY
 LEHIGH VALLEY, PA
 SOUTH AUSTIN, TX
 BALAHEIGH, NC

REVISIONS				
REV	DATE	COMMENT	REVISION #1	BY
1	10/13/15			SRF
2	12/18/15			JRP

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

FOR

LOCATION OF SITE
 4411 SHARON ROAD
 CHARLOTTE, NC

REZONING PLAN
 PETITION
 #2015-58
 OPTION 1

SHEET TITLE:
**TECHNICAL
 DATA
 SHEET**

SHEET NUMBER:
RZ-1

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

SITE DEVELOPMENT DATA:
-**ACREAGE:** ± 7.10 ACRES
-**TAX PARCEL #:** 183-177-02
-**EXISTING ZONING:** R-3 AND B-1SCD
-**PROPOSED ZONING:** MUDO-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).
-**MAXIMUM DEVELOPMENT LEVELS:** IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT (IDEES), PERSONAL SERVICES AND OTHER COMMERCIAL USES; (II) HOTEL USES UP TO 175 ROOMS; (III) UP TO 450 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (IV) INDOOR RECREATION USES OF 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, RZ-3, RZ-4 AND RZ-6 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 DISTRICT/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 MUDD-O ZONING CLASSIFICATION SHALL APPLY TO 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT 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:
(i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DEVELOPMENT AREAS (AS DEFINED BELOW), STREET DIMENSIONS AND THE LIKE AS LONG AS THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN; OR
(ii) MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USES NO CLOSER THAN THE EXTERNAL BUILDING LINE (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS, IF APPLICABLE) INDICATED ON SHEET RZ-1; OR
(iii) 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; OR
(iv) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5 REGARDING THE BUILDING LOCATION AND STREETScape ELEMENTS ALONG MORRISON BOULEVARD AND TO A LESSER EXTENT SHARON ROAD RESULTING FROM POSSIBLE USE OF THE "REVERSION AREA" AS DESCRIBED IN SECTION 5 BELOW.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDMENT 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 APPLICABLE RIGHTS SET FORTH IN THE ORDINANCE.

d. 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 BE CONSIDERED AN INHERENT PART OF THE DEVELOPMENT AND 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.
e. 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. USES AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE REZONING PLAN FOR THE ADJACENT COLTSGATE SITE, AS SUCH SIDE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR 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 OWNER(S) OF THE SITE AND THE ADJACENT COLTSGATE SITE SHALL HAVE THE RIGHT TO SUBDIVIDE THE PORTIONS OF ALL 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, PUBLIC 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 ANY DEVELOPMENT LIMITATION SET FORTH IN SECTION 2 BELOW AS TO THE SITE AND IN THE APPLICABLE CONDITIONAL ZONING PLAN AS TO THE ADJACENT COLTSGATE SITE, TAKEN 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 THIS DEVELOPMENT AND REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES 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. 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) AND SHALL INCLUDE ONLY THE GROSS FLOOR AREA OF THE BUILDING OR OTHER AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL (SEE ALSO SECTION 2.P. BELOW).

h. 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 MAY ALSO SELL PRODUCTS OR MERCHANDISE BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND FITNESS STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, 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 LINES OF PARKING DECKS ON PORTIONS OF THE SITE ON AN INTERIM BASIS MAY BE ALLOWED PROVIDED THAT SUCH SURFACE PARKING AREAS MEET ALL REQUIRED MINIMUM SETBACKS, STREETScape AND SCREENING REQUIREMENTS.
b. DETACHED SIGNS ON SHARON & MORRISON. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ALONG SHARON ROAD AND MORRISON BOULEVARD, GROUND MOUNTED SIGNS UP TO 15 FEET IN HEIGHT AND CONTAINING UP TO 150 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 DETACHED SIGNS MAY BE UP TO FIVE (5) FEET HIGH AND CONTAIN UP TO 36 SQUARE FEET OF SIGN AREA.

c. WALL SIGNS ON SHARON & MORRISON. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER 10% OF THE WALL AREA, OF WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE SIGN AREA OF THESE ALLOWED WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED. IN ADDITION TO THE FOREGOING SIGNS, GROUND MOUNTED SIGNS BEYOND THE SCALE OF THE COLONY IN THE REZONING PLAN, TO ALLOW ADDITIONAL WALL SIGNS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO AN ADDITIONAL 300 SQUARE FEET (BEYOND THE 200 SF AS ALLOWED BY ORDINANCE) OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE. SIGNAGE BEYOND THESE LIMITATIONS SHALL BE LIMITED TO ONE LETTER OR MULTIPLE SIGNS SUBJECT TO THE STATED SIZE LIMITATION OF 300 CUMULATIVE SQUARE FEET OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE.

d. SIGNS ON INTERIOR STREETS GENERALLY. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW DETACHED, GROUND MOUNTED SIGNS, TENANT IDENTIFICATION WALL SIGNS LOCATED ALONG THE INTERIOR STREETS ON THE SITE IN EXCESS OF THE SIGNAGE REGULATIONS PROVIDED FOR IN THE MUDD ZONING CLASSIFICATION.

e. DIGITAL SIGNS ON SHARON & MORRISON. TO ALLOW PERMITTED WALL AND DETACHED SIGNS ON SHARON ROAD AND MORRISON BOULEVARD AS WELL AS EACH OF THEM TO HAVE PORTIONS OF THE SIGNS 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 20 SQUARE FEET OF SIGN AREA. THE DIGITAL WALL SIGNS ALONG THE BUILDING WALLS OF SHARON ROAD AND MORRISON BOULEVARD WILL BE LIMITED TO A MAXIMUM CUMULATIVE SIGN FACE AREA OF 300 SQUARE FEET OF SIGN AREA AND DIGITAL PORTIONS OF THE INDIVIDUAL SIGNS CANNOT EXCEED THE SIZE LIMITATIONS DESCRIBED ABOVE IN 2.C.

f. DIGITAL SIGNS ON INTERIOR STREETS. TO ALLOW PERMITTED SIGNS ALONG THE INTERIOR STREETS ON THE SITE TO BE DIGITAL SIGNS OR HAVE PORTIONS OF THE SIGNS INCLUDE DIGITAL COMPONENTS, PROVIDED, HOWEVER, THE DIGITAL SIGNS ALONG THE INTERIOR STREETS ON THE SITE THAT HAVE GROUND MOUNTED SIGNS SHALL BE LIMITED, IN THE AGGREGATE, TO 20 SQUARE FEET OF SIGN AREA. THE DIGITAL WALL SIGNS ALONG THE BUILDING WALLS ON THE INTERIOR OF THE SITE WILL BE LIMITED TO A MAXIMUM CUMULATIVE SIGN FACE AREA OF 300 SQUARE FEET OF SIGN AREA.

g. PROJECTING SIGNS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW PROJECTING SIGNS ON SHARON ROAD AND MORRISON BOULEVARD WITH UP TO 100 SQUARE FEET OF SIGN AREA AND WITH A MAXIMUM HEIGHT OF SEVEN (7) FEET. A TOTAL OF FOUR (4) PRIMARY TEMPORARY PLANNED DEVELOPMENT SIGNS AND/OR BANNERS MAY BE INSTALLED ALONG THE SITE GENERALLY LOCATED ALONG SHARON ROAD AND MORRISON BOULEVARD (AN INCREASE OF THREE (3) FEET ABOVE THE ORDINANCE REQUIREMENTS).

h. SPECIAL EVENT SIGNS & BANNERS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW SPECIAL EVENT SIGNS AND BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD AS WELL AS EACH OF THE INTERIOR STREETS ON THE SITE. SUCH BANNERS WILL BE ATTRACTIVE, WELL-DESIGNED PROFESSIONALLY FABRICATED BANNERS MADE OF FABRIC OR PLASTIC OF ANY TYPE, PAPER BANNERS WILL NOT BE ALLOWED, AND NO MORE THAN TWO (2) BANNERS WILL BE ALLOWED AT A TIME ON THE SITE (AN INCREASE OF FIVE (5) FEET ABOVE THE ORDINANCE REQUIREMENTS).

i. TEMPORARY PLANNED DEVELOPMENT SIGNS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW TEMPORARY PLANNED DEVELOPMENT SIGNS AND/OR BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO 100 SQUARE FEET OF SIGN AREA AND WITH A MAXIMUM HEIGHT OF SEVEN (7) FEET. A TOTAL OF FOUR (4) PRIMARY TEMPORARY PLANNED DEVELOPMENT SIGNS AND/OR BANNERS MAY BE INSTALLED ALONG THE SITE GENERALLY LOCATED ALONG SHARON ROAD AND MORRISON BOULEVARD (AN INCREASE OF THREE (3) FEET ABOVE THE ORDINANCE REQUIREMENTS).

j. 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 AND/OR THE ADJACENT COLTSGATE SITE. SUCH A PACKAGE MAY INCLUDE MODIFICATIONS TO THE SIGNAGE PERMITTED IN SECTION 2 AND OTHERWISE IN THIS REZONING PLAN PROVIDED THAT ANY SUCH MODIFICATIONS BY THE PLANNING DIRECTOR AS PART OF SUCH A MASTER SIGNAGE PACKAGE SHALL BE GENERALLY IN KEEPING WITH THE OVERALL REQUIREMENTS AND PROVISIONS OF THIS SECTION 2 AND THE REZONING PLAN.

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.

k. RECESSED DOORS. NOT TO REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF BUILDINGS WHEN THE ABUTTING SIDEWALK WIDTH IS GREATER THAN 12 FEET OR WHEN STREET TREES ARE LOCATED IN TREE GRATES IN AN AMENITY ZONE.

l. BIKE PARKING. TO ALLOW REQUIRED LONG TERM BIKE PARKING SPACES FOR THE USES LOCATED ON THE SITE TO BE LOCATED WITHIN THE PARKING DECKS CONSTRUCTED ON THE SITE.

m. 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 USE IS LOCATED.

n. PARKING ON ONE SIDE OF STREET. TO ALLOW PARKING TO BE LOCATED ONLY ON ONE SIDE OF THE PRIVATE STREETS LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

o. PRIVATE STREET CROSS-SECTION. TO ALLOW THE PRIVATE STREETS CONSTRUCTED ON THE SITE TO BE CONSTRUCTED AS PER THE CROSS-SECTIONS (S) SHOWN ON THE REZONING PLAN.

p. GROSS FLOOR AREA. TO ALLOW THE DEFINITION OF "GROSS FLOOR AREA" OR "GSA" SET FORTH BELOW TO BE USED AND APPLIED IN THE REZONING PLAN AND SHEETS RZ-1 THROUGH RZ-6.

q. 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 ON THE SITE, ON THE ADJACENT COLTSGATE SITE OR ON THE ROOF OF THE BUILDING(S), PROVIDED THAT THE HEIGHT OF THE EXISTING AND RELOCATED CELL TOWER SHALL NOT EXCEED THE HEIGHT OF THE EXISTING CELL TOWER AS MEASURED FROM THE GROUND. IF THE CELL TOWER IS SO RELOCATED, THE ADJACENT BUILDING GENERALLY DEPICTED ON THE REZONING PLAN MAY BE LOCATED CLOSER TO THE EASTERN BOUNDARY LINE (BUT WITHIN THE EXTERNAL BUILDING LINE IN THIS CASE) THAN THE ADJACENT BUILDING GENERALLY DEPICTED AS OPTION 2 OR SHEET RZ-4, THEN PETITIONER MAY PROCEED WITH DEVELOPMENT IN THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4.

r. REVERSION AREA. TO THE EXTENT REQUIRED TO PRESERVE THE RIGHTS SO NOTED, AN OPTIONAL PROVISION SHALL APPLY 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.

3. 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, LIMITATIONS, AND TRANSFER/CONVERSION RIGHTS LISTED BELOW, DEVELOPMENT CONSTRUCTED ON THE SITE MAY BE DEVELOPED (I) WITH UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA OF USES SUCH AS RETAIL RESTAURANT (EATING, DRINKING AND ENTERTAINMENT) ESTABLISHMENTS, EDEE, PERSONAL SERVICES AND THE USES AS PERMITTED BY THE REZONING PLAN AND OTHERWISE IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN; (II) WITH UP TO 175 ROOMS; (III) UP TO 450 RESIDENTIAL DWELLING UNITS; (IV) INDOOR RECREATION USES OF UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (V) RELIGIOUS INSTITUTION USES OF UP TO 750 SEATS, TOGETHER WITH ALL ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE MUDD-O ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, CELL TOWERS).

c. SUBJECT TO AND IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS SET FORTH BELOW, THE TOTAL SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO OFFICE USES AND OTHER COMMERCIAL USES SUCH AS RETAIL RESTAURANT 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 20,000 SQUARE FEET OF GROSS FLOOR AREA;
(II) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA FOR NON-OFFICE COMMERCIAL USES SUCH AS RETAIL RESTAURANT AND PERSONAL SERVICES USES SHALL NOT EXCEED 150,000 SQUARE FEET OF GROSS FLOOR AREA; AND
(III) OFFICE USES MAY EXCEED THE LIMITATIONS DESCRIBED IN ITEM (I) ABOVE AND NON-OFFICE COMMERCIAL USES MAY EXCEED THE LIMITATIONS DESCRIBED IN ITEM (II) ABOVE UP TO AN AMOUNT NOT TO EXCEED 15% OF THE STATED AMOUNTS BY CONVERSION INTO NON-OFFICE COMMERCIAL USES SUCH AS RETAIL RESTAURANT (EATING, DRINKING AND ENTERTAINMENT) AND PERSONAL SERVICES. THE RATIO OF 1.0 FOOT OF GROSS FLOOR AREA OF OFFICE USES FOR EVERY 1.0 FOOT OF GROSS FLOOR AREA OF SUCH NON-OFFICE USES IS TO BE MAINTAINED THROUGHOUT THE USE OF LANDSCAPING AND ALL SUCH CONVERSIONS DESCRIBED ABOVE AND BELOW IN THIS SECTION. THE TOTAL AGGREGATE AMOUNT OF ALL SUCH OFFICE AND NON-OFFICE COMMERCIAL 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.

e. IF LESS THAN 15 HOTEL ROOMS ARE CONSTRUCTED WITHIN THE SITE, THEN SUBJECT TO TAKING INTO ACCOUNT THE NUMBER OF HOTEL ROOMS CONVERTED TO RESIDENTIAL DWELLING UNITS AS DESCRIBED ABOVE IN SUBSECTION 3.D, THE PERMISSIBLE GROSS FLOOR AREA OF COMMERCIAL/OFFICE USES DESCRIBED IN SUBSECTION 3.B. ABOVE MAY BE INCREASED AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR EACH HOTEL ROOM NOT CONSTRUCTED UP TO A MAXIMUM INCREASED GROSS FLOOR AREA OF 25,000 SQUARE FEET, PROVIDED, HOWEVER, AFTER ALL SUCH CONVERSIONS DESCRIBED ABOVE IN THIS SECTION, THE TOTAL AGGREGATE

AMOUNT OF ALL SUCH OFFICE AND NON-OFFICE COMMERCIAL USES SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

1. 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 SCALE OF THE COLONY PROJECT AS SET FORTH IN REZONING PET 2015-131), 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 17 IN THE SHARON METROPOLITAN TRAFFIC IMPACT STUDY DATED JUNE 19TH, 2015 AND ON FIGURE 6 IN THE MORRISON BOULEVARD PROPOSED DRIVEWAYS TECHNICAL MEMORANDUM DATED NOVEMBER 19, 2015. THESE IMPROVEMENTS ARE ILLUSTRATED ON SHEET RZ-6 OF THE REZONING PLAN, FIGURE 17 AND FIGURE 6 AS ATTACHED AS SHEET RZ-6 OF THE REZONING PLAN.

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 LANE WILL NEED TO BE COORDINATED WITH THE EXPECTED NORTHBOUND LEFT TURN LANE FOR THE COLONY DEVELOPMENT DRIVEWAY. IT IS RECOMMENDED THE DUAL LEFT TURN LANE HAVE THE MAXIMUM AMOUNT OF STORAGE POSSIBLE (APPROXIMATELY 235 FEET) WHILE THE REMAINING 20 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):
STRIP THE EASTBOUND COLTSGATE ROAD APPROACH TO PROVIDE ONE LEFT TURN LANE WITH 175 FEET OF STORAGE AND ONE SHARED THROUGH-RIGHT 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 THROUGH-RIGHT LANES AS NECESSARY.
INSTALL LANE CONFIGURATION SIGNAGE AND MARKINGS AS NECESSARY.

e. AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 1 (INTERSECTION #5):
INSTALL A TRAFFIC SIGNAL.
CONSTRUCT AN EASTBOUND MORRISON BOULEVARD RIGHT TURN LANE BEHIND THE SHARON CHURCH. (NOTE: THIS IS NOT REQUIRED BY CDOT AND WILL NOT BE DONE).

f. 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 4 (INTERSECTION #8):
CONSTRUCT SITE DRIVE 4 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH MORRISON BOULEVARD.
SET FORTH BEHIND THE EASTBOUND MORRISON BOULEVARD RIGHT TURN LANE AT SITE DRIVE 4 WOULD EXTEND THROUGH THIS INTERSECTION AS A SHARED THROUGH-RIGHT LANE.

i. 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 MORRISON BOULEVARD.

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.
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. 2015-058.

k. SHARON UNITED METHODIST CHURCH AND THE COLONY SHARED IMPROVEMENTS:
IN THE EVENT THAT THE PETITION NO. 2015-058 AND THE COLONY PETITION ARE APPROVED AND BOTH DEVELOPMENTS OCCUR SUBSTANTIALLY WITHIN REASONABLE PROXIMITY ONE TO PLACE AT THE TIME THE SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO BE SHARED BY BOTH DEVELOPMENTS, IMPROVEMENTS LISTED IN SECTION 4.A - B. ABOVE ARE TO BE SHARED IN THIS SCENARIO.
THE PETITIONER WILL WORK WITH THE PETITIONER OF THE COLONY DEVELOPMENT TO ESTABLISH AND FUND AN ESCROW ACCOUNT TO ALLOW THE SHARED IMPROVEMENTS LISTED ABOVE TO BE COMPLETED BY EITHER PARTY BASED ON THE TIMING OF THE RESPECTIVE DEVELOPMENTS. THE ESCROW ACCOUNT WILL ALLOW EITHER PETITIONER TO COMPLETE THESE SHARED IMPROVEMENTS BY UTILIZING THE FUNDS ESTABLISHED IN THE ESCROW ACCOUNT.

II. STANDARDS, PHASING AND OTHER PROVISIONS.
a. CDOT/CDOTD 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 COOPERATION WITH OTHER DEVELOPMENT OR ROADWAY PROJECT TAKING PLACE WITHIN THE SOUTHPARK AREA (INCLUDING, WITHOUT LIMITATION, THE COLONY PROJECT AS DESCRIBED ABOVE), BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

b. PHASING. THE IMPROVEMENTS LISTED ABOVE WILL BE COMPLETED IN CONJUNCTION WITH THE DEVELOPMENT OF THE SITE.]

c. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR PLAZAS AND STREETScape WILL BE CREATING AND TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.

d. PARKING STRUCTURES SHALL BE DESIGNED TO MATERIALLY SCREEN THE VIEW OF PARKED CARS OR ADJACENT PUBLIC OR PRIVATE STREETS OR PUBLICLY ACCESSIBLE OPEN SPACES OR PLAZAS. SCREENING OF CARS ON THE GROUND LEVEL WILL BE 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.

e. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC 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, AS SPECIFIED BY THE CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PROCESS AS ADMINISTERED BY THE CITY OF CHARLOTTE'S ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT, THE PETITIONER IS UNABLE TO ACQUIRE ANY ADDITIONAL RIGHT OF WAY NECESSARY TO COMPLETE THE ACQUISITION OF LANDS 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 ACQUISITION OF ANY SUCH LAND, IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION 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 OR 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. 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 THE EVENT THAT SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

III. ACCESS & STREETS.
a. 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 #183-177-02 LOCATED TO THE SOUTHWEST OF THE SITE KNOWN AS THE "SHARON STREET" AND (II) TO THE POTENTIAL FUTURE STREET SHOWN TO CONNECT WITH 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.
b. SUBJECT TO THE OPTIONAL PROVISIONS SET FORTH ABOVE, THE PRIVATE STREETS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE DESIGNED AS INDICATED ON THE REZONING PLAN.

c. THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE WILL CONSTRUCT THREE (3) PRIVATE STREETS THROUGH AND TO THE PORTIONS OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 6 REGARDING USE OF THE REVERSION AREA. ADDITIONAL DRIVEWAYS MAY BE INSTALLED TO POSSIBLY CONNECT TO MORRISON BOULEVARD AS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ON EACH PRIVATE STREET. THE PUBLIC ACCESS EASEMENT WILL PROHIBIT THE PRIVATE STREETS FROM BEING CLOSED OR TIED OFF, REQUIRE THAT THE PRIVATE STREETS BE KEPT OPEN TO ALLOW THE PUBLIC TO USE THE STREET FOR INGRESS AND EGRESS (THE PETITIONER MAY FROM TIME TO TIME TEMPORARILY CLOSE THESE INTERNAL PRIVATE STREETS FOR SPECIAL EVENTS AS WELL AS REPAIRS). THE PUBLIC ACCESS EASEMENT WILL BE DOCUMENTED ON APPLICABLE APPROVED BUILDING PERMIT PLANS WHICH WILL INCLUDE A PROVISION STATING THAT THE EASEMENT CAN BE MODIFIED AS PERMITTED HEREIN. THIS PROVISION AND PROVISIONS TO BE INCLUDED ON THE BUILDING PLANS ARE NOT INTENDED TO CREATE PRIVATE EASEMENTS RIGHTS THAT MAY BE ENFORCED BY INDIVIDUAL LAND OWNERS, BUT RATHER ARE INTENDED TO COMPLY WITH DESIRE OF THE CITY TO HAVE A PRIVATE STREET OPEN TO THE PUBLIC USING SHARON ROAD, MORRISON BOULEVARD AND THE ADJACENT COLTSGATE SITE.

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

e. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETScape CROSS-SECTIONS FOR THE PUBLIC USES, INCLUDING MATERIALS, THE ROOT LINE, AND BUILDING FOOTPRINTS, THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED AND REQUIREMENTS DESCRIBED IN THIS SECTION 4.II IS MET.

f. THE PRIVATE STREET ACCESS TO MORRISON BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 OR SHEET RZ-4, THEN PETITIONER MAY PROCEED WITH DEVELOPMENT IN THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4.

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 (SEE SHEET RZ-4).
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 DEVELOPMENT. AS A RESULT, THE REZONING PLAN LIMITS THE USE OF THE REVERSION AREA TO THE USES SET FORTH IN SECTIONS 2, 3 AND 4 (CONCEPTUAL PLANS OPTION 1 AND OPTION 2, RESPECTIVELY), CONTEMPLATES AN ALTERNATIVE DEVELOPMENT BUILDINGS/STREETScape EDGE AND POSSIBLE ADDITIONAL DRIVEWAYS 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, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE INTENDED DEVELOPMENT, THEN PETITIONER MAY OBTAIN THE PORTION OF THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 1 ON SHEET RZ-3 AND AS DESCRIBED ON THE TECHNICAL DATA SHEET.

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

f. FURTHERMORE, IF PETITIONER IS UNABLE TO PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA, IT IS UNDERSTOOD THAT THE ELEVATION OF THE PARKING FACILITY PORTION OF THE BUILDING ALONG MORRISON BOULEVARD AND THE OTHER USES DERIVED FROM THE FACADE AND FENESTRATION REQUIREMENTS SET FORTH IN THIS REZONING PLAN AS THE SAME MAY BE NEEDED IN ORDER TO ALLOW SUCH PORTION OF THE BUILDING TO COMPLY WITH BUILDING CODE AND SIMILAR REGULATIONS.]

6. SETBACKS.
a. ALONG THE SITE'S INTERIOR PRIVATE STREETS A MINIMUM OF A 15 FOOT BUILDING SETBACK WILL BE PROVIDED AS MEASURED FROM THE BACK OF CURB. WITHIN THIS SETBACK AREA AN EIGHT (8) FOOT SIDEWALK WITH EITHER AN EIGHT (8) FOOT FOOTPRINT STRIP WITH STREET TREES WILL BE PROVIDED OR STREET TREES IN GRATES OR PLANTERS.
b. BALCONIES LOCATED ABOVE THE FIRST FLOOR OF THE BUILDING(S) ALONG SHARON ROAD MAY ENCRUSH UP TO TWO (2) FEET INTO THE SETBACK.

7. 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 AND TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.
b. PARKING STRUCTURES SHALL BE DESIGNED TO MATERIALLY SCREEN THE VIEW OF PARKED CARS OR ADJACENT PUBLIC OR PRIVATE STREETS OR PUBLICLY ACCESSIBLE OPEN SPACES OR PLAZAS. SCREENING OF CARS ON THE GROUND LEVEL WILL BE REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEE



OPTION 1



BOHLER ENGINEERING

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

WARREN, NJ
 NEW YORK, NY
 BOSTON, MA
 NEW YORK, NY
 LEHIGH VALLEY, PA
 SOUTH WESTERN, VA
 BALTIMORE, MD
 WASHINGTON, DC
 CENTRAL VIRGINIA
 RALEIGH, NC

REVISIONS				
REV	DATE	COMMENT	BY	SRF
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	

RULE JOY TRAMMELL 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 2



BOHLER ENGINEERING

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

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

BALTIMORE, MD
 CHARLOTTE, NC
 CENTRAL VIRGINIA
 FARMINGTON, CT
 FAYETTEVILLE, NC

STATE OF NORTH CAROLINA
 PROFESSIONAL ENGINEER NO. 14083
 PROFESSIONAL SURVEYOR NO. 14083

REVISIONS

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP

RULE JOY TRAMMELL 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 2

SHEET TITLE:
 SCHEMATIC
 SITE PLAN

SHEET NUMBER:
RZ-4



SHARON ROAD ELEVATION



MORRISON BLVD ELEVATION

OPTION 1 & 2



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.



© 2014 THIS DRAWING IS THE PROPERTY OF RULE JOY TRAMMELL + RUBIO, LLC. ARCHITECTURE + INTERIOR DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

BOHLER ENGINEERING

SITE PLANNING • LANDSCAPE ARCHITECTURE
 LAND SURVEYING • PROGRAM MANAGER • TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN • PERMITTING SERVICES

WARREN, NJ • NEW YORK
 BOSTON, MA • NORTH CAROLINA
 NEW YORK, NY • NORTH VIRGINIA
 LEHIGH VALLEY, PA • WEST VIRGINIA
 SOUTH WESTERN, VA • RALEIGH, NC

REGISTERED PROFESSIONAL ENGINEER IN THE STATES OF NEW YORK, NEW JERSEY, NEW YORK, PENNSYLVANIA, AND NORTH CAROLINA.

REVISIONS

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP

RULE JOY TRAMMELL 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:
BUILDING ELEVATIONS

SHEET NUMBER:
RZ-5

