



EAST  
1/16" = 1'-0"

1



SOUTH  
1/16" = 1'-0"

2



WEST  
1/16" = 1'-0"

3



NORTH  
1/16" = 1'-0"

4

PROJECT:	16038	DATE
ISSUE:	SCHEMATIC DESIGN	XX-XX-2016
DESIGN DEV.	XX-XX-2016	
CONST. DOCS.	XX-XX-2017	
PERMIT	XX-XX-2017	
FOR CONSTRUCTION	XX-XX-2017	

REVISIONS:		
1	General Revisions	2016-10-01

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	EXTERIOR BUILDING ELEVATIONS





EASTERN FACADE

3D View 2

2



SOUTHEAST CORNER

3D View 1

1



NORTHEAST CORNER

3D View 3

3

Atapco  
University Executive Park  
Tryon Street  
Charlotte, NC

Schematic  
Design



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PERMIT		XX-XX-2017
FOR CONSTRUCTION		XX-XX-2017

REVISIONS:		

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	PERSPECTIVES





EASTERN FACADE AND SOUTHEAST CORNER

3D View 4

1



WESTERN FACADE

3D View 5

2

Atapco  
University Executive Park  
Tryon Street  
Charlotte, NC

Schematic  
Design



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REVISIONS:		

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	PERSPECTIVES

A3.03





NORTHERN FACADE

3D View 6

1



SOUTHERN FACADE

3D View 7

2

Atapco  
University Executive Park  
Tryon Street  
Charlotte, NC

Schematic  
Design



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DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	PERSPECTIVES

A3.04











## DEVELOPMENT STANDARDS

October 21, 2016

## 1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ATAPCO UEP, Inc. (the "Petitioner") for an approximately 4.51 acre site located on the west side of North Tryon Street between McCullough Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-211-25 and 047-211-13.
- B. Zoning 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").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M zoning district shall govern all development taking place on the Site.
- D. 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 the 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.
- E. 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. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
- (1) A maximum of 280 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the TOD-M zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and swimming pool.
- (2) Non-residential uses permitted by right and under prescribed conditions in the TOD-M zoning district.
- B. A minimum of 5,000 square feet of gross floor area located on the ground floor of the building shall be developed to accommodate one or more of the non-residential uses described above, and this gross floor area shall be reserved for such non-residential uses (the "Reserved Non-Residential Space"). The Reserved Non-Residential Space shall be located in the northern end of the ground floor of the building in those areas designated on the Rezoning Plan as Non-Residential A and Non-Residential B.
- C. Notwithstanding the terms of paragraph B above, at the option of Petitioner, the amount of gross floor area devoted to the non-residential uses permitted on the Site may exceed 5,000 square feet.
- D. A minimum of 2,000 square feet of gross floor area located on the ground floor of the building shall be devoted to uses that are accessory to the multi-family residential use located on the Site, such as a fitness center or a resident's lounge (the "Required Ground Floor Accessory Residential Space"). The Required Ground Floor Accessory Residential Space shall be located in the southeast corner of the ground floor of the building as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the Required Ground Floor Accessory Residential Space shall be constructed to accommodate non-residential uses permitted on the Site and at the option of Petitioner, the Required Ground Floor Accessory Residential Space may be converted to a non-residential use or uses permitted on the Site.
- E. Notwithstanding the terms of paragraph D above, the amount of gross floor area devoted to uses accessory to the multi-family residential use located on the Site may exceed 2,000 square feet, and any such floor area in excess of the Required Ground Floor Accessory Residential Space may be located in any location on the Site other than those portions of the building designated on the Rezoning Plan as Non-Residential A and Non-Residential B.

### 3. 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. Petitioner shall install a minimum 10 foot wide multi-use path along the southern boundary of the Site that provides a pedestrian connection from North Tryon Street to University Executive Park Drive as generally depicted on the Rezoning Plan.
- C. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to University Executive Park Drive as required to provide right of way measuring 41.5 feet from the existing centerline of University Executive Park Drive.
- D. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct along the Site's frontage on University Executive Park Drive the University Executive Park Drive half cross section as depicted on the Rezoning Plan. As depicted on the Rezoning Plan, the University Executive Park Drive half cross section shall be comprised of a 12 foot travel lane, a 6 foot bike lane and on-street parking spaces.
- E. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct the private street located along the northern boundary of the Site that will provide a vehicular connection from North Tryon Street to University Executive Park Drive. This private street shall meet the standards depicted on the Rezoning Plan, and a public access easement shall be granted to allow the public use of this private street.
- F. The alignment of the internal vehicular circulation areas and the driveways may be modified by the 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.

#### 4. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height in stories of the building to be constructed on the Site shall be 5 stories.
- B. The maximum height in feet of the building to be constructed on the Site shall be 62 feet.
- C. Attached to the Rezoning Plan are conceptual, architectural elevations of each elevation of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of each elevation of the building to be constructed on the Site. Accordingly, each elevation of the building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the attached relevant conceptual, architectural elevation with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building to be constructed on the Site that do not materially change the overall conceptual architectural style and character shall be permitted.
- D. The permitted exterior building materials for the building to be constructed on the Site are designated and labelled on the attached conceptual, architectural elevations of the building.
- E. The floor to floor height of the first floor of the building shall be approximately 1 foot taller than the floor to floor height of the other floors of the building.
- F. As depicted on the Rezoning Plan, 3 entrances into the building to be located on the Site shall be provided on the North Tryon Street elevation of the building.
- G. 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 the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structure proposed to be constructed on the Site.

## 5. STREETSCAPE/LANDSCAPING AND SCREENING/URBAN OPEN SPACE

- A. Petitioner shall install a minimum 8 foot wide sidewalk along the Site's frontage on University Executive Park Drive as generally depicted on the Rezoning Plan.
- B. Petitioner shall install a minimum 10 foot wide sidewalk along portions of the southern side of the private street/drive located on the northern boundary of the Site as generally depicted on the Rezoning Plan. Planters may be located within the 10 foot wide sidewalk as generally depicted on the Rezoning Plan.
- C. Urban open spaces located on the Site shall contain landscaping and community space as generally depicted on Sheet RZ-3 of the Rezoning Plan. The landscaping materials depicted on Sheet RZ-3 illustrate the general location and density of the landscape materials that will be installed; however, the types of landscape materials actually installed on the Site may deviate from what is depicted on Sheet RZ-3.

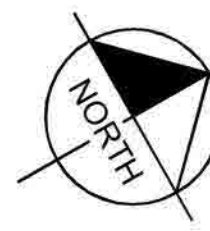
## 6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.

[illegible]



Plotted By: Handiston, Laura    Sheet Set: Atapco-UEP Reporting    Layout: Rendering    September 16, 2016    02:00:20pm    K:\VCHL\_PRA\01172 Atapco\003 University Executive Park\02 - DWG\Rendering\UEP-1.dwg    This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and impropriate reference on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc., shall be without liability to Kimley-Horn and Associates, Inc.



NOT TO SCALE



UNIVERSITY EXECUTIVE PARK 8310 - 8320 UNIVERSITY EXECUTIVE PARK CHARLOTTE, MECKLENBURG COUNTY, NC 28262		ATAPCO UEP ONE SOUTH STREET, SUITE 2800 BALTIMORE, MD 21202	
DATE 10 / 21 / 2016	PROJECT NO. 011172003	SHEET NUMBER RZ-3	
SCALE AS NOTED		DESIGNED BY DRAWN BY CHECKED BY	
NOT FOR CONSTRUCTION		RENDERED SITE PLAN	
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