

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission by Michael Adams to rezone approximately 6.63 acres located at 2010 Rocky River Road, Charlotte NC, 28213, the intersection of Rocky River Road and East W. T. Harris Blvd., from NS Zoning district, to NS and B-D (CD) zoning districts, to allow a Mixed-Use development of retail, restaurant, office and climate controlled self-storage on the property.

Date and time of meeting: Tuesday, November 15, 2016, at 6pm to 7:30 pm

Place of meeting: Charlotte Mecklenburg Library - University City Regional, 301 E W.T. Harris Blvd, Charlotte, NC 28262 Phone:(704) 416-7200

Petitioner: Michael Adams

Petition No.: 2016-140, Harris Station

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is required to hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, located across the street from, or are near the Site.

On behalf of the Petitioner, we give you notice and invite you to attend this Community Meeting. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have. Please feel free to contact me with any questions or comments at: 704 408 1647 or email me at: Bemadi@Providencecommercial.com

Sincerely,



Babak Emadi,
1307 West Morehead Street. #107 Charlotte NC, 28208

cc: Mr. Gregg Phipps, Council member, district 4,
Lori Massenburg, office of the City Clerk,
Kimberly Byrd, office of the City Clerk

Date mailed: Wednesday October 26, 2016



Pet. No. TaxPID Ownerlast ownerfirst

cownerflrs cownerlast

ailaddr1 mailaddr2 cit

2016-140
10501229
AVTEX PARTNERS
PO DRAWER 10287
GREENVILLE SC 29603



2016-140
10501390
BACK CREEK FARMS SUBDIVISION
LLC
521 E MOREHEAD ST STE 405
CHARLOTTE NC 28202

2016-140
10503513
CAROLINA CONFERENCE ASSOC
OF SEVENTH-DAY ADVENTISTS
PO BOX 44270
CHARLOTTE NC 28215

2016-140
10503514
CAROLINA CONFERENCE ASSOC
OF SEVENTH-DAY ADVENTISTS
PO BOX 44270
CHARLOTTE NC 28215

2016-140
10508216
CHARLOTTE AUTO DST
ATTN: PROPERTY TAX DEPT
PO BOX 3666
OAK BROOK IL 60522

2016-140
10501302
CHEN
WARREN YOUNGNIX
KHANH THI
CHEN
2809 SOUTH DEVON ST
CHARLOTTE NC 28213

2016-140
10503512
DRUMMOND FAMILY ENTERPRISES LLC
9014 WILLOW TRACE CT
HUNTERSVILLE NC 28078

2016-140
10502139
DUKE POWER CO
ATTN: TAX DEPT-PB05B
422 S CHURCH ST
CHARLOTTE NC 28242

2016-140
10501320
EARL OLA
2011 SHORTHORN ST
CHARLOTTE NC 28213

2016-140
10508217
HIGHLAND AIRPORT PARKING INC
ATTN: PETER A MORGAN
241 PINE ST STE 1
MANCHESTER NH 03103

2016-140
10501304
KELLEY JAMES F
SHELLEY KELLEY
1919 CORRIENTE CT
CHARLOTTE NC 28213

2016-140
10501313
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PKWY, SUITE 100
CHARLOTTE NC 28269

2016-140
10501312
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501314
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501315
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501316
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501317
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

7 PAGES

2

✓ 1 of 7

2016-140
10501388
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501389
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100 CHARLOTTE NC 28269

2016-140
10501392
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501566
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501569
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PARKWAY
SUITE 100
CHARLOTTE NC 28269

2016-140
10501307
MALEMPATI HEMANTH
KALPANA NALLAMOTHU
1912 CORRIENTE CT
CHARLOTTE NC 28213

2016-140
10501321
MAYSONET MELISSA
MICHAEL VALDES
2015 SHORTHORN ST
CHARLOTTE NC 28213

2016-140
10501306
MEREDITH BARBARA A
1916 CORRIENTE CT
CHARLOTTE NC 28213

2016-140
10501311
MILLER WARREN A
1909 SHORTHORN ST
CHARLOTTE NC 28213

2016-140
10502126
FINK ALAN F
SUSIE W FINK
PO BOX 91
NEWELL NC 28126

2016-140
10502127
FINK ALAN F
SUSIE W FINK
PO BOX 91
NEWELL NC 28126

2016-140
10501303
GASKIN DORTHY V
1915 CORRIENTE CT
CHARLOTTE NC 28213

2016-140
10501309
GOODLOW TERRANCE L
2919 SOUTH DEVON ST
CHARLOTTE NC 28213

2016-140
10501221
GRIER NEWELL PROPERTIES LLC
C/O GRIER FURR & CRISP
101 N TRYON ST SUITE 1240
CHARLOTTE NC 28246

2016-140
10508211
GRIER NEWELL PROPERTIES LLC
C/O GRIER FURR & CRISP
101 N TRYON ST SUITE 1240
CHARLOTTE NC 28246

2016-140
10501305
HARRIS CATHERINE S
EDWARD HAYNES JR
GIBSON
1920 CORRIENTE CT
CHARLOTTE NC 28213

2016-140
10501227
HARRIS AND ROCKY INC
11617 ELIZABETH MADISON CT
CHARLOTTE NC 28277

2016-140
10501568
HARTSELL SUSAN W
DWIGHT E HARTSELL
2900 SOUTH DEVON ST
CHARLOTTE NC 28213

2016-140
10508206
HIGHLAND AIRPORT PARKING INC
ATTN: PETER A MORGAN
241 PINE ST STE 1
MANCHESTER NH 03103

2 of 7

2016-140
10501230
NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE #900
ORLANDO FL 32801

2016-140
10501230
NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE #900 ORLANDO
FL 32801

2016-140
10502129
PHILLIPPI REALTY LLC
2770 E WT HARRIS BLVD
CHARLOTTE NC 28213

2016-140
10501567
PRESIDENT ROSALIND P
2906 SOUTH DEVON ST
CHARLOTTE NC 28213

2016-140
10502140
PURSER RODNEY L
CAROL F PURSER
8215 HOOD RD
CHARLOTTE NC 28215

2016-140
10502143
SOUDER PROPERTIES INC
4614 WILGROVE MINT HILL RD
CHARLOTTE NC 28227

2016-140
10501301
WILLIAMS JOHN M
144-64 GUY R BREWER
QUEENS NY 11432

2016-140
BABAK EMADI
1307 WEST MOREHEAD ST. #107
CHARLOTTE NC 28208

2016-140
MICHAEL ADAMS
PO BOX 958
DAVIDSON NC 28036

Pet._No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-140	Don Boekelheide			2016-140 Don Boekelheide Toby Creek Alliance 7117 Leaves Lane Charlotte NC 28213			
2016-140	Greta Torrence			2016-140 Ursula Smith Knollwood HOA Post Office Box 386 Newell NC 28213			
2016-140	McClean Road/Middle Acres			2016-140 Dana Bradley Newell Place NA 7714 Pickering Drive Charlotte NC 28213			
2016-140	2415 McClean Road						
2016-140	Charlotte NC 28213						
2016-140	Rodney Moore						
2016-140	Seven Oaks Neighborhood						
2016-140	1914 Yaupon Road						
2016-140	Charlotte NC 28215						
2016-140	John Neilson			2016-140 Nancy Newton Newell Assoc. 1806 Rocky River Road Charlotte NC 28213			
2016-140	Autumnwood Comm. Assoc.						
2016-140	1016 Autumnwood Lane						
2016-140	Charlotte NC 28213						



2016-140

Greta Torrence
McLean Rd/Middle Acres Rd
2415 McLean Road
Charlotte NC 28213

2016-140

William Jett
Autumnwood Comm. Assoc.
7041 Summer Place
Charlotte NC 28213

2016-140

Richard Toenjes
Hickory Grove Coalition
6809 Linda Lake Drive
Charlotte NC 28215

2016-140

Claire Fallon
Northeast Coalition of Neighborhoods
8879 Legacy Lake Lane
Charlotte NC 28269

2016-140

Maxine Eaves
Plaza/Eastway Partners/N. East Comm. Org.
5906 Old Coach Road
Charlotte NC 28215

2016-140

Susie Hines
Charlotte East Comm. Partners
6023 Hanna Court
Charlotte NC 28212

2016-140

Heather Ferguson
Charlotte East Comm. Partners
6031 Hanna Court
Charlotte NC 28212

2016-140

Vickie Fewell
Charlotte East Comm. Partners
5014 Grafton Drive
Charlotte NC 28215

2016-140

Mary Hopper
University City Partners
8335 IBM Drive, Suite 110
Charlotte NC 28262

45



Rezoning 2016-140

City Council

Jennifer W. Roberts

Mayor 600 E. 4th Street

Charlotte, NC 28202-2244

Al Austin

Council Member, District 2

600 E. 4th Street

Charlotte, NC 28202-2244

Mayor Pro Tem Vi Lyles

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

LaWana Mayfield

Council Member, District 3

600 E. 4th Street

Charlotte, NC 28202-2244

Claire Green Fallon

Council Member At-Large

PO Box 481325

Charlotte, NC, 28269

Gregory A. Phipps

Council Member, District 4

600 E. 4th Street

Charlotte, NC 28202-2244

Julie Eiselt

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

John N. Autry

Council Member, District 5

600 E. 4th Street

Charlotte, NC 28202-2244

James Mitchell

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

Kenny Smith

Council Member, District 6

600 E. 4th Street

Charlotte, NC 28202-2244

Patsy B. Kinsey

Council Member, District 1

2334 Greenway Avenue

Charlotte, NC 28204

Edmund H. Driggs

Council Member, District 7

600 E. 4th Street

Charlotte, NC 28202-2244

Rezoning 201-140
Lori Messenburg
Office of the City Clerk
600 E Fourth St, Room 700A
Charlotte, NC 28202-2857

Rezoning 2016-140
Kimberly Byrd
Records Management Clerk
Office of the City Clerk
600 E Fourth St, Room 700A
Charlotte, NC 28202-2857

Rezoning 2016-140
Michael Adams,
Owner/Hawthorne's NY Pizza Restaurants,
P O Box 958
Davidson NC 28036

Rezoning 2016-140
Babak Emadi,
Providence Commercial Real Estate Advisors, LLC
1307 West Morehead Street | Suite 107
Charlotte, North Carolina 28208

Rezoning 2016-140
Thomas Haapapuro,
Design Resource Group,
2459 Wilkinson Blvd.
Charlotte, NC 28208



CHARLOTTE NC 282

25 OCT 2016 PM 2 L

16I0010/26/16

2016-140
10501313
M/I HOMES OF CHARLOTTE LLC
9335 HARRIS CORNERS PKWY, SUITE 100
CHARLOTTE NC 28269

NIXIE

282 N7E 1

RETURN TO SENDER
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RELEASABLE TO FORWARD

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NOT DELIVERABLE

Rezoning 2016-140
Babak Emadi
1307 West Morehead St.
Suite #107
Charlotte NC 28208

ALL TO MI HOMES

Nov 17, 2016

**Report of the Official Community Meeting held on November 15th 2016,
Petitioner: Michael Adams
Rezoning Petition 2016-140,**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Respectfully submitted, November 17, 2016.

Babak Emadi, Agent
Providence Commercial,
1307 West Morehead St. Suite 107
Charlotte NC 28208
704 408 1647

cc: Mr. Gregg Phipps, Council member, district 4,
Lori Massenburg, office of the City Clerk,
Kimberly Byrd, office of the City Clerk,
LaQuett White, Charlotte-Mecklenburg Planning Department,

November 17, 2016

Rezoning Petition 2016-140

Report of the Official Community Meeting held on November 15th, 2016

Petitioner: Michael Adams

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH TDATE AND EXPLANATION OF HOW CONTACTED.

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations (this list was provided by the City) set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on October 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

Date and time of the meeting: Tuesday November 15, 2016, at 6:00pm.

Place of meeting: Charlotte Mecklenburg Library – University City Regional, 301 E. W.T. Harris Blvd., Charlotte, NC 28202. Phone: (704) 416-7200

Petitioner: Michael Adams, Harris Station

Petition No.: 2016-140

Subject: Community Meeting – Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission by Michael Adams to rezone approximately 6.63 acres located at 2010 Rocky River Road, Charlotte, NC 28213, the intersection of Rocky River Road and East W.T. Harris Blvd., from NS Zoning district to NS and B-D (CD) zoning districts, to allow a Mixed-Use development of retail, restaurant, office and climate controlled self-storage on the property.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Michael Adams/Owner/Hawthorne's NY Pizza Restaurants, Jim Guyton and Thomas Haapapuro, Landscape Architects/Design Resource Group, Chris Wannamaker representing Babak Emadi/Agent.



SUMMARY OF PRESENTATION/DISCUSSION

At the Community Meeting 9 people attended including Michael Adams/Owner/Hawthorne's NY Pizza Restaurants, Chris Wannamaker representing Babak Emadi/Agent, Jim Guyton and Thomas Haapapuro/Landscape Architects/Design Resource Group.

The attendees had the opportunity to review large maps, site plans and building renderings on display prior to the presentation.

A short presentation was made to explain the proposal with ample chances for the attendees to ask questions.

Attendees were introduced to the Petitioner's team and indicated that the Petitioner proposes to rezone approximately 6.63 acres located at 2010 Rocky River Road, Charlotte, NC 28213, the intersection of Rocky River Road and East W.T. Harris Blvd., from NS Zoning district to NS (SPA) and B-D (CD) zoning districts to allow a Mixed-Use development of retail, restaurant, office and climate controlled self-storage on the property.

The attendees were introduced to the rezoning process in general and it was explained that the purpose of the meeting was to discuss the rezoning request, the conditional site plan and respond to questions and concerns from the nearby residents and property owners.

Michael Adams provided background information about the development team's restaurant, retail and self-storage experience and the typical operation of its locally owned businesses. The site plan was presented with the mix of uses pointed out, with the operation of a typical Hawthorne's Pizza Restaurant explained. In addition, the low traffic impact nature and operations of a modern climate controlled self-storage facility was explained.

Improved site pedestrian and vehicular circulation, loading and unloading, parking, active retail at the ground level and outdoor seating spaces were shown and explained.

An overview of the design concept through large format illustrative renderings was given, which described the overall design and how buildings A and B may be combined to become one building or remain separated as two freestanding buildings.

Please see detailed minutes of the conversation about the rezoning, including questions and responses.



Q – Who is storage partner?

A – Undetermined at this point in time.

Q – Will Hawthorne's be behind in construction timing?

A - No

Q – Are there architectural design details? Will the architectural design be cohesive with unified look like one project? Very important.

A - Yes, an explanation was given, boards reviewed.

Q – Will those notes be in the final rezoning notes/plans?

A – Yes

Q – Describe Hawthorne's Pizza Restaurant

A - Mike gave description of how business runs, menu and hours.

Comments from Attendee – Group thought this location would be very good for Hawthorne's

Q – What kind of office use do you think there will be?

A - Possible medical, small business.

Q – What is the Construction Schedule?

A - Possible start late summer or fall of 2017, described remaining rezoning and permitting schedule. Possible opening in spring of 2018.

Comments from Attendees – Looks very nice. Great location. Existing facility does great business. Neighborhood thinks this location has been vacant for too long. They will be glad that the semi-truck parking will go away. Duke Power trucks use the existing gas facility frequently.

Q – What sidewalks will be required/provided? Lots of people could walk here.

A – Sidewalk along Rocky River and Path along WT Harris explained along with connection to neighborhood in the back.

Comment from Attendee – During original rezoning in 2003 there was a lot of concern about the trail connection letting people up to no good get out of the neighborhood. Group still not excited about the connection.

Q – Will there be street lights added along Rocky River Road?

A – No, but there will be internal project lighting.

Comment from Attendee – Glad the semi-trucks will be gone.



Q – Any anticipated retail users?

A – Other possible food services, neighborhood services, possibly coffee shop.

Meeting was concluded around 7:00 pm

Respectfully submitted, this 21st day of November 2016.

Thomas Haapapuro
Design Resource Group, PA

A handwritten signature in blue ink, appearing to read 'GP', is written over the typed name of Thomas Haapapuro.

cc: Greg Phipps, Council member, district 4
Lori Massenburg, office of the City Clerk
Kimberly Byrd, office of the City Clerk
LaQuett White, Charlotte-Mecklenburg Planning Department



BRANCH LIBRARY MEETING ROOM RESERVATION REQUEST



Library: University City Library

Room: _____

Date of Event: Nov. 15, 2016

Time Period: 6 to 7:30

Anticipated Attendance: 15

Please check: Profit Not for Profit

NOTE: MEETING ROOMS ARE AVAILABLE ONLY DURING REGULAR LIBRARY HOURS AND MEETINGS MUST ADJOURN 30 MINUTES PRIOR TO CLOSING

Organization/Individual Name: Hawthorne Holding Group

Address: _____

Name of President/Chairperson: _____

Contact Person: _____ Phone: _____

Purpose of Meeting: (PLEASE DESCRIBE IN DETAIL. Attach agenda, a copy of any media releases or publicity regarding this meeting, and literature that will be distributed. If having a speaker, please provide subject of speech).

Required community meeting for a rezoning petition named Harris Station

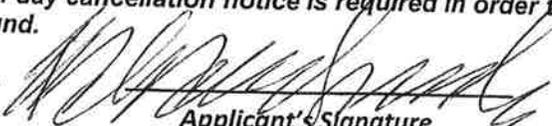
What type of food will be served? _____
Name of food service/caterer: _____

There will be a \$50.00 charge for events with food items other than packaged snacks (cookies, crackers, chips), including catered, carry-out, delivered, or covered-dish meals. **Applicable fees for food still pertain to non-Library, Government agencies.**

AUDIO/VISUAL EQUIPMENT	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Includes: TV/DVD/VCR
SMARTBOARD USAGE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Available at Matthews and North County for an additional charge of \$25.00.
WILL ANY FOOD BE SERVED?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	Available only at branches with kitchens: Regional Libraries, Davidson, Hickory Grove, Plaza Midwood, West Blvd, Mountain Island, Main Library

I, the undersigned, being 18 years of age or older, have read the meeting room policies and regulations and agree to comply therewith. I agree to be responsible to the Charlotte Mecklenburg Library for the use and care of Library property and facilities. I understand my responsibilities as the undersigned include:

- *Payment in advance of all applicable fees and completed Reservation Request form.*
- *Payment for any damages to Library property occurring during or in connection with the meeting.*
- *Enforcing the meeting room regulations.*
- *Setting up the room and cleaning up at the conclusion of the meeting.*
- *Seven-day cancellation notice is required in order to receive a refund. No-shows are not eligible for a refund.*

BABAIL ENADI  Applicant's Signature

10/17/16
Date

Applicant's N.C. Driver's license # or Federal I.D. # _____
Paid by: Check #: _____ Debit/Credit: _____ Expires: _____ CCV#: _____
For refund, cancellation notice must be received seven (7) days prior to scheduled meeting date. Refunds will be issued by check and sent via U.S. Mail from Charlotte Mecklenburg Libraries Business Office. Allow at least two weeks for processing.
A completed Reservation Request Form and payment for all applicable fees MUST be received before room will be reserved.
For Office Use Only: Approved: _____ Disapproved: _____ Total Cost: _____ Gov/Partner/Study: _____

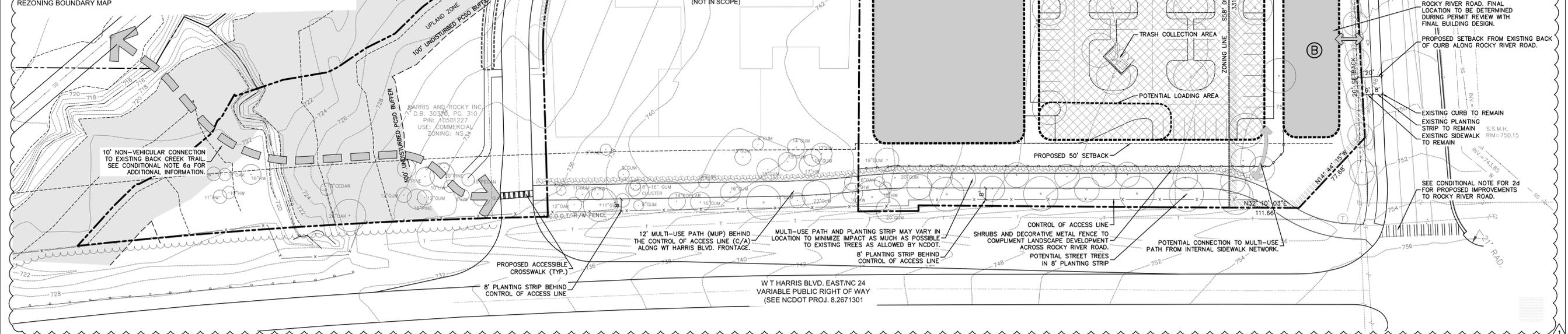
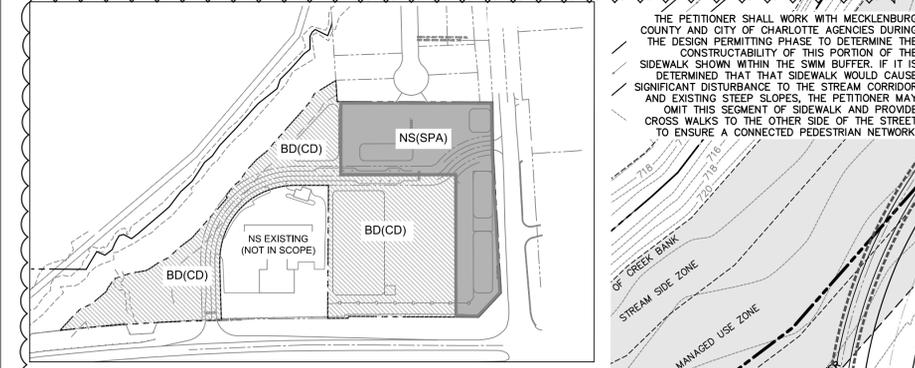
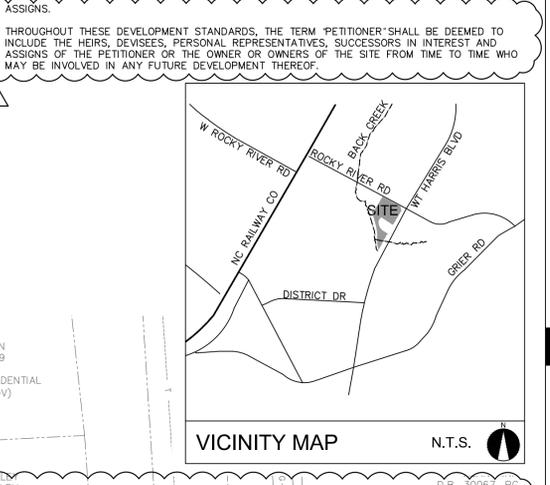
DEVELOPMENT DATA TABLE

SITE ACREAGE:	±6.63 AC
TAX PARCEL:	105-012-27
EXISTING ZONING:	NS
PROPOSED ZONING:	BD(CD) & NS (SPA) WITH 5 YEAR VESTING (SEE SITE PLAN FOR PROPOSED LOCATIONS)
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.):	
- BUILDING A, ONE LEVEL RETAIL/RESTAURANT, UP TO 5,000 SF.	
- BUILDING B, ONE LEVEL OFFICE, RETAIL, RESTAURANT, UP TO 6,500 SF.	
- BUILDINGS A AND B MAY BE SEPARATE OR COMBINED AS ONE BUILDING.	
- BUILDING C, 3 LEVELS, CLIMATE CONTROLLED SELF-STORAGE WITH ASSOCIATED OFFICES, UP TO 100,000 SF.	
- BUILDING D, ONE LEVEL, OFFICE, RETAIL, RESTAURANT, UP TO 5,000 SF.	
- BUILDING E, ONE LEVEL KIOSK, OFFICE, RETAIL, UP TO 500 SF.	
- BUILDING F, ONE LEVEL, OFFICE, RETAIL, RESTAURANT, UP TO 2,500 SF.	
- MAXIMUM COMBINED TOTAL RETAIL - 15,000 SF	
- MAXIMUM COMBINED TOTAL OFFICE - 5,000 SF	
MAX. BUILDING HEIGHT:	40'
MAX. # OF BUILDINGS:	6 BUILDINGS
PARKING SPACES PROVIDED:	134 SPACES MINIMUM

- GENERAL PROVISIONS**
 - THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT A MIX OF USES INCLUDING OFFICE, RETAIL, RESTAURANTS, CLIMATE CONTROLLED SELF-STORAGE, AND ASSOCIATED PARKING ON A PARCELS APPROXIMATELY 6.63 ACRES AT THE INTERSECTION OF W.T. HARRIS BLVD (NC 24) AND ROCKY RIVER ROAD (SR 2828).
 - SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BD(CD) AND NS(SPA) ZONING CLASSIFICATIONS, IN THE AREAS INDICATED ON THE PLAN.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS. ORDINANCE CHANGES OR MODIFICATIONS TO THE PLAN SHALL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
- TRANSPORTATION**
 - THE SITE SHALL BE ACCESSED FROM AN EXISTING PRIVATE SHARED DRIVE, HARRIS STATION BLVD THAT CONNECTS ROCKY RIVER ROAD AND E. W.T. HARRIS BLVD. FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN PREVIOUSLY ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERIMETER PUBLIC STREETS EXCEPT THOSE SPECIFICALLY NOTED IN THIS PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL TRANSPORTATION IMPROVEMENT WILL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY OR PHASED PER THE SITES DEVELOPMENT PLAN.
 - THE PETITIONER SHALL RESTRIPE THE EASTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES. THE DESIGN OF THESE IMPROVEMENTS WILL BE ESTABLISHED DURING THE PERMITTING PHASE OF THE PROJECT. EXISTING CURB AND GUTTER ON ROCKY RIVER ROAD SHALL REMAIN.
- ARCHITECTURAL STANDARDS**
 - THE HEIGHT FOR ALL BUILDINGS SHALL NOT EXCEED 40'.
 - THE BUILDING MATERIALS/FINISHES WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF CLEAR VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENINGS. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
 - ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
 - THE FACADE OF EACH FLOOR OF THE BUILDING ABOVE THE GROUND FLOOR THAT FRONTS A PUBLIC STREET (BUT NOT AN ALLEY) MUST HAVE WINDOWS OR GLASS THAT COVER AT LEAST TWENTY-FIVE (25) PERCENT OF THE LENGTH OF SUCH STREET FACING FACADE. THE WINDOWS AND GLASS MAY BE SPANDREL GLASS PROVIDED THAT THE REFLECTIVITY VALUE DOES NOT EXCEED THIRTY-SIX (36) PERCENT AS MEASURED UNDER THE APPLICABLE PROVISIONS OF FEDERAL SPECIFICATIONS DD-G-451D 1977. IN NO EVENT MAY SPANDREL GLASS BE UTILIZED ON THE GROUND FLOOR OF THE BUILDING.
 - WHERE EXPANSIONS OF SOLID WALL ARE NECESSARY ON THE FACADE OF ANY FLOOR OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR (INCLUDING A FACADE THAT DOES NOT FRONT A PUBLIC STREET), THEY MAY NOT EXCEED TWENTY (20) FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT CONTAIN WINDOWS, GLASS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION. DESIGN ELEMENTS THAT MAY BE UTILIZED TO BREAK UP EXPANSIONS OF SOLID WALL INCLUDE, WITHOUT LIMITATION, ORNAMENTATION, MOLDING, STRING COURSES, BELT COURSES AND CHANGES IN MATERIAL OR COLOR.
 - IF THE BUILDING IS LOCATED ON A LOT THAT ABUTS A PUBLIC OR PRIVATE STREET, AT LEAST ONE ENTRANCE SHALL BE PROVIDED ON EACH BUILDING FACADE FRONTING A STREET. IF THE BUILDING IS LOCATED ON A CORNER LOT, THE BUILDING MAY PROVIDE ONE MAIN ENTRANCE ORIENTED TO THE CORNER OR FACING EITHER OF THE STREETS.
 - IN ORDER TO PROMOTE VISUAL COMPATIBILITY WITH COMMERCIAL AND MULTI-FAMILY DEVELOPMENT ALLOWED IN COMMERCIAL ZONES, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO COMMERCIAL AND MULTI-FAMILY DEVELOPMENT.

- DEVELOPMENT IN THE SURROUNDING AREA. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FACADATION, MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND PENETRATION.
- SIGNS MAY NOT BE INSTALLED OR MAINTAINED ABOVE THE THIRD FLOOR OF A BUILDING CONTAINING A SELF-STORAGE FACILITY.
- THE ARCHITECTURAL CHARACTER FOR ALL THE BUILDINGS IN THIS DEVELOPMENT WILL BE HARMONIOUS IN ORDER TO CREATE A COHESIVE LOOK TO THE DEVELOPMENT.
- STREETSCAPE AND LANDSCAPING**
 - ALONG W.T. HARRIS BOULEVARD, THE DEVELOPER SHALL PRESERVE TO THE EXTENT POSSIBLE EXISTING TREES WITHIN THE EXISTING SETBACK. THESE TREES MAY BE THINNED/PRUNED TO IMPROVE THE HEALTH OF THE TREES AND PROVIDE A CLEAN EDGE TO THE STREETSCAPE. SOME TREES IN THE SETBACK MAY BE REMOVED TO ACCOMMODATE THE PROPOSED 12' MULTI-USE PATH CONCEPTUALLY SHOWN IN THE SITE PLAN. THE DEVELOPER MAY INSTALL ADDITIONAL TREES, LANDSCAPE MATERIALS, AND OTHER IMPROVEMENTS IN THIS AREA TO PROVIDE A CLEAN, ATTRACTIVE STREETSCAPE ALONG THE PROJECT FRONTAGE IN A MANNER IN KEEPING WITH THE EXISTING ADJACENT STREETSCAPE OF UNIVERSITY COMMONS OFFICE ACROSS ROCKY RIVER ROAD.
 - ALONG ROCKY RIVER ROAD, EXISTING CURB, PLANTING STRIP AND SIDE WALK TO REMAIN.
 - THE PETITIONER SHALL PROVIDE A MINIMUM 10' WIDE PLANTING STRIP BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING HOMES, EXCLUDING THE AREA WHERE A PEDESTRIAN CONNECTION TO THIS COMMUNITY WILL BE PROVIDED. THE PLANTING STRIP SHALL BE PLANTED TO A 10' CLASS C STANDARD, WITH A MINIMUM OF 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET.
 - THE PETITIONER SHALL PROVIDE SUPPLEMENTAL LANDSCAPING, AS GENERALLY INDICATED ON THE PLAN, ADJACENT TO PROPOSED BMP SYSTEM. THIS LANDSCAPING SHALL INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS AND SHALL BE PLANTED TO A 10' CLASS C BUFFER STANDARD OF 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET. REQUIRED PLANTINGS MAY BE UTILIZED AS PART OF THE SUPPLEMENTAL LANDSCAPE PROVIDED.
- ENVIRONMENTAL FEATURES**
 - THE PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
 - THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROL'S ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- PARKS, GREENWAYS, AND OPEN SPACE**
 - THERE EXISTS AT THE WESTERN EDGE OF THE SITE A PARTIALLY COMPLETED TRAIL LEADING TO BACK CREEK GREENWAY. THE PETITIONER MAY INSTALL A 10' NON-VEHICULAR CONNECTION TO THE ADJACENT BACK CREEK TRAIL FROM THE PROPOSED MULTI-USE TRAIL PROPOSED ALONG W.T.

- HARRIS BOULEVARD. FINAL DESIGN AND FEASIBILITY OF THIS CONNECTION SHALL BE DETERMINED DURING PERMITTING PHASE AND SHALL BE COORDINATED WITH CDOT, MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT, AND OTHER GOVERNING AGENCIES. IF CONSTRUCTED, IF THE CONNECTION IS DETERMINED TO BE VIABLE, CONSTRUCTION OF THIS TRAIL SHALL BE TIED TO THE FINAL CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.
- THERE EXISTS AT THE NORTH-WESTERN EDGE OF THE PROJECT A SIDEWALK CONNECTION FROM THE EXISTING SINGLE FAMILY HOMES TO THE SITE. THE PETITIONER SHALL CONNECT TO THIS EXISTING SIDEWALK WITH A PROPOSED SIDEWALK NETWORK THROUGH THE SITE TO PROMOTE CONNECTIVITY OF THE COMMUNITY.
- THE PETITIONER SHALL INSTALL AN ADA ACCESSIBLE CROSSING OF THE MULTI-USE PATH (MUP) ACROSS HARRIS STATION BOULEVARD AS GENERALLY INDICATED ON THE PLAN. THIS CROSSING SHALL BE COORDINATED WITH CDOT/CDOT DURING THE PERMITTING PROCESS.
- THE PETITIONER SHALL INSTALL NEW SIDEWALK AS GENERALLY INDICATED ON THE PLAN AND CONNECT EXISTING SIDEWALKS ALREADY IN PLACE TO CREATE A WALKABLE PEDESTRIAN NETWORK WITHIN THE DEVELOPMENT. NEW SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.
- LIGHTING**
 - THE PETITIONER SHALL PROVIDE SUFFICIENT LIGHTING FOR PUBLIC SAFETY WITHIN THE PROJECT LIMITS, INCLUDING ALONG THE PRIVATE STREET, WITHIN PARKING AREAS, AND ADJACENT TO PEDESTRIAN ROUTES AND BUILDINGS. THE FINAL LOCATIONS OF THESE LIGHTS SHALL BE ESTABLISHED DURING THE PERMIT PLAN PROCESS. LIGHTS SHALL INCLUDE PEDESTRIAN SCALE LIGHTS (NOT TO EXCEED 22" IN HEIGHT, INCLUDING BASE), SHOEBOX LIGHTS, AND OTHER LIGHTING TYPES AS APPROPRIATE.
- AMENDMENTS TO THE REZONING PLAN**
 - CURRENT APPLICATION OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - 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, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.



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 NCSELS
 DESIGN RESOURCE GROUP, P.A.
 NORTH CAROLINA

REZONING PETITION FOR PUBLIC HEARING: 2016-140

REZONING PLANS

HARRIS STATION
 CHARLOTTE, NC
 HAWTHORN HOLDING GROUP
 PO BOX 958
 DAVIDSON, NC 28036

SCHEMATIC SITE PLAN

SCALE: 1" = 40'

PROJECT #: 647-001
 DRAWN BY: SK
 CHECKED BY: TH

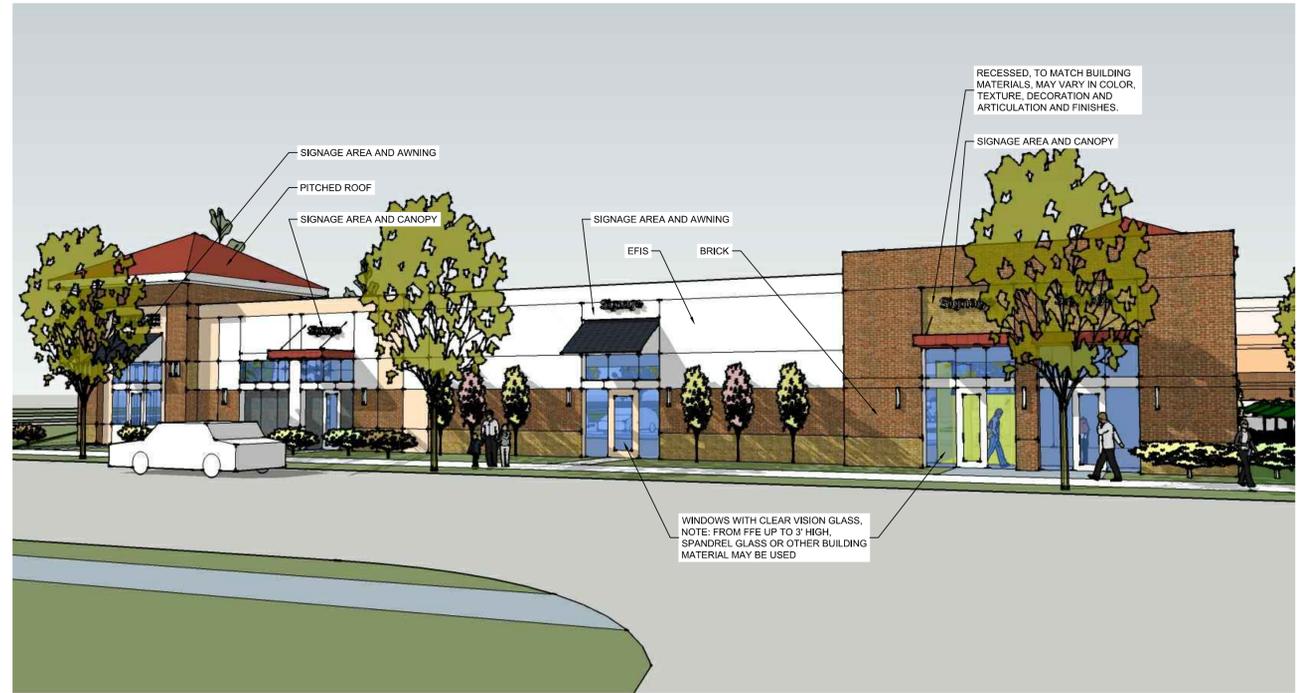
NOVEMBER 21, 2016

REVISIONS:
 1. 11.21.16 1ST SUBMITTAL COMMENTS

RZ1.00



ILLUSTRATIVE RENDERING 1 - OVERALL COMMUNITY VIEW



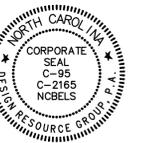
ILLUSTRATIVE RENDERING 2 - BUILDING "B", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 3 - BUILDING "A", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 4 - BUILDING "C", SHARED PARKING FRONTAGE VIEW



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC

HAWTHORN HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

BUILDING
ELEVATIONS



PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 1ST SUBMITTAL COMMENTS



ILLUSTRATIVE RENDERING 5 - BUILDING "C", W T HARRIS BLVD FRONTAGE VIEW



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC

HAWTHORN HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

BUILDING
ELEVATIONS

20 0 20 40
SCALE:

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 1ST SUBMITTAL COMMENTS

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: MICHAEL ADAMS

REZONING PETITION NO.: 2016-140 November 15 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition. Please **PRINT CLEARLY.**

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