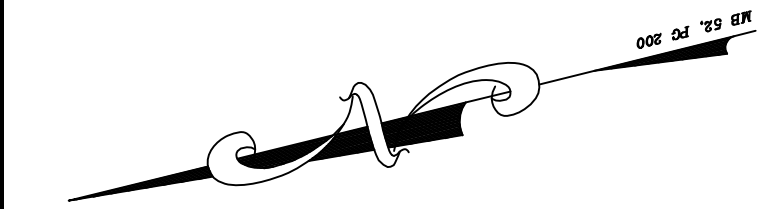


VICINITY MAP N.T.S.



DEVELOPMENT DATA:

SITE AREA TO BE REZONED: 8.632 ACRES
 EXISTING ZONING: O-2(CD) SPA, B-2(CD) SPA
 PROPOSED ZONING: B-2(CD) AND B-2(CD) SPA

AREA A AND B: ±8.632 ACRES
 PROPOSED USES: (SEE DEVELOPMENT NOTES)
 -RETAIL RESTAURANT
 -OFFICE
 -HOTEL(S)
 -MULTI-FAMILY RESIDENTIAL

* THIS SET OF PLANS IS TAKEN FROM THE SITE PLAN AMENDMENT FOR UNIVERSITY CENTER PETITION (2008-105AA) APPROVED BY CITY COUNCIL JULY 21, 2008



AREA TO BE REZONED



UNIVERSITY CENTER, LLC
 DEED BK 16197, PG 243
 LOT 2, MB 39, PG 966
 TAX #047-212-13
 ZONED: B-2(CD)
 USE: VACANT

WILLIAM B. CLINE SR.
 DEED BK 18476, PG 42
 LOT 3, MB 39, PG 966
 TAX #047-212-14
 ZONED: B-2(CD)
 USE: COMMERCIAL(RESTAURANT)

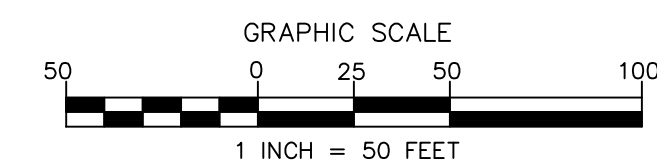
PALILLO UNIVERSITY, LLC
 DEED BK 16140, PG 596
 MB 27, PG 498
 TAX #047-212-07
 ZONED: B-1(CD)
 USE: COMMERCIAL(RESTAURANT)

CITY CENTER HOTEL INC.
 DEED BK 28733, PG 125
 TAX #047-212-17
 ZONED: O-2(CD)
 USE: FUTURE OFFICE

CHARLOTTE UNIVERSITY HOTEL INC.
 DEED BK 29273, PG 61
 TAX #047-212-20
 ZONED: O-2(CD)
 USE: HOTEL

BASELINE PARTNERS LLC
 DEED BK 30296, PG 695
 TAX #047-212-18
 ZONED: NS
 USE: APARTMENTS

100' LANDSCAPE AREA
 (TREE SAVE)
 SEE DEVELOPMENT NOTES



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	12/17/15	PER CITY COMMENTS

PETITION #2016-008

Project: **UNIVERSITY CENTER**
 COLLINS AIKMAN DRIVE
 CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File # 15247-REZONE.DWG Date: 10/22/15 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=50'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ-1

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the Zoning Ordinance (the "Ordinance") for the B-2 zoning classifications shall be followed. The Rezoning Plan and these Development Standards (together the "Site Plan") supercede in all respects the prior conditional use zoning plans with respect to the property that constitutes the Site.

Detailed site planning and building design for the Site has not been finalized. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards and Section 6.206(2) of the Ordinance. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. The dimensions and specific locations of building/parking envelopes and building envelopes generally depicted on the Rezoning Plan may be subject to minor variations that do not materially change the design intent generally depicted on the plans. As described in Section 5 below, the Site shall be viewed as a unified development plan in accordance with the provisions set forth therein.

2. PERMITTED USES

2.1 This proposal is intended to accommodate the development of retail, restaurant, office, hotel, and/or residential uses which will be interconnected with pedestrian and vehicular linkages.

2.2 The Development area as generally depicted on the Rezoning Plan may be devoted to any of the following uses:

- (a) Up to 175 residential units;
- (b) Up to a 75,000 square feet of retail and/or restaurant space;
- (c) Up to 200,000 square feet of gross floor area of office space;
- (d) Three limited service hotels with up to 400 rooms with associated hotel amenities such as restaurants, conference/meeting/banquet space, gift shops, and similar uses; and
- (e) Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions as permitted under the Ordinance. Provided, however, (i) in the event that all of the permitted hotel rooms are not constructed, additional office square footage shall be permitted at a rate of 500 square feet for each undeveloped hotel room up to a maximum of 100,000 square feet of additional office space and (ii) areas developed specifically to outdoor dining shall not be included in the calculation of the square footage limitations set forth above.

For purposes of development limitations set forth in this Section 2, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party wall; provided, however, such term shall exclude any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations on the scope of residential uses being determined on a per unit basis); provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.

2.3 The permitted uses described in Sections 2.2 above shall be subject to the following limitations and restrictions:

- (a) The total amount of retail and/or restaurant uses on the Site shall not exceed 75,000 square feet of gross floor area;
- (b) No fast food restaurants with drive-through window facilities or gas station/convenience stores with gasoline sales shall be allowed;
- (c) No single tenant or single fee ownership user may occupy more than 25,000 square feet of gross floor area on the ground floor for retail and/or restaurant uses.

3. TRANSPORTATION

3.1 Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placements and configurations of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation.

3.2 Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

3.3 If this Rezoning Petition is approved, the Petitioner commits to cause to be constructed the following roadway improvements:

- (a) Proposed Public Street extending from Collins-Aikman Drive in a westerly direction to connect with Brentmoor Drive as depicted on the Rezoning Plan. Said Proposed Public Street to be designed to local office/commercial wide street standards and constructed with the development of either building #2 or building #3.
- (b) Pike Road shall be terminated with a "hammerhead" in connection with any development that is to occur. Notwithstanding the foregoing, the designs of the public street described above may be adjusted or narrowed during the subdivision process to a lesser standard acceptable to the Petitioner and CDOT as may be set forth in the City of Charlotte Urban Street Design Guidelines.

3.4 If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey (by quitclaim deed) to CDOT the rights-of-way associated with the Proposed Public Street within sixty (60) days of completion of the improvements associated with such street.

4. DESIGN AND ARCHITECTURAL TREATMENT

4.1 The following design and architectural treatments shall apply to the retail/office uses on the site:

- (a) Buildings shall be oriented to the street with pedestrian access directly to Collins Aikman Drive from the building.
- (b) Excluding driveways, parking shall not exceed 35% of the frontage along Collins Aikman Drive. Parking shall be well screened and located behind the buildings. If screen walls are used, the height shall not exceed 3' unless they are broken up with tiered walls.
- (c) Blank walls shall be treated with both horizontal and vertical variations in wall planes.
- (d) The ground floor shall be taller and architecturally different than upper floors and also include more transparency than upper floors.
- (e) All dumpsters will be screened from view from a public street in the manner described in Section 6.4 below.

4.2 The following design and architectural treatments shall apply only to residential uses on the site:

- (a) Buildings on the Site will feature four-sided architecture.
- (b) The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick, stone or cultured stone, and/or conventional stucco material. The roofs of the buildings will be constructed of 20 year architectural shingles.
- (c) No vinyl siding, EIFS, or Drivet shall be used in the construction of the units.
- (d) No open, unconditioned breezeways will be allowed.
- (e) Dormers, pitched roofs, architectural fenestrations and accents shall be incorporated into the building design.
- (f) Doors and/or windows shall be located at least every 20 feet on every side of the building in order to avoid blank walls.
- (g) All dumpsters will be screened from view from a public street in the manner described in Section 6.4 below.

5. SETBACKS, YARDS, AND BUFFERS; PLANNED/UNIFIED DEVELOPMENT

5.1 All buildings constructed on the Site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the exterior of the overall Site and public street frontage, provided that a 30 foot landscape strip shall be maintained along Collins-Aikman Drive and other setback and yard requirements expressly shown on the Rezoning Plan shall be maintained.

The Site shall be viewed as a planned/unified development plan. As such, except as otherwise expressly shown on the Rezoning Plan, yards and buffers will not be required between buildings located on the Site nor between the boundaries and uses associated with the O-2(CD) zoned area, the B-2(CD) zoned area, and the NS zoned area. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street frontage, side and/or rear yards or buffers as part of a planned/unified development plan. In addition, the Site can be viewed as a planned/unified development plan in conjunction with the adjacent tracts.

5.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, grading, signs, graphics, or utility construction and, where indicated, vehicular access will be restricted from future development. No buildings, parking lots or storm water detention basin (actual water surface area) may be placed within any setback as required by the Ordinance.

5.3 Vehicle circulation and parking spaces will not be located in between buildings on the Site and Brentmoor Drive and Collins-Aikman Drive. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.

- 5.4 Setback lines will be established as follows:
Collins-Aikman Drive 30 feet from the right-of-way
Brentmoor Drive 15 feet from back of curb
Pike Road 15 feet from back of curb
Proposed Public Street 15 feet from back of curb

6. SCREENING AND LANDSCAPING

6.1 Screening will conform to the applicable standards of Section 12.303 of the Ordinance.

6.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.

6.3 All roof mounted mechanical equipment will be screened from view.

6.4 Dumpster areas will be enclosed by a brick wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

6.5 Tree save area is provided off-site along I-85 as indicated on Rezoning Petition 2008-105.

7. PARKING

7.1 Off street parking will meet the requirements established under the Ordinance and will not be allowed within the setbacks. Off street parking for residential units will be provided at a ratio of at least 1.6 spaces per unit.

7.2 Parking areas will be broken up with landscaping to avoid massing of paved material.

7.3 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping, decorative walls, and/or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.

7.4 Parking decks and underground parking are allowed, provided that the perimeter parking deck elevations located immediately abutting and within 20 feet of right-of-way or easement lines associated with public or private streets or primary pedestrian circulation areas will include a "deck edge" designed in a manner consistent with the overall project design and image and substantially in compliance with Section 12.212(2)(c), (e), and (f) or Section 12.212(3)(d).

7.5 On street parking may be provided along public streets subject to the approval of CDOT.

7.6 Bicycle parking shall be provided in accordance with the Ordinance.

8. LIGHTING

8.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and fully shielded.

8.2 The maximum height of any freestanding lighting fixture, including its base, shall not exceed 28 feet in height.

8.3 No wall "pik" type lighting will be allowed facing public streets. Any wall "pik" type lighting will be downwardly directed.

9. SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

10. SIDEWALKS

Subject to the provisions of Section 11 below, sidewalks of at least five feet in width will be installed throughout the Site in accordance with the requirements of the Ordinance. The sidewalk network will provide internal pedestrian circulation as well as pedestrian access to Collins-Aikman Drive, Pike Road, and the Proposed Public Street.

11. STORM WATER MANAGEMENT

11.1 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, shall not be located in the setback required by the Ordinance.

11.2 The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

11.3 Storm water management was provided as part of the previous development on and adjacent to the subject property. Modifications to the existing detention basin will be provided in order to maintain an equivalent volume. This volume may be provided by re-shaping the existing detention basin or using an underground system subject to the approval of the Charlotte Land Development Department.

12. STREETScape TREATMENT

12.1 The development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance.

12.2 Sidewalk along Collins Aikman Drive shall be 8 feet in width with an 8 foot planting strip.

12.3 Existing trees within the 30' setback along Collins Aikman Drive may be removed to accommodate the proposed building construction and installation of the proposed 8 foot sidewalk and 8 foot planting strip.

12.4 Trees greater than 2 inches in diameter as measured 4.5' about ground and in the right of way are protected by law; authorization for their removal is to be coordinated through the City Arborist.

13. CHARLOTTE MECKLENBURG SCHOOLS AGREEMENT

Development of the Site will conform to the Letter of Agreement between the Petitioner and Charlotte Mecklenburg Schools dated September 7, 2006.

14. AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by such amendment in accordance with Section 6 of the Ordinance.

15. BINDING EFFECT

- If this Rezoning Petition is approved, the development program established under these Development Standards and the Rezoning Plan shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Throughout this Rezoning Petition, the terms "Petitioner", "Owner", or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner of the Site who may be involved in its development from time to time.

**PRELIMINARY
DO NOT USE FOR CONSTRUCTION**

NO.	BY	DATE	REVISION
1	CBH	12/17/15	PER REVIEW COMMENTS

PETITION #2016-008

	Project: UNIVERSITY CENTER COLLINS AIKMAN DRIVE CHARLOTTE, NORTH CAROLINA
	Title: NOTE SHEET
File #: 15247-REZONE.DWG Date: 10/22/15	Project Egr: BTU
	Design By: BTU
CIVIL ENGINEERING DESIGN AND SURVEYING	Drawn By: CBH
Scale: 1"=N.T.S.	Scale: 1"=N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	RZ-2