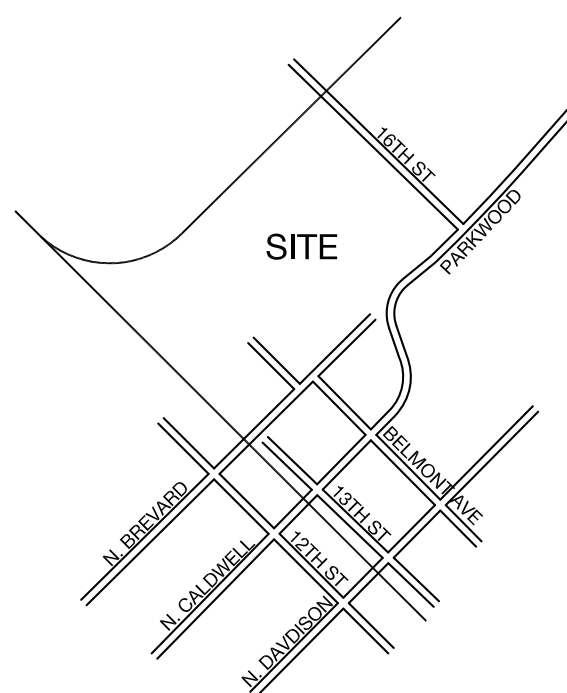
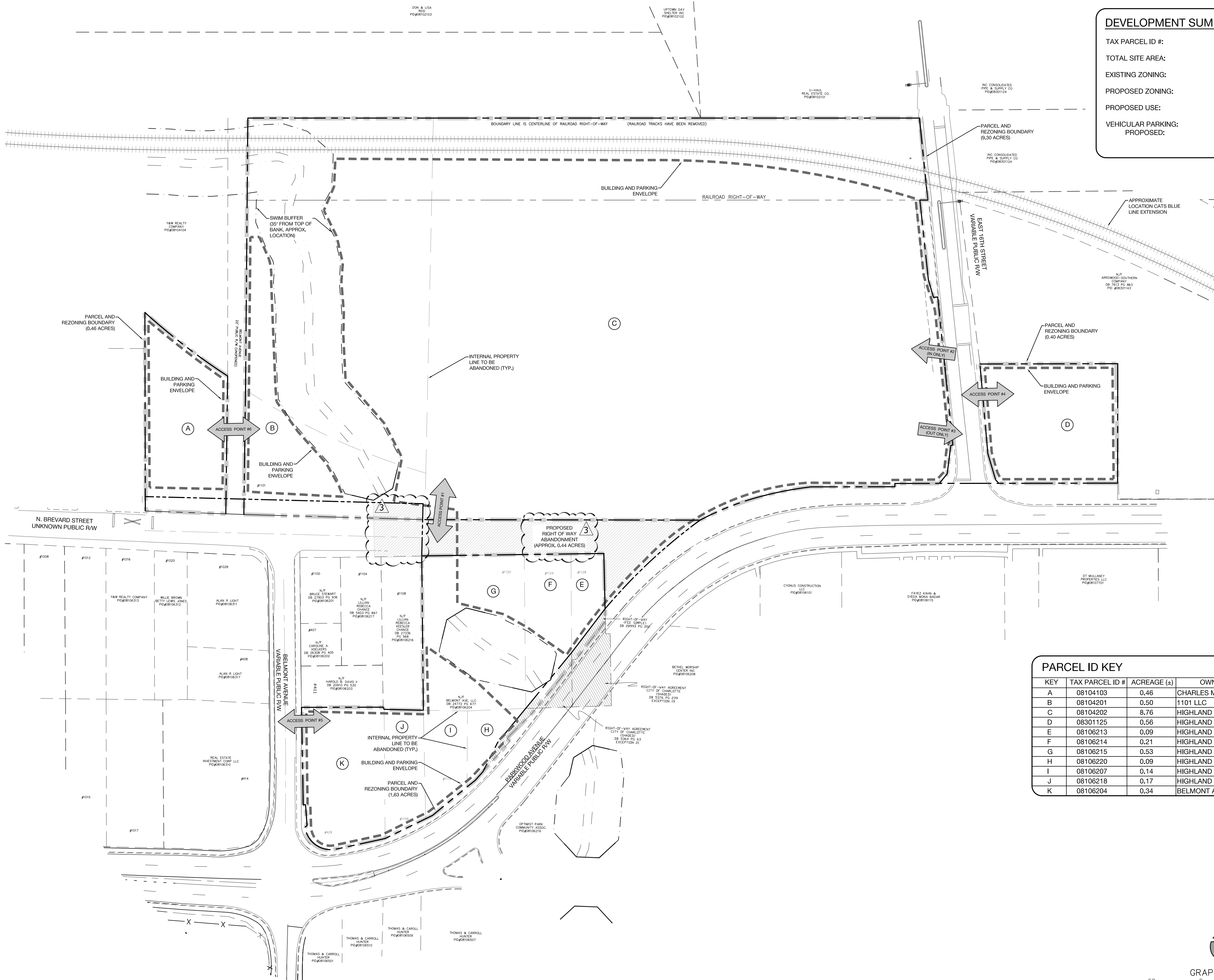




VICINITY MAP

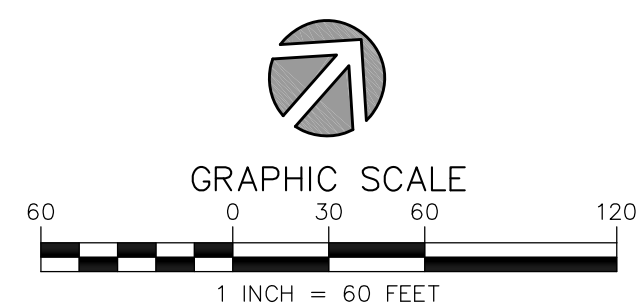


DEVELOPMENT SUMMARY

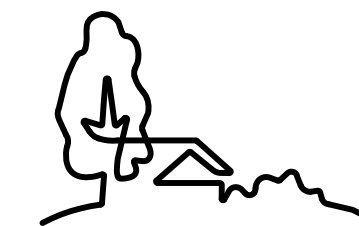
TAX PARCEL ID #:	SEE KEY
TOTAL SITE AREA:	± 11.85 ACRES
EXISTING ZONING:	I-2, R-8, R-22 MF
PROPOSED ZONING:	TOD-M(O)
PROPOSED USE:	SEE DEV. STDS.
VEHICULAR PARKING: PROPOSED:	PER ORDINANCE (MIN. 195 SPACES IN DEV. AREA A)

PARCEL ID KEY

KEY	TAX PARCEL ID #	ACREAGE (±)	OWNER	DEV. AREA
A	08104103	0.46	CHARLES M. CREECH	B
B	08104201	0.50	1101 LLC	B
C	08104202	8.76	HIGHLAND MILLS, INC.	A
D	08301125	0.56	HIGHLAND MILLS, INC.	C
E	08106213	0.09	HIGHLAND MILLS, INC.	A
F	08106214	0.21	HIGHLAND MILLS, INC.	A
G	08106215	0.53	HIGHLAND MILLS, INC.	A
H	08106220	0.09	HIGHLAND MILLS, INC.	B
I	08106207	0.14	HIGHLAND MILLS, INC.	B
J	08106218	0.17	HIGHLAND MILLS, INC.	B
K	08106204	0.34	BELMONT AVE LLC	B



REZONING PETITION #2016-029



URBAN
DESIGN
PARTNERS
1318-W Central Ave., P 704.334.3303
Charlotte, NC 28205 F 704.334.3305
urbandesignpartners.com

PERKINS+WILL

White Point Paces
Partners LLC

Two Morrocroft Centre
4064 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

Technical Data Sheet
Charlotte, NC

NO. DATE: BY: REVISIONS:

1 2/19/16 Udp PER STAFF COMMENTS
2 4/21/16 Udp PER STAFF COMMENTS
3 5/09/16 Udp PER STAFF COMMENTS

Project No: 15-077

Date: 11/23/2015

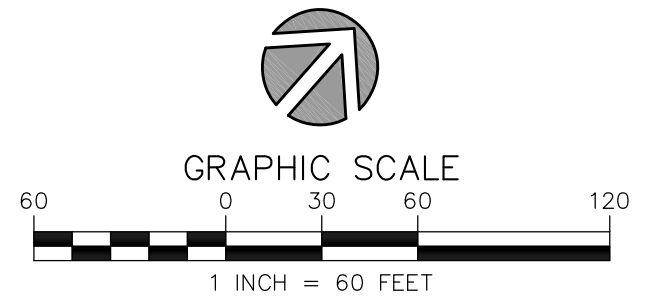
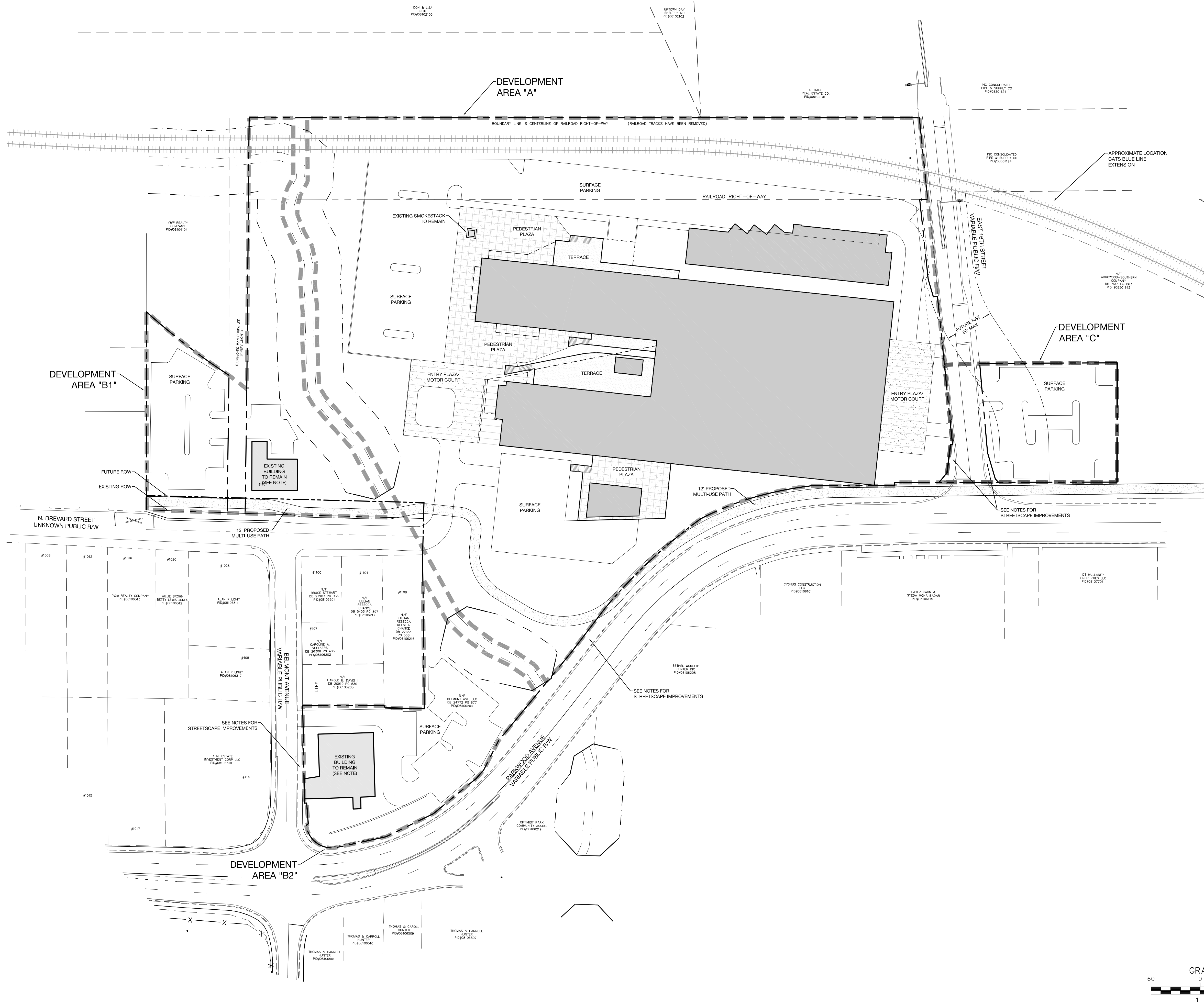
Designed by: Udp

Drawn by: Udp

Scale: 1"=60'

Sheet No:

RZ-1.0



PERKINS+WILL

White Point Paces
Partners LLC
Two Morrocroft Centre
4064 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

Rezoning Site Plan

Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	2.19.16	UDP	PER STAFF COMMENTS
2	4.21.16	UDP	PER STAFF COMMENTS
3	5.09.16	UDP	PER STAFF COMMENTS

Project No: 15-077
Date: 11.23.2015
Designed by: udp
Drawn by: udp
Scale: 1"=60'
Sheet No:

RZ-2.0

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Technical Data Sheet, the Rezoning Site Plan and Development Standards) associated with the Rezoning Petition filed by White Point Paces Properties, LLC (the "Petitioner") for an approximately 11.85 acre site located on the north and south sides of North Brevard Street at the intersection of North Brevard Street and Belmont Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of these parcels as Tax Parcel Nos. 083-011-25, 081-042-02, 081-062-13, 081-062-14, 081-062-15, 081-062-20, 081-062-07, 081-062-18, 081-041-03, 081-042-01 and 081-062-04.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided.
- E. For entitlement purposes, the Site is divided into separate development areas that are designated as Development Area A, Development Area B and Development Area C on the Rezoning Plan. Development Area B is further divided into two separate subareas designated as Development Area B1 and Development Area B2 on the Rezoning Plan. Any reference herein to the Site shall include Development Area A, Development Area B and Development Area C unless otherwise noted. Any reference herein to Development Area B shall include Development Area B1 and Development Area B2 unless otherwise noted.
- F. The Highland Park Mill No. 1 building (the "Mill Building") is located on Development Area A and is generally depicted on the Rezoning Plan.
- G. For all purposes herein, the terms "Redeveloped" or "Redevelopment" shall mean the demolition of an existing building and/or the construction of a new building on the relevant portion of the Site. "Building" shall be defined as provided under the Ordinance. For all purposes herein, "Redeveloped" or "Redevelopment" shall not include the construction and installation of a surface parking lot, planting strips, sidewalks and related improvements on the Site.
- H. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. Subject to the optional provisions set out below, the Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- I. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- J. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between the permitted uses on Development Area A and the required setbacks.
- B. The surface parking lot and associated maneuvering areas to be constructed on Development Area B2 may be located between the permitted uses located on Development Area B2 and the required setbacks until such time that Development Area B2 is Redeveloped.
- C. The surface parking lot located on Development Area C may cover the entire width and depth of Development Area C subject to required setbacks and yards.
- D. Parking areas that are located to the sides of any structures located on Development Area A may cover more than 35% of the total lot width as generally depicted on the Rezoning Plan.
- E. Until such time that Development Areas B1 and B2 are Redeveloped, the surface parking lots that are located to the sides of any structures located on Development Areas B1 and B2 may cover more than 35% of the total lot width as generally depicted on the Rezoning Plan.
- F. The uses and development proposed for the Site pursuant to this Rezoning Petition shall not be required to meet the minimum and/or the maximum parking requirements of the Ordinance due to the proximity of the Site to a transit station and the unique elements of the Site and the proposed development. Notwithstanding the foregoing, the number of parking spaces set out below under Transportation will be provided on Development Area A. The minimum amount of parking spaces that would be required under the Ordinance for Development Area A in the absence of this optional provision would be 300 parking spaces.
- G. The maximum height of the Mill Building located on Development Area A, and any additions thereto, shall be 50 feet as measured from the average grade at the base of the Mill Building, excluding the existing smokestack on Development Area A. The existing smokestack may remain at the option of Petitioner, and the maximum height of the existing smokestack shall be 165 feet as measured from the average grade at the base of the smokestack.
- H. The development located on Development Area A shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
- I. Until such time that Development Area B1 is Redeveloped, Development Area B1 shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
- J. Until such time that Development Area B2 is Redeveloped, Development Area B2 shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
- K. Until such time that Development Area C is Redeveloped, Development Area C shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.
- L. The Mill Building shall not be required to meet the urban design standards set out in Sections 9.1209(1), (2), (3) and (4) of the Ordinance. Alterations to the exterior portions of the Mill Building shall not be required to meet the urban design standards set out in Sections 9.1209(1), (2), (3) and (4) of the Ordinance.
- M. Any additions to the Mill Building and any new buildings constructed on Development Area A shall not be required to meet the urban design standards set out in Sections 9.1209(1)(g), (f) and (i) of the Ordinance.
- N. The existing buildings located on Development Areas B1 and B2 shall not be required to meet the urban design standards set out in Sections 9.1209(1), (2), (3) and (4) of the Ordinance.
- O. The Mill Building located on Development Area A shall not be required to meet any minimum setback requirement from North Brevard Street, Parkwood Avenue or East 16th Street, provided, however, that the Mill Building may not be located in public right of way.
- P. The existing building located on Development Area B1 shall not be required to meet the minimum setback requirements of Section 9.1208(1)(a) of the Ordinance, provided, however, that the existing building must be setback a minimum of 20 feet from the back of the future curb along North Brevard Street.
- Q. The existing building located on Development Area B2 shall not be required to meet the minimum setback requirements of Section 9.1208(1)(a) of the Ordinance, provided, however, that the existing building must be setback a minimum of 7 feet from the back of the existing curb along Belmont Avenue.
- R. Upon the Redevelopment of Development Area B1, the minimum setback on Development Area B1 from North Brevard Street shall not be required to meet the standards of Section 9.1208(1)(a)(1) of the Ordinance, and the minimum setback from North Brevard Street shall be 20 feet from the back of the future curb along North Brevard Street.
- S. Upon the Redevelopment of Development Area B2, the minimum setback on Development Area B2 from Belmont Avenue shall not be required to meet the standards of Section 9.1208(1)(a)(1) of the Ordinance, and the minimum setback from Belmont Avenue shall be 16 feet from the back of the future curb along Belmont Avenue.
- T. A 10 foot buffer along the western boundary line of Development Area B2 under Section 9.1208(9) of the Ordinance shall not be required. However, a 10 foot buffer along the western boundary line of Development Area B2 shall be provided when Development Area B2 is Redeveloped if a buffer is required under the Ordinance at the time that Development Area B2 is Redeveloped.
- U. The streetscape improvements along the Site's public street frontages described below under Streetscape/Landscaping/Open Space, which improvements include planting strips and sidewalks, shall be permitted.
- V. The existing power poles located along Development Area C's frontage on East 16th Street may remain in place, however, the power poles may not be located in a public sidewalk.
- W. In addition to all signs permitted under the Ordinance, the following signage shall be permitted on the Site:

- (1) Walls signs may be installed on each wall of a building located on the Site, and the maximum sign surface area of all wall signs on one single wall of a building shall be 120 square feet.
- (2) Ground mounted or monument signs with a maximum sign surface area of 32 square feet per side.
- (3) A development sign over a covered awning may be installed on the eastern side of the Mill Building facing East 16th Street. The maximum sign surface area of this sign shall be 24 square feet.
- (4) A development sign may be installed on two sides of the existing smokestack located on Development Area A. These signs shall be comprised of painted or raised vertical letters and the maximum sign surface area of each such sign shall be 160 square feet. A light box may be installed at the top of the smokestack at the option of Petitioner.
- (5) The foregoing signs and any other signs allowed under the Ordinance may be internally or externally illuminated.

3. PERMITTED USES

- A. The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the TOD-M zoning district.
- B. The surface parking of vehicles shall be permitted on the Site. The surface parking lots located on Development Areas B1 and B2 are considered to be accessory uses to the Mill Building as well as to the existing buildings located on Development Areas B1 and B2. The surface parking lot located on Development Area C and the surface parking lot located on the westernmost portion of Development Area B1 are less than one acre in size.

4. DEVELOPMENT LIMITATIONS

- A. The Mill Building shall be preserved except for those portions of the Mill Building that are required to be demolished by the North Carolina State Historic Preservation Office. Alterations to the exterior portions of the Mill Building and additions to or expansions of the Mill Building shall be permitted as allowed by the North Carolina State Historic Preservation Office or any other applicable regulating agency. Any additions to the Mill Building must be located within the Building and Parking Envelope set out on Sheet RZ-1.0 of the Rezoning Plan.
- B. The maximum height of the Mill Building located on Development Area A, and any addition thereto, shall be 50 feet as measured from the average grade at the base of the Mill Building, excluding the existing smokestack on Development Area A. The existing smokestack may remain at the option of Petitioner, and the maximum height of the existing smokestack shall be 165 feet as measured from the average grade at the base of the smokestack.
- C. In addition to any expansion or addition to the Mill Building, a new freestanding building may be constructed on Development Area A in the location generally depicted on the Rezoning Plan.
- D. The existing building located on Development Area B1 may remain in place and be devoted to uses permitted under this Rezoning Plan.
- E. The existing building located on Development Area B2 may remain in place and be devoted to uses permitted under this Rezoning Plan.
- F. Subject to Sections F, R and U under Optional Provisions, in the event that Development Area B1 is Redeveloped, the Redevelopment of Development Area B1 shall be in accordance with the requirements of the TOD-M zoning district. The number of buildings allowed on Development Area B1 shall be governed by the Ordinance, provided that all buildings are located within the Building and Parking Envelope set out on Sheet RZ-1.0 of the Rezoning Plan.
- G. Subject to Sections F, S and U under Optional Provisions, in the event that Development Area B2 is Redeveloped, the Redevelopment of Development Area B2 shall be in accordance with the requirements of the TOD-M zoning district. The number of buildings allowed on Development Area B2 shall be governed by the Ordinance, provided that all buildings are located within the Building and Parking Envelope set out on Sheet RZ-1.0 of the Rezoning Plan.
- H. Subject to Sections F and U under Optional Provisions, in the event that Development Area C is Redeveloped, the Redevelopment of Development Area C shall be in accordance with the requirements of the TOD-M zoning district. The number of buildings allowed on Development Area C shall be governed by the Ordinance, provided that all buildings are located within the Building and Parking Envelope set out on Sheet RZ-1.0 of the Rezoning Plan.

5. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. A minimum of 195 vehicular parking spaces shall be provided on Development Area A.
- D. Petitioner shall submit a Petition to the City of Charlotte (the "City") requesting the abandonment of that portion of North Brevard Street that is generally depicted on the Rezoning Plan.
- E. The development located on Development Area A may use Tax Parcel No. 083-011-43 for off-site vehicular parking in the event that Petitioner obtains the written permission of the owner of Tax Parcel No. 083-011-43.
- F. Petitioner acknowledges that the City may, at its sole cost and expense, resign East 16th Street in the future through a portion of Development Area C as generally depicted on the Rezoning Plan. The exact alignment and location of realigned East 16th Street within Development Area C shall be determined by CDOT. Petitioner shall reserve the required right of way within Development Area C for the realignment of East 16th Street, and Petitioner shall dedicate and convey the same to the City upon the request of the City. Notwithstanding the foregoing, in no event shall Petitioner be required to dedicate and convey the right of way within Development Area C for the realignment of East 16th Street prior to the issuance of a building permit for Development Area A. Until such time that the right of way for realigned East 16th Street is dedicated and conveyed to the City, Petitioner may utilize that portion of Development Area C to be dedicated and conveyed to the City for surface parking.
- G. Prior to the issuance of the first certificate of occupancy for any structure located on the Site, Petitioner shall pay the sum sixty-five thousand dollars (\$65,000.00) to the City to be used by the City to install a temporary traffic signal at the intersection of Parkwood Avenue and Belmont Avenue. This payment shall be Petitioner's only obligation with respect to any transportation improvements other than the streetscape improvements described below.
- H. Upon the request of the City but in no event prior to the issuance of the first building permit for Development Area A, Petitioner shall dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Development Area A for right of way and easements required for the City's Parkwood NECI project, which right of way and easements are more particularly depicted on the City's concept plan. Petitioner acknowledges that the exact locations of the right of way and easements shall be determined by the City at a later date. Petitioner and the City will work cooperatively to effect the development of the Site and the City's Parkwood NECI project, and the City confirms that the dedication of the right of way and easements for the City's Parkwood NECI project will not adversely impact or prohibit the preservation and re-use of the Mill Building and/or the development contemplated on the Site under this Rezoning Plan.

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. The architectural and design standards set out below shall apply to new buildings developed on Development Area B and Development Area C.
- (1) Any new residential buildings shall meet the following standards:
- (a) Ground floor units that face Parkwood Avenue or Belmont Avenue shall have entrances that face such street. No more than four ground floor units shall be allowed to share and utilize the same entrance.
- (b) If ground floor unit individual entrances are not provided on other streets, a primary building entrance shall be provided at the rate of one primary building entrance every 100 feet.
- (c) The entrances into any ground floor dwelling units from Parkwood Avenue or Belmont Avenue shall be located above the grade of the adjacent sidewalk located along Parkwood Avenue or Belmont Avenue, and the entrances shall be located an average of 18 inches above average grade, which means that some of such entrances may be located greater than 18 inches above average grade, and some of such entrances may be located less than 18 inches above average grade. Each entrance shall include a minimum of three of the following:
- (i) decorative pedestrian lighting/sconces;
- (ii) architectural details carried through to upper stories;
- (iii) covered porches, canopies, awnings or sunshades;
- (iv) archways;
- (v) transom windows;
- (vi) terraced or raised planters that can be utilized as seat walls;
- (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features;
- (viii) double doors (entrances should have an appearance of a front entry rather than a back patio design); and
- (ix) stoops or stairs.
- (d) Any building that is over 150 feet in length shall provide facade variations that visually separate the individual units. These variations may be accomplished through the arrangement and placement of windows, variations in the sizes of the windows, the entrances into the building, roof variation, variations in exterior building materials and/or off-set wall planes.
- (2) All new buildings, whether residential, non-residential or mixed use, shall meet the following standards:
- (a) Blank walls shall be treated with both horizontal and vertical variations in wall planes.
- (b) The ground floor of any multi-story building shall have a floor to floor height that is greater than the floor to floor heights of the upper floors of such building, and the ground floor shall be architecturally distinct from the upper floors and have more transparency.
- (3) The ground floor of any parking structures shall be wrapped with active uses such as residential, office and/or retail uses.
- (4) No vehicular entrances into any parking structure shall be located on Parkwood Avenue.
- (5) All new buildings and structures that are located on Parkwood Avenue shall be setback a minimum of 24 feet from the back of curb and shall include a transition from the sidewalk to the building. The transition between the building and the sidewalk may include, without limitation, grade change, landscaping, outdoor dining or seating, a plaza, a porch and/or a stoop. The type of transition shall be determined by Petitioner during the permitting and urban review phase.
- B. The following design guidelines shall apply to the Site:
- (1) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- (2) Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each side. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.

- C. The existing buildings located on Development Area B1 and Development Area B2 may remain in place, or they may be demolished at the option of Petitioner.
7. STREETScape/LANDSCAPING/OPEN SPACE
- A. Subject to the optional provisions set out above and except as provided below, the Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
- B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- C. Petitioner shall install a 12 foot wide multi-use path (the "MUP") within Development Area A that will provide a pedestrian connection from the MUP to be installed along the Site's frontage on North Brevard Street to the sidewalk to be installed by the City along the Site's frontage on Parkwood Avenue. The MUP may meander within Development Area A provided that the required pedestrian connectivity is provided. The exact location of the MUP within Development Area A and the terminus point of the MUP on Parkwood Avenue shall be determined during the permitting process. In those locations where the MUP is not located within right-of-way, Petitioner shall grant to the City a 20 foot wide easement to accommodate the relevant portions of the MUP. The City shall be responsible for the maintenance of the MUP. Petitioner shall install the MUP within Development Area A and dedicate and convey the 20 foot wide easement to the City prior to the issuance of the first certificate of occupancy for Development Area A.
- D. Streetscape Improvements shall be installed along the Site's public street frontages as described below.

- (1) East 16th Street
- (a) Petitioner shall install an 8 foot wide planting strip from the back of the existing curb and an 8 foot wide sidewalk along Development Area A's frontage on East 16th Street.
- (b) Petitioner shall install an 8 foot wide planting strip from the back of the existing curb and an 8 foot wide sidewalk along Development Area C's frontage on East 16th Street. As provided above under Optional Provisions, the existing power poles located along Development Area C's frontage on East 16th Street may remain in place, however, the power poles may not be located in a public sidewalk.
- (2) Parkwood Avenue
- (a) In lieu of installing the required streetscape improvements along the Site's frontage on Parkwood Avenue (which frontage includes Development Area B2, Development Area A and Development Area C), Petitioner shall pay to the City an amount equal to the cost to install such streetscape improvements (the "Parkwood Streetscape Funds"). The City shall construct all required streetscape improvements along the Site's frontage on Parkwood Avenue in connection with the City's Parkwood NECI project, and the Parkwood Streetscape Funds shall be applied to the City's cost to construct the Parkwood NECI project. Petitioner shall pay the Parkwood Streetscape Funds to the City upon the issuance of the first building permit for Development Area A. The payment of the Parkwood Streetscape Funds to the City shall satisfy Petitioner's obligations with respect to any and all streetscape improvements along the Site's frontage on Parkwood Avenue, and the issuance of building permits and certificates of occupancy shall not be withheld by the City in the event that the City has not completed such streetscape improvements prior to the issuance of any building permits or certificates of occupancy for the Site.
- (3) North Brevard Street
- (a) Excluding any portion of North Brevard Street that is abandoned by the City as described above, Petitioner shall complete the following along Development Area A's and Development Area B1's frontage on North Brevard Street prior to the issuance of the first certificate of occupancy for Development Area A:
- (i) Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of Development Area A and Development Area B1 located immediately adjacent to North Brevard Street that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of North Brevard Street and based upon a symmetrical widening.
- (ii) Install new curb and gutter in the location required for the local office/commercial wide street section.
- (iii) Install an 8 foot wide planting strip and a 12 foot wide multi-use path. The 12 foot wide multi-use path shall be in lieu of a sidewalk.
- (4) Belmont Avenue
- (a) Petitioner shall install a sidewalk against the back of the existing curb along Development Area B2's frontage on Belmont Avenue. The width of this sidewalk shall be 8 feet where feasible, however, the width may be less than 8 feet in certain areas. Petitioner shall not be required to install a planting strip. This shall be a temporary condition and upon the Redevelopment of Development Area B2, Petitioner shall complete the following along Development Area B2's frontage on Belmont Avenue prior to the issuance of the first certificate of occupancy for a new structure on Development Area B2:
- (i) Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of Development Area B2 located immediately adjacent to Belmont Avenue that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of Belmont Avenue and based upon a symmetrical widening.
- (ii) Install new curb and gutter in the location required for the local office/commercial wide street section.
- (iii) Install an 8 foot wide planting strip and an 8 foot wide sidewalk.
- E. Sidewalks and planting strips can meander to save existing trees.
- F. Urban open space will be provided as required by the Ordinance.

- G. Petitioner shall install two curbless, vooerf-style motor courts and pedestrian plazas (hereinafter collectively referred to as the "Entry Plaza/Motor Courts" and individually referred to as an "Entry Plaza/Motor Court") within Development Area A in the general locations designated on the Rezoning Plan. Surfacing materials for the Entry Plaza/Motor Courts may include, without limitation, scored, patterned or decorative concrete, pavers, grasspave or other specialty hardscape. Standard asphalt with typical curb and gutter shall not be allowed. The Entry Plaza/Motor Courts may include seat walls, planters, bollards, benches and other similar features. The precise location of each Entry Plaza/Motor Court and the layout and design of each Entry Plaza/Motor Court will be determined during the construction permitting process and may differ from what is depicted on the Rezoning Plan.
- H. In the event that East 16th Street is realigned through Development Area C and the right of way for the former location of East 16th Street that is located between Development Area A and the realigned portion of East 16th Street is abandoned and incorporated into Development Area A (the "Abandoned East 16th Street Right of Way"), the Entry Plaza/Motor Court located on the east side of the Mill Building shall be extended by Petitioner into the Abandoned East 16th Street Right of Way.

8. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

9. SIGNAGE

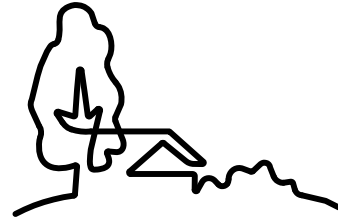
- A. Subject to the optional provisions set out above, all signs installed on the Site shall comply with the requirements of the Ordinance.

10. LIGHTING

- A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.
- B. No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property.
- C. The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 25 feet.
- D. The lighting of signs shall be in accordance with standards of Chapter 13 of the Ordinance.

11. DEVELOPMENT AGREEMENTS

- A. Petitioner and the City may, at their option, enter into Development Agreements subsequent to the approval of this Rezoning Petition that relate to matters such as storm water improvements, and such Development Agreements may refine and/or alter the parties' respective obligations with respect to streetscape improvements and other matters.
12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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HIGHLAND PARK MILL

Development Notes
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	2.19.16	UDP	PER STAFF COMMENTS
2	4.21.16	UDP	PER STAFF COMMENTS
3	5.09.16	UDP	PER STAFF COMMENTS

Project No: 15-077
Date: 11.23.2015
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-3.0

REZONING PETITION #2016-029