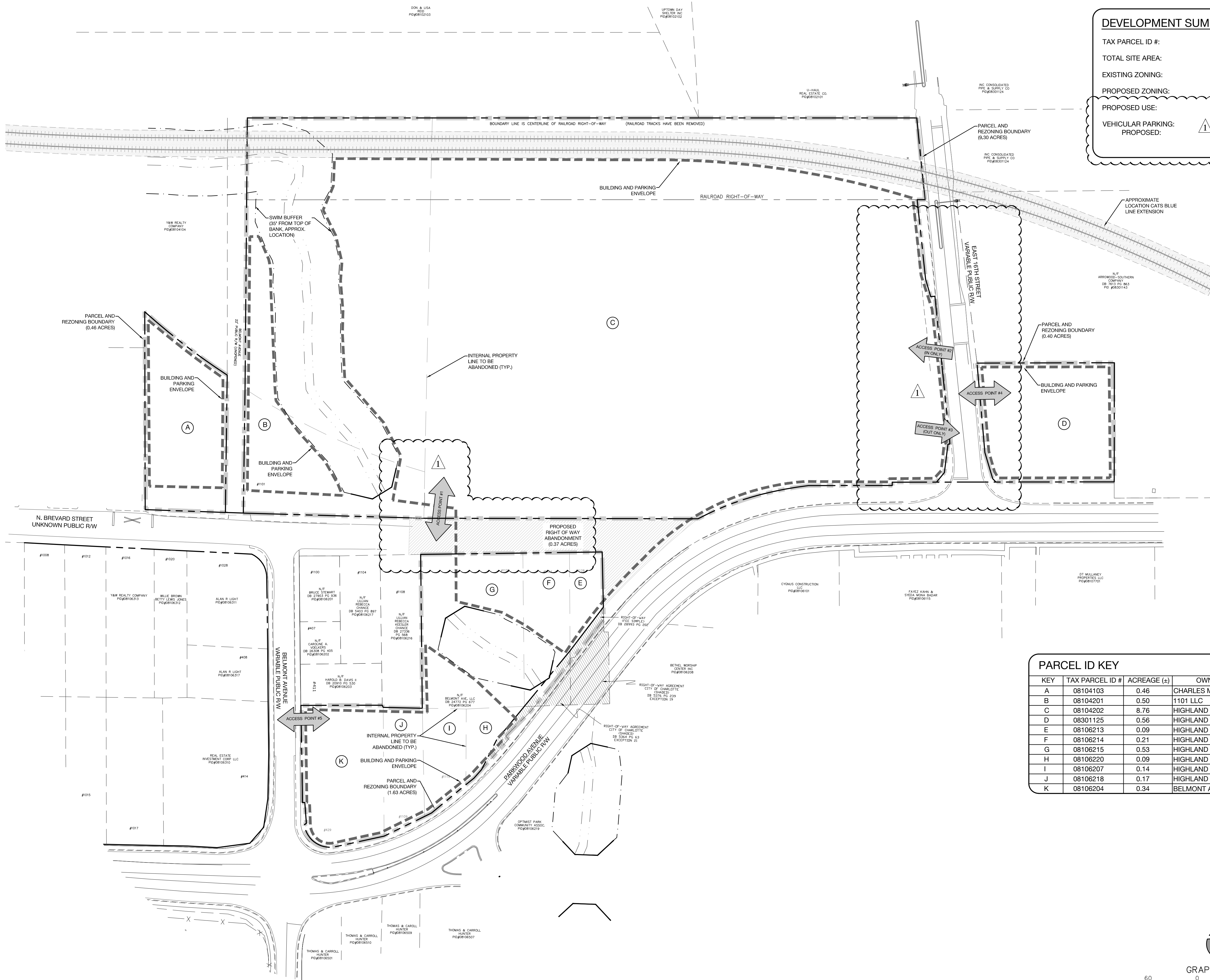


VICINITY MAP

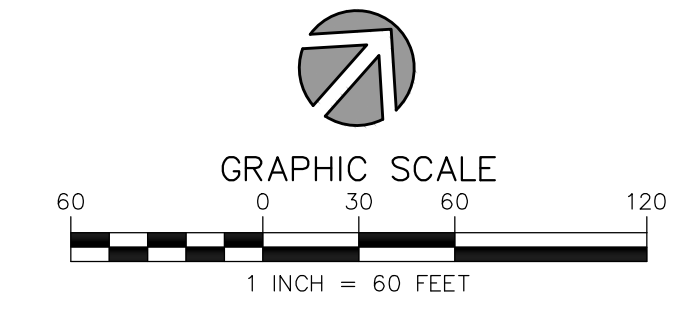


DEVELOPMENT SUMMARY

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



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

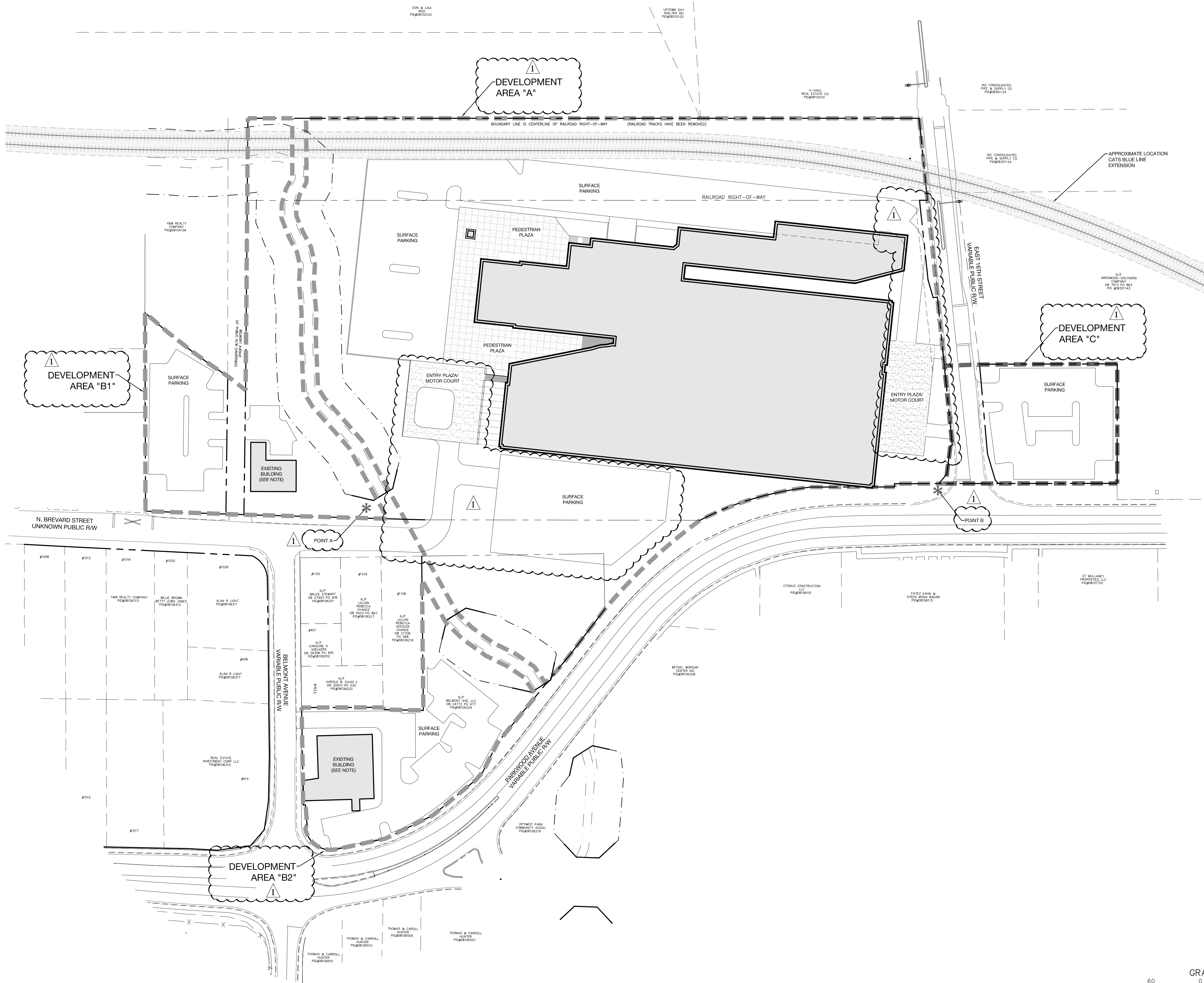
NO. DATE BY: REVISIONS: PER STAFF COMMENTS

1	2.19.16	UDP	PER STAFF COMMENTS
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Project No: 15-077
 Date: 11.23.2015
 Designed by: udp
 Drawn by: udp
 Scale: 1"=60'
 Sheet No:

REZONING PETITION #2016-029

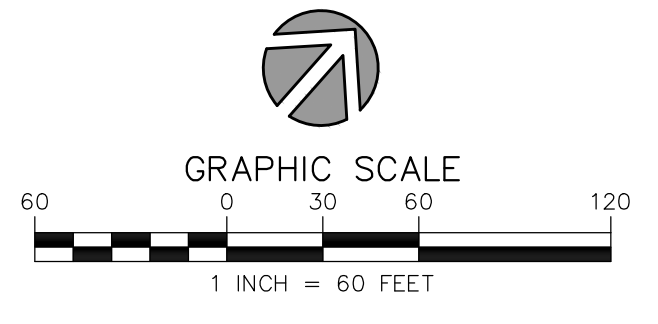
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HIGHLAND PARK MILL

Rezoning Site Plan
 Charlotte, NC

NO.	DATE	BY	REVISIONS
1	2.19.16	UDP	PER STAFF COMMENTS



REZONING PETITION #2016-029

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...
B. The development of the Site will be governed by the Rezoning Plan...
C. The development and uses depicted on the Rezoning Plan are schematic in nature...
D. The parcels of land that comprise the Site may be recombined...
E. For entitlement purposes, the Site is divided into separate development areas...
F. The Highland Park Mill No. 1 building (the "Mill Building") is located on Development Area A...
G. The Site shall be considered to be a planned/unified development...
H. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes...
I. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site...

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. Temporary surface parking lots may be located on Development Area B and Development Area C...
C. The temporary surface parking lot located on Development Area C may cover the entire width and depth of Development Area C...
D. Parking areas that are located to the side of any structures located on Development Area A may cover more than 35% of the total lot width.
E. Until such time that Development Area B is redeveloped, the temporary parking lots that are located to the side of any structures located on Development Area B may cover more than 35% of the total lot width.
F. The uses and development proposed for the Site pursuant to this Rezoning Petition shall not be required to meet the minimum parking requirements of the Ordinance...
G. The maximum height of the Mill Building located on Development Area A, and any addition thereto, shall be 50 feet...
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 B is redeveloped, Development Area B 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 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.
K. 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.
L. The existing buildings and structures located on Development Area B 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. The Mill Building located on Development Area A (including any addition thereto) shall not be required to meet any minimum setback requirement from North Brevard Street, Parkwood Avenue or East 16th Street...
N. The existing buildings and structures located on Development Area B shall not be required to meet the minimum setback requirements of Section 9.1208(1)(a) of the Ordinance...
O. 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.
P. Alterations to the exterior portions of the Mill Building and additions to or expansions 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.
Q. The planting strips and sidewalks described below under Streetscape/Landscaping/Open Space shall be permitted.

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...
B. In addition to the uses set out above, Development Area B1, Development Area B2 and Development Area C may be devoted to temporary surface parking lots as permitted under Section 9.1205(18) of the Ordinance.

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.
B. The maximum height of the Mill Building located on Development Area A shall be 50 feet, excluding any existing smokestacks on the Mill Building.
C. Subject to Section F under Optional Provisions, in the event that Development Area B is redeveloped from the temporary surface parking lot, the redevelopment of Development Area B shall be in accordance with the requirements of the TOD-M zoning district.
D. Subject to Section F under Optional Provisions, in the event that Development Area C is redeveloped from the temporary surface parking lot, the redevelopment of Development Area C shall be in accordance with the requirements of the TOD-M zoning district.

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 acknowledges that the City of Charlotte may, at its sole cost and expense, realign East 16th Street in the future. The Petitioner shall have no obligations with respect to the realignment of East 16th Street, including, without limitation, the dedication of any right of way for the realignment of East 16th Street or the construction of realigned East 16th Street.

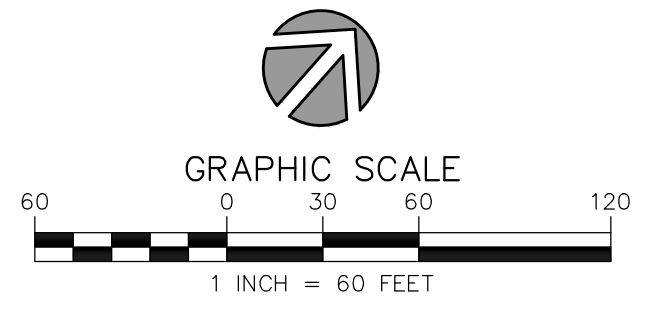
- E. Petitioner shall submit a Petition to the City of Charlotte requesting the abandonment of that portion of North Brevard Street that is generally depicted on the Rezoning Plan.
F. The development located on Development Area A may use Tax Parcel No. 083-011-43 for off-site vehicular parking.
6. ARCHITECTURAL 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.
(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...
(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...
(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...
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...
(2) Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence...
C. The existing buildings and structures 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 within the Site that will provide a pedestrian connection between that point labeled on the Rezoning Plan as "Point A" and that point labeled on the Rezoning Plan as "Point B".
D. Petitioner shall install an 8 foot wide planting strip and a 12 foot wide multi-use path along a portion of Development Area A's frontage on Parkwood Avenue.
E. Petitioner shall install an 8 foot wide planting strip and an 8 foot wide sidewalk along a portion of Development Area A's frontage on Parkwood Avenue.
F. Petitioner shall install an 8 foot wide sidewalk against the back of the existing curb along Development Area A's frontage on East 16th Street.
G. Petitioner shall install an 8 foot planting strip and a 12 foot wide multi-use path along Development Area A's frontage on North Brevard Street.
H. Petitioner shall install a sidewalk against the back of the existing curb along Development Area B2's frontage on Parkwood Avenue.
I. Petitioner shall install a sidewalk against the back of the existing curb along Development Area B2's frontage on Belmont Avenue.
J. Petitioner shall install an 8 foot planting strip and a 12 foot wide multi-use path along Development Area B1's frontage on North Brevard Street.
K. Petitioner shall install an 8 foot planting strip and a 12 foot wide multi-use path along Development Area C's frontage on Parkwood Avenue.
L. Petitioner shall install an 8' sidewalk against the back of the existing curb along Development Area C's frontage on East 16th Street.
M. Sidewalks and planting strips can meander to save existing trees.
N. Urban open space will be provided as required by the Ordinance.
O. Petitioner shall install two curbsless, woonerf-style motor courts and pedestrian plazas (the "Entry Plazas/Motor Courts") within Development Area A in the general location designated by hatching on the Rezoning Plan.

8. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
9. LIGHTING
A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, 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.
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.
10. 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...
B. Throughout these Development Standards, the term "Peticioner" 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.



PERKINS+WILL

White Point Paces Partners LLC

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

HIGHLAND PARK MILL

Development Notes Charlotte, NC

Table with columns: NO., DATE, BY, REVISIONS, PER, STAFF, COMMENTS. Row 1: 1, 2.19.16, 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