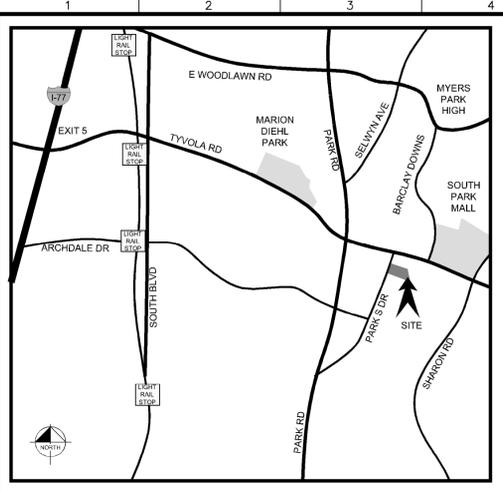


April 28, 2017 - 10:02am By: ddesapene



VICINITY MAP
SCALE: NTS

EXISTING ZONING:
MUDD-O

EXISTING FULL MOVEMENT DRIVEWAY

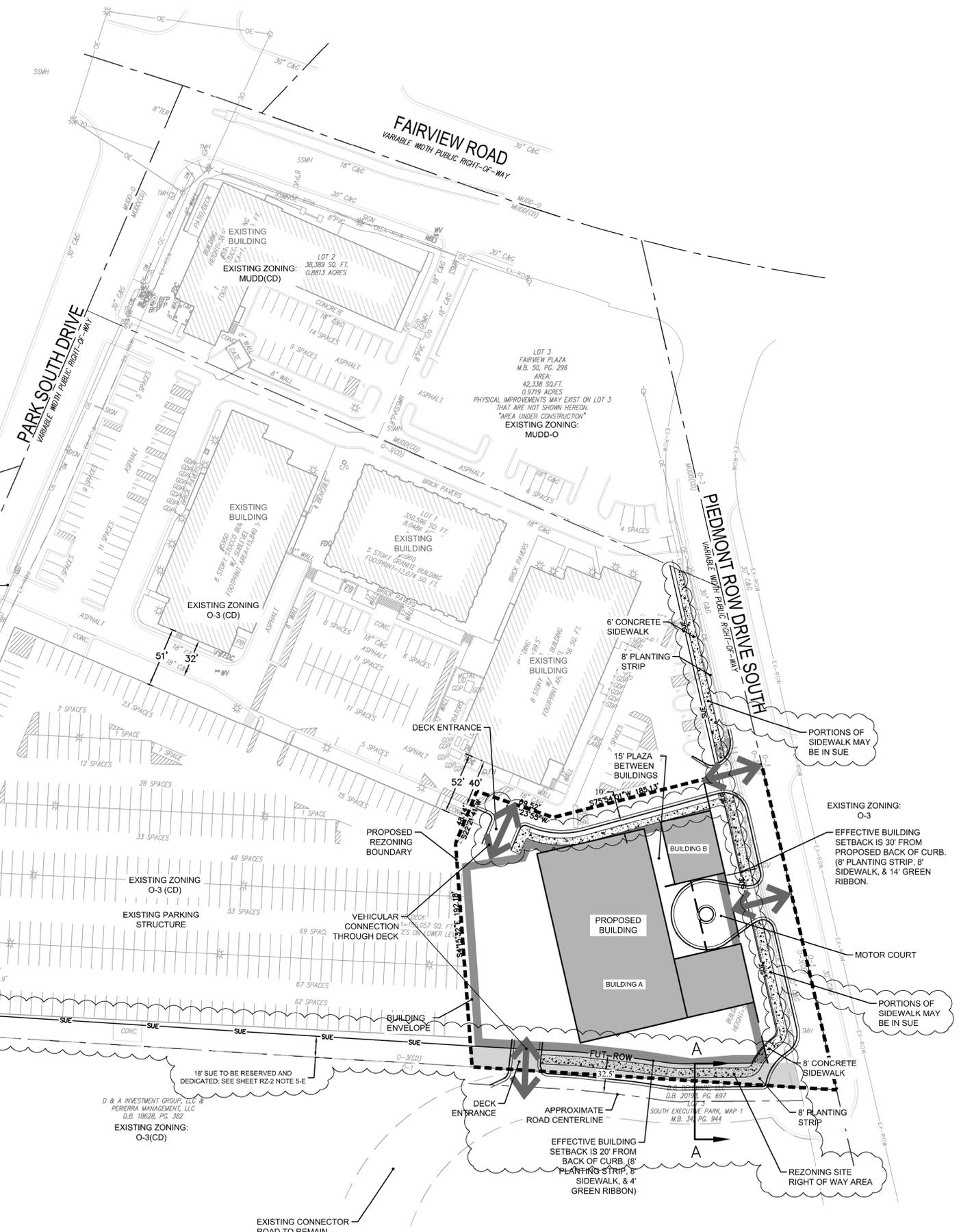
EXISTING ZONING:
R-22MF(CD)

EXISTING ZONING:
R-3

EXISTING ZONING:
INST(CD)

D & A INVESTMENT GROUP, LLC &
PERREIRA MANAGEMENT, LLC
D.B. 18628, PG. 382
EXISTING ZONING:
O-3(CD)

EXISTING CONNECTOR
ROAD TO REMAIN



ZONING CODE SUMMARY

PROJECT NAME: FAIRVIEW PLAZA
CLIENT NAME: FAIRVIEW PLAZA JLC, LLC
PHONE# (704)295-4005
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
PHONE# (704)333-5131
PORTION OF 178-022-53
TAX PARCEL ID: FAIRVIEW ROAD
EXISTING ZONING: O-3 (CD)
PROPOSED ZONING: MUDD-O
PROPOSED USE: AS SET OUT ON SHEET RZ-2
PROPOSED REZONING AREA: APPROXIMATELY 1.621 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACKS

-MINIMUM SETBACK (ON PIEDMONT ROW DRIVE) 30 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
-MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
YARDS: PER ORDINANCE STANDARDS

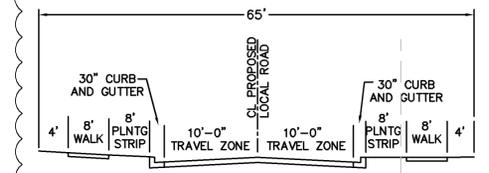
PARKING SUMMARY

PARKING REQUIRED: PER ORDINANCE STANDARDS

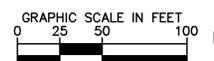
NOTES

- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
- STREET TREES: PER ORDINANCE STANDARDS
- PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY.

LEGEND	
	AREA OUTLINE
	SETBACK/BUFFER LINE
	BUILDING ENVELOPE
	FULL MOVEMENT ACCESS POINTS
	REZONING SITE RIGHT OF WAY AREA



SECTION A-A
(NOT TO SCALE)



Rezoning Petition No. 2016-095

K:\CHL_PRA\015272 MAC\030 Fairview Road\Map\Rezoning\2017-0414 - Rezoning RZ-1 Rezoning.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
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NO.	DATE	REVISIONS
B	04/28/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

NO.	DATE	REVISIONS
B	04/28/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

CLIENT:
FAIRVIEW PLAZA JLC, LLC
5860 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2016-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
REZONING SITE PLAN

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/28/2017
PROJECT#: 015272030

RZ-1

DEVELOPMENT STANDARDS

APRIL 24, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN...
B. THE DEVELOPMENT OF THE REZONING SITE WILL BE GOVERNED BY THE REZONING PLAN...
C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE...
D. A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE REZONING SITE...
E. THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED...
F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS...

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE REZONING SITE:

- A. THE MAXIMUM BUILDING HEIGHT SHALL BE 150 FEET.
B. A DRIVEWAY, AN ENTRANCE INTO THE STRUCTURED PARKING FACILITY AND/OR A MOTOR COURT FOR DROPPING OFF AND PICKING UP HOTEL GUESTS...
C. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN BUILDING A AND PIEDMONT ROW DRIVE SOUTH.
D. HARDSCAPE, LANDSCAPING, CHAIRS AND TABLES, KNEE WALLS, SEAT WALLS...

3. PERMITTED USES

- A. THE REZONING SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW...
(1) HOTELS;
(2) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2)...
(3) ART GALLERIES;
(4) RETAIL SALES LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT;
(5) SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS AND BARBERSHOPS, SPAS AND FITNESS CENTERS; AND
(6) STRUCTURED PARKING DECKS AS AN ACCESSORY USE.

B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE REZONING SITE:

- (1) AUTOMOTIVE SERVICE STATIONS;
(2) CONVENIENCE STORES WITH OR WITHOUT GASOLINE SALES; AND
(3) DRIVE-THROUGH WINDOW(S) AS AN ACCESSORY USE TO ANY USE LOCATED ON THE REZONING SITE.

4. DEVELOPMENT LIMITATIONS

- A. A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE REZONING SITE.
B. A MAXIMUM OF 7,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES SET OUT ABOVE...
C. RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE...
D. THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS...

E. THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES CONSTRUCTED ON THE REZONING SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE REZONING SITE.

5. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
B. STRUCTURED PARKING FACILITIES MAY BE LOCATED BENEATH THE BUILDING(S) TO BE LOCATED ON THE REZONING SITE.
C. IN THE EVENT THAT PETITIONER MOVES FORWARD WITH THE DEVELOPMENT OF THE REZONING SITE...
(1) CONSTRUCT ONLY WITHIN THE REZONING SITE ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE...
(2) CONSTRUCT A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK...
(3) DEDICATE TO THE CITY OF CHARLOTTE (THE "CITY") AS PUBLIC RIGHT OF WAY...
D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A POTENTIAL EAST-WEST CONNECTOR STREET...
E. PETITIONER IS THE OWNER OF TAX PARCEL NO. 179-022-53...
F. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE...
G. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE...
H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY...

F. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE...

G. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE...

H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY THAT PORTION OF THE EXISTING PRIVATE STREET THAT IS LOCATED IMMEDIATELY ADJACENT TO THE REZONING SITE'S SOUTHERN BOUNDARY LINE...

H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY THAT PORTION OF THE EXISTING PRIVATE STREET THAT IS LOCATED IMMEDIATELY ADJACENT TO THE REZONING SITE'S SOUTHERN BOUNDARY LINE...

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT ABOVE, THE DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE APPLICABLE URBAN DESIGN STANDARDS OF SECTION 9.8506 OF THE ORDINANCE.
B. THE MAXIMUM HEIGHT OF BUILDING A SHALL BE 150 FEET.
C. THE MAXIMUM HEIGHT OF BUILDING B SHALL BE 25 FEET.
D. BUILDINGS WILL BE ORIENTED TOWARDS AND HAVE PROMINENT PEDESTRIAN ENTRANCES ON PIEDMONT ROW DRIVE SOUTH.
E. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 60% OF THE TOTAL FACADE AREA...
F. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS...
G. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES...
H. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES THROUGH ARCHITECTURAL MEANS...

I. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS.

J. SET OUT ON SHEET RZ-3 ARE ILLUSTRATIVE BUILDING ELEVATIONS OF BUILDING A AND BUILDING B THAT ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF BUILDING A AND BUILDING B...

K. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

L. DUMPSTER AND RECYCLING AREAS SHALL BE LOCATED WITHIN STRUCTURED PARKING FACILITIES OR WITHIN THE INTERIOR OF A BUILDING LOCATED ON THE REZONING SITE...

7. SETBACK AND YARDS/STREETSCAPE

- A. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON SHEET RZ-1.
B. AS DEPICTED ON SHEET RZ-1 AND RZ-4, A 30-FOOT SETBACK FROM THE BACK OF CURB SHALL BE PROVIDED ALONG THE REZONING SITE'S FRONTAGE...
C. SET OUT ON SHEET RZ-4 IS A CONCEPTUAL ILLUSTRATION OF THE GREEN RIBBON AREA THAT IS ILLUSTRATIVE OF THE SIZE, DESIGN INTENT AND QUALITY OF THE GREEN RIBBON AREA...
D. A 20-FOOT SETBACK FROM THE BACK OF CURB SHALL BE ESTABLISHED ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE...
E. PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE REZONING SITE'S PUBLIC STREET FRONTAGES...
F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE...
G. A MINIMUM 4 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE...

8. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE REZONING SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
B. DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

9. LIGHTING

- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE REZONING SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS...
B. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE INSTALLED ON THE REZONING SITE SHALL BE 21 FEET.
C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE REZONING SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

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 REZONING SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE...
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...
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.
D. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES...

Kimley-Horn logo and contact info. Project title: FAIRVIEW PLAZA REZONING PETITION #2016-117. Client: FAIRVIEW PLAZA JLC, LLC. Revisions table with columns for NO., DATE, REVISIONS. Project location: 5850 FAIRVIEW ROAD, SUITE 600, CHARLOTTE, NORTH CAROLINA 28210.

April 24, 2017 - 1:45pm By: alex.spence



Know what's below. Call before you dig.



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 CHARLOTTE, NORTH
 CAROLINA 28202
 PHONE: (704) 333-5131
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NO.	DATE	REVISIONS
B	04/14/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

CLIENT:
FAIRVIEW PLAZA JLC, LLC
 5850 FAIRVIEW ROAD, SUITE 800
 CHARLOTTE, NORTH CAROLINA 28210

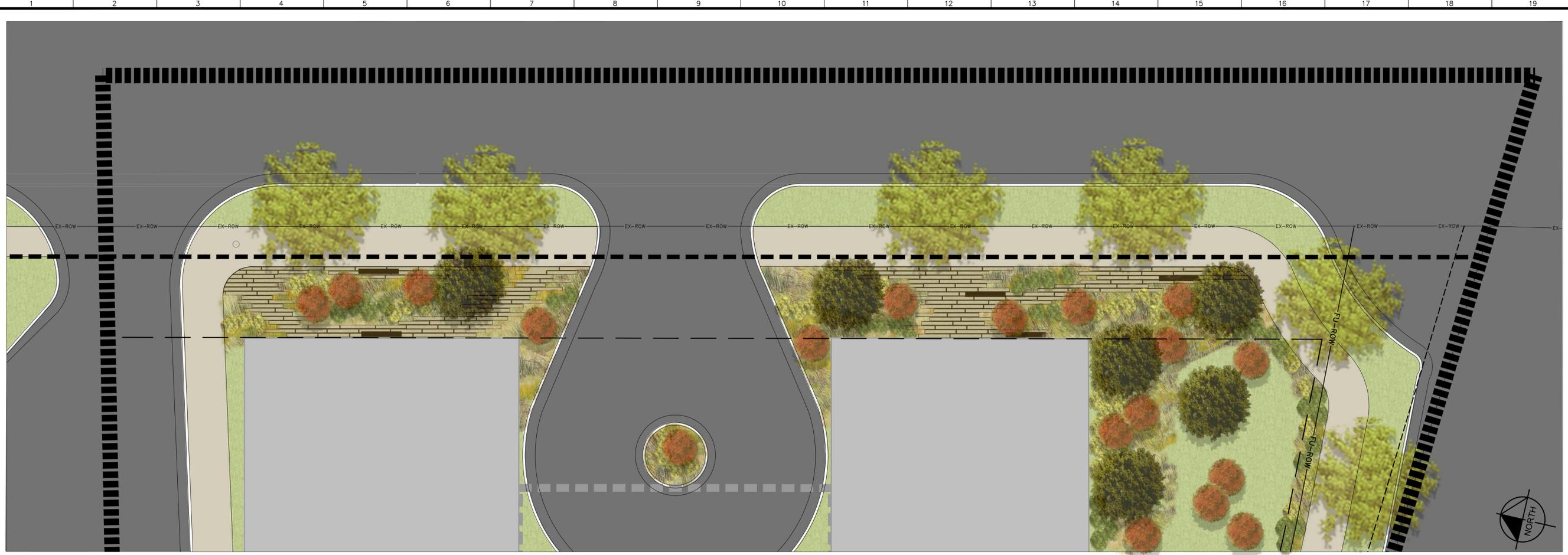
PROJECT:
FAIRVIEW PLAZA
 REZONING PETITION #2014-117
 PARK SOUTH DRIVE AT FAIRVIEW ROAD
 CHARLOTTE, MECKLENBURG COUNTY
 NORTH CAROLINA

TITLE:
SCHEMATIC ELEVATION

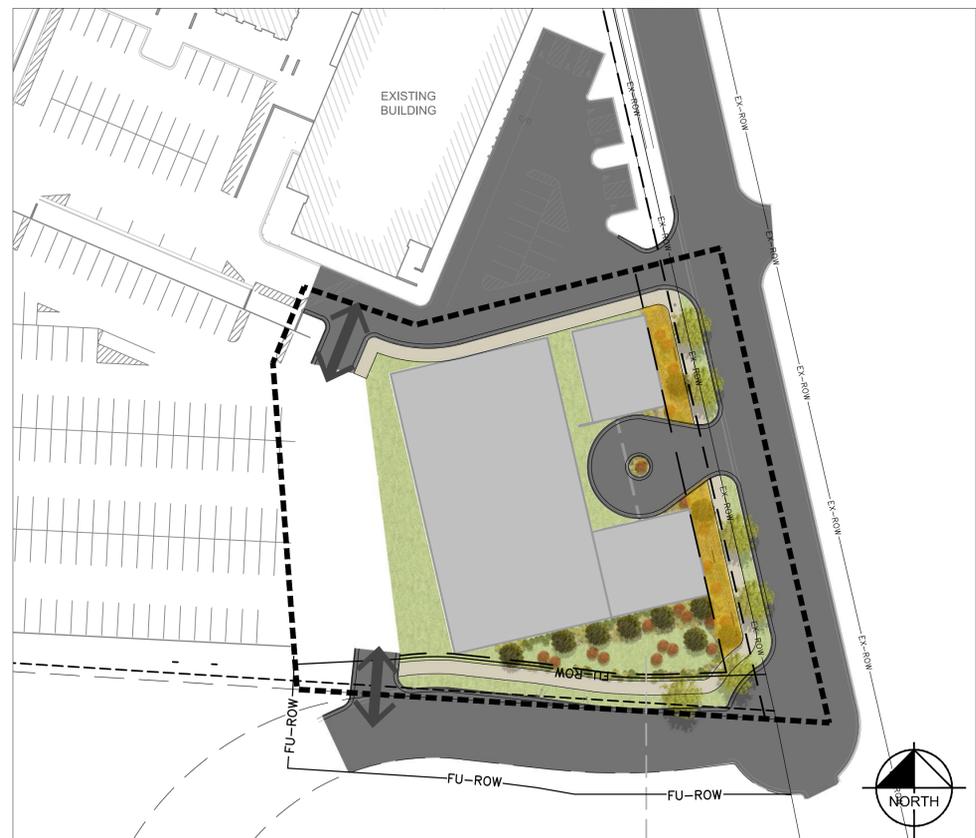
DESIGNED BY: ARS
 DRAWN BY: ARS
 CHECKED BY: NAT
 DATE: 04/24/2017
 PROJECT#: 015272030

RZ-3

February 27, 2017 - 11:34am By: Laura.Horn@kimley-horn.com



GREEN RIBBON PLAN



OVERALL PLAN



GREEN RIBBON SECTION

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CLIENT:
FAIRVIEW PLAZA JLC, LLC
 5950 FAIRVIEW ROAD, SUITE 800
 CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
 REZONING PETITION #2014-117
 PARK SOUTH DRIVE AT FAIRVIEW ROAD
 CHARLOTTE, MECKLENBURG COUNTY
 NORTH CAROLINA

TITLE:
 REZONING EXHIBIT

DESIGNED BY: ARS
 DRAWN BY: ARS
 CHECKED BY: NAT
 DATE: 04/24/2017
 PROJECT#: 015272030

RZ-4

Rezoning Petition No. 2016-095



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