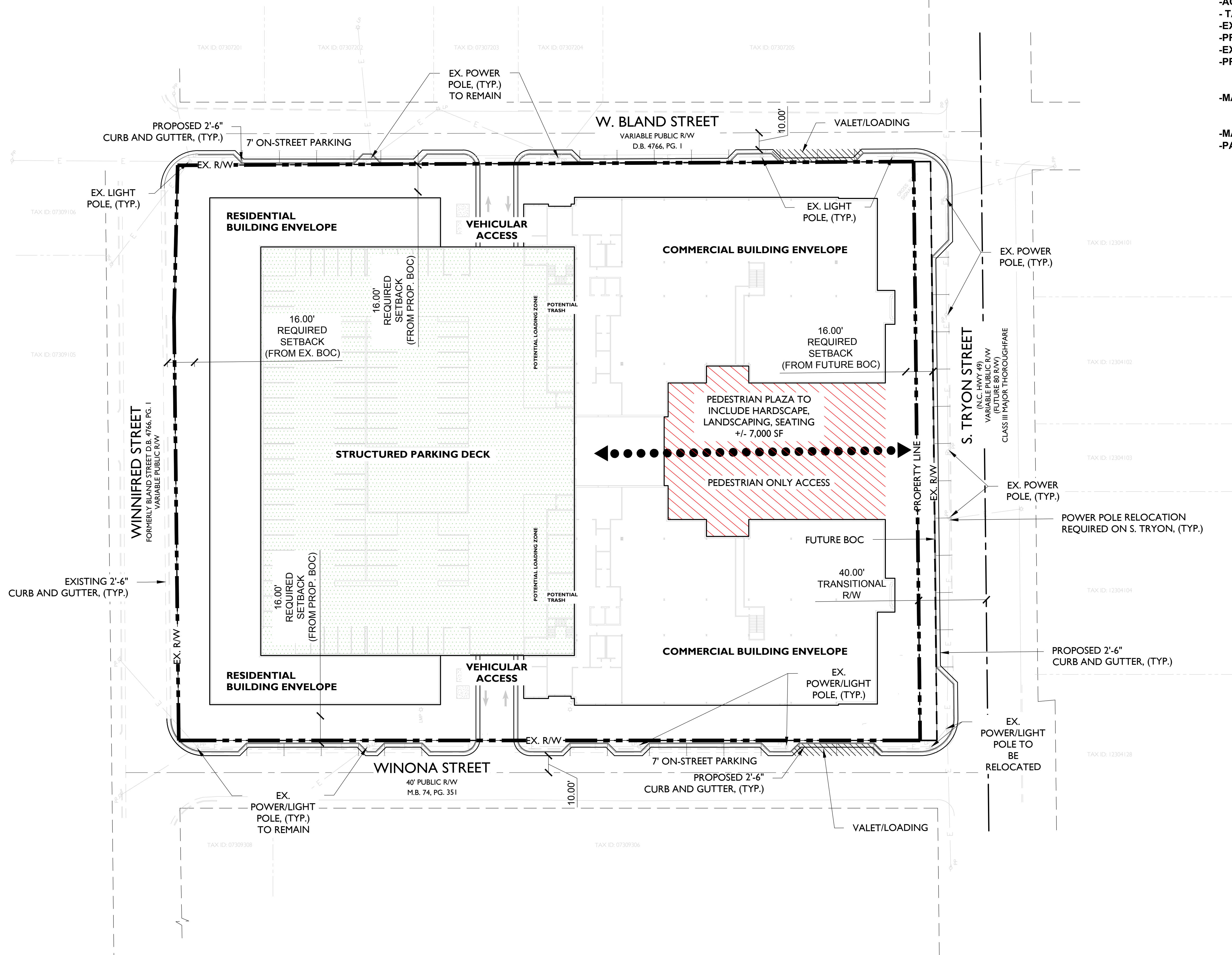
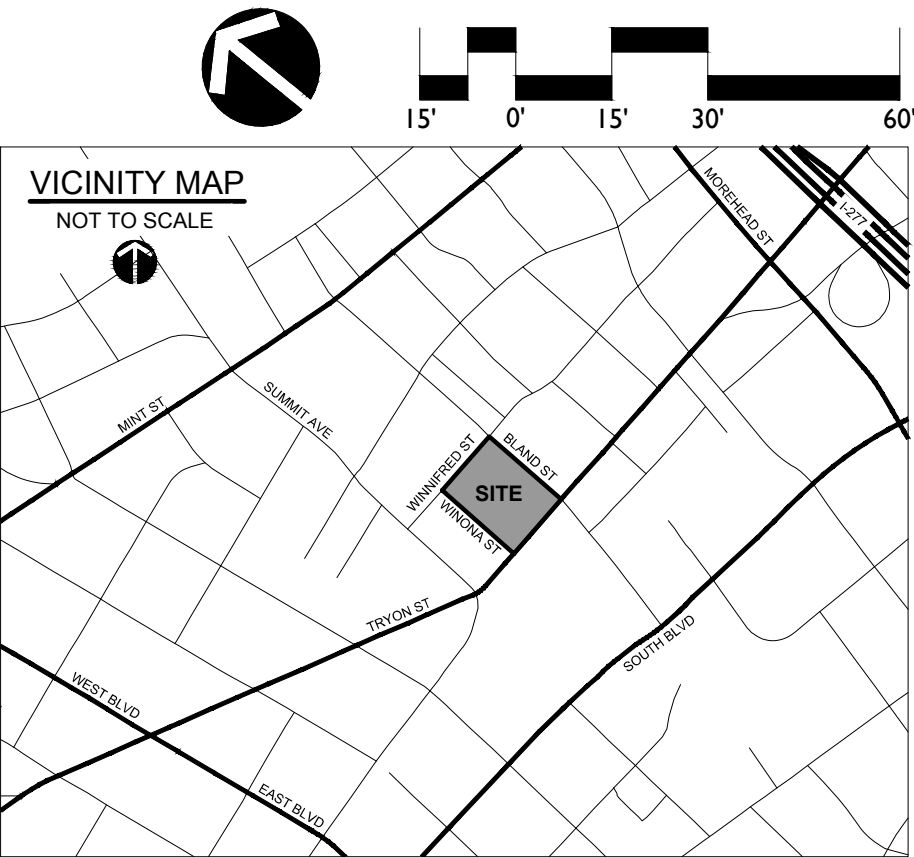




SITE DEVELOPMENT AREA

- ACREAGE: +/- 3.53 ACRES
- TAX PARCEL #: 073-092-04
- EXISTING ZONING: I-2
- PROPOSED ZONING: TOD-MO
- EXISTING USES: INDUSTRIAL/WAREHOUSE
- PROPOSED USES: OFFICE, COMMERCIAL, MULTI-FAMILY RESIDENTIAL, HOTEL, EEDE, PERSONAL SERVICE AND ACCESSORY USES THERETO
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: DEVELOPMENT INTENSITY SHALL NOT EXCEED LIMITS OF TOD-MO
- MAXIMUM BUILDING HEIGHT: UP TO 170 FEET
- PARKING: SHALL SATISFY OR EXCEED REQUIREMENTS, UNLESS OTHERWISE STATED IN OPTIONAL PROVISIONS WITHIN THE DEVELOPMENT NOTES (SHEET RZ-2)

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CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC



1. Development Data Table

Site Area: +/- 3.53 acres
Tax Parcel: 073-092-04
Existing Zoning: I-2
Proposed Zoning: TOD-MO
Existing Use: Industrial/Warehouse
Proposed Uses: Office, Commercial, Multi-Family Residential, Hotel, EEDE, personal service and accessory uses thereto
Maximum Development: Development intensity shall not exceed limits of TOD-M
Maximum Building Height: Up to 170 feet
Parking: Shall satisfy or exceed Ordinance requirements, unless otherwise stated in optional provisions below.
Publically Accessible
Urban Open Space: 7,000 sq. feet

2. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Beacon Partners ("Beacon") to rezone property tax parcel 073-092-04 (the "Site") from the I-2 Zoning District to the TOD-MO Zoning District in order to accommodate a transit oriented development, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points as well as conceptual elevation renderings.

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.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

3. Optional Provisions

a. Petitioner seeks approval of an optional provision to allow up to 170 feet of building height within Building Envelope A and Building Envelope B.

4. Permitted Uses

The Site may be devoted to any use contemplated in the TOD Ordinance Standard together with any incidental or accessory uses associated therewith.

5. Maximum Development

Development shall not exceed the maximum allowable development in the TOD Ordinance Standards. Office uses shall constitute at least 20% of the gross floor area developed on the Site (exclusive of parking structures).

6. Transportation

Vehicular access points shall be limited to one driveway on Winnifred Street, one driveway on W. Bland Street and one driveway on Winona Street. No vehicular access points will be created from S. Tryon Street.

7. Architectural Standards/Streetscape and Landscaping

- a. The Petitioner is proposing an eclectic style of architecture, reflecting the historical roots of South End and respecting the more recent South End renaissance of commercial and residential architecture.
- b. The architectural design will be substantially similar to the conceptual elevation renderings provided in the Rezoning Package.
- c. Active ground floor uses shall occupy at least 50% of the Site's linear street-level building frontage.
- d. At least 75% of all parking structures shall be screened from public streets at the pedestrian level or street level by active uses.
- e. In order to stimulate pedestrian activity, the site shall be designed to incorporate an urban open space area and Pedestrian Plaza as an entry point into the site from S. Tryon Street.
- f. Petitioner shall provide right-of-way and streetscape improvements consistent with the standards and cross sections set forth in the South End Station Area Plan, as generally depicted in the Site Plan.

8. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

9. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

10. Amendments to Rezoning Plan

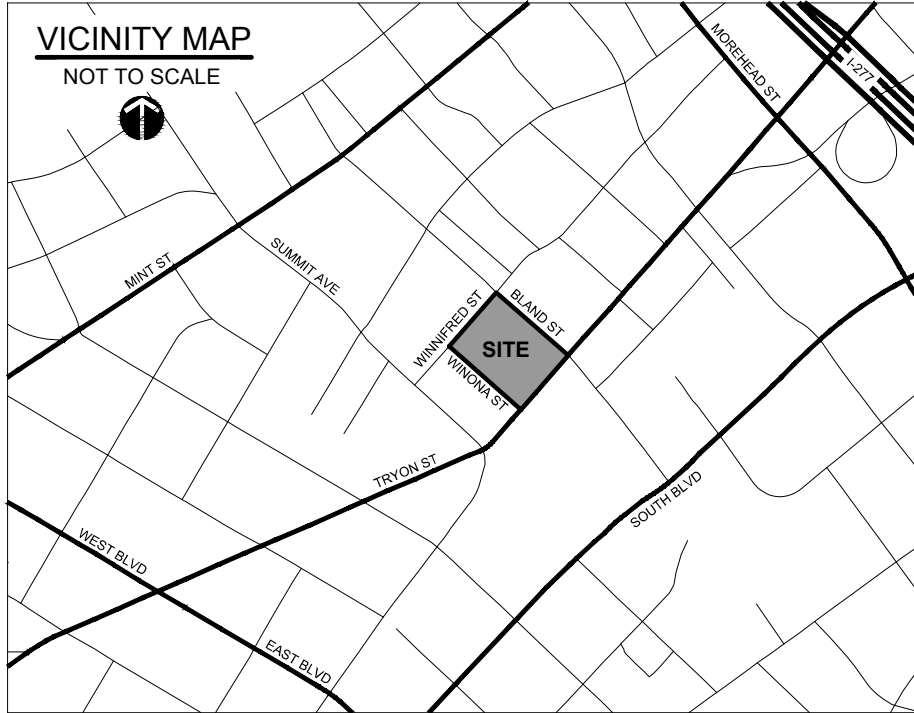
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

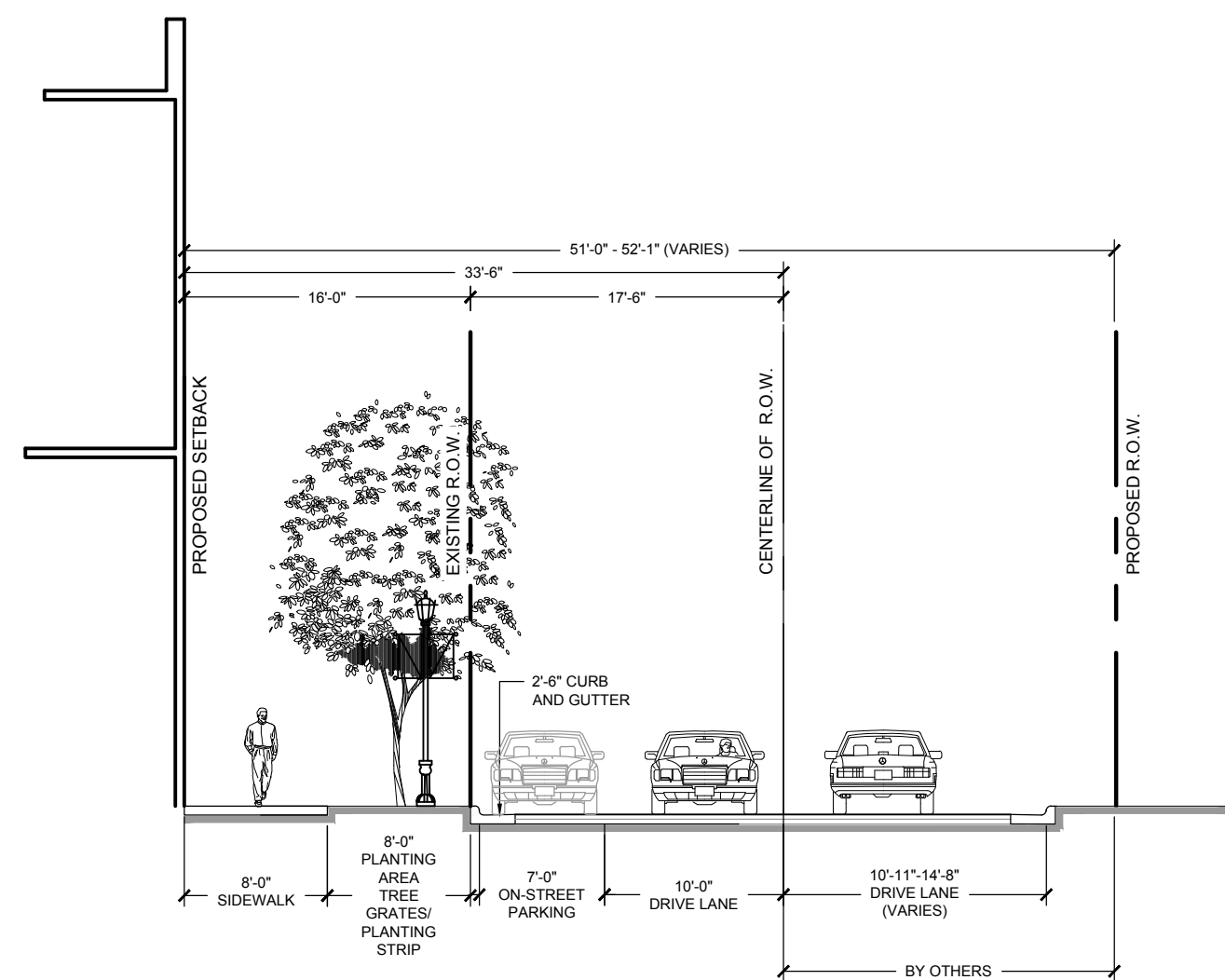
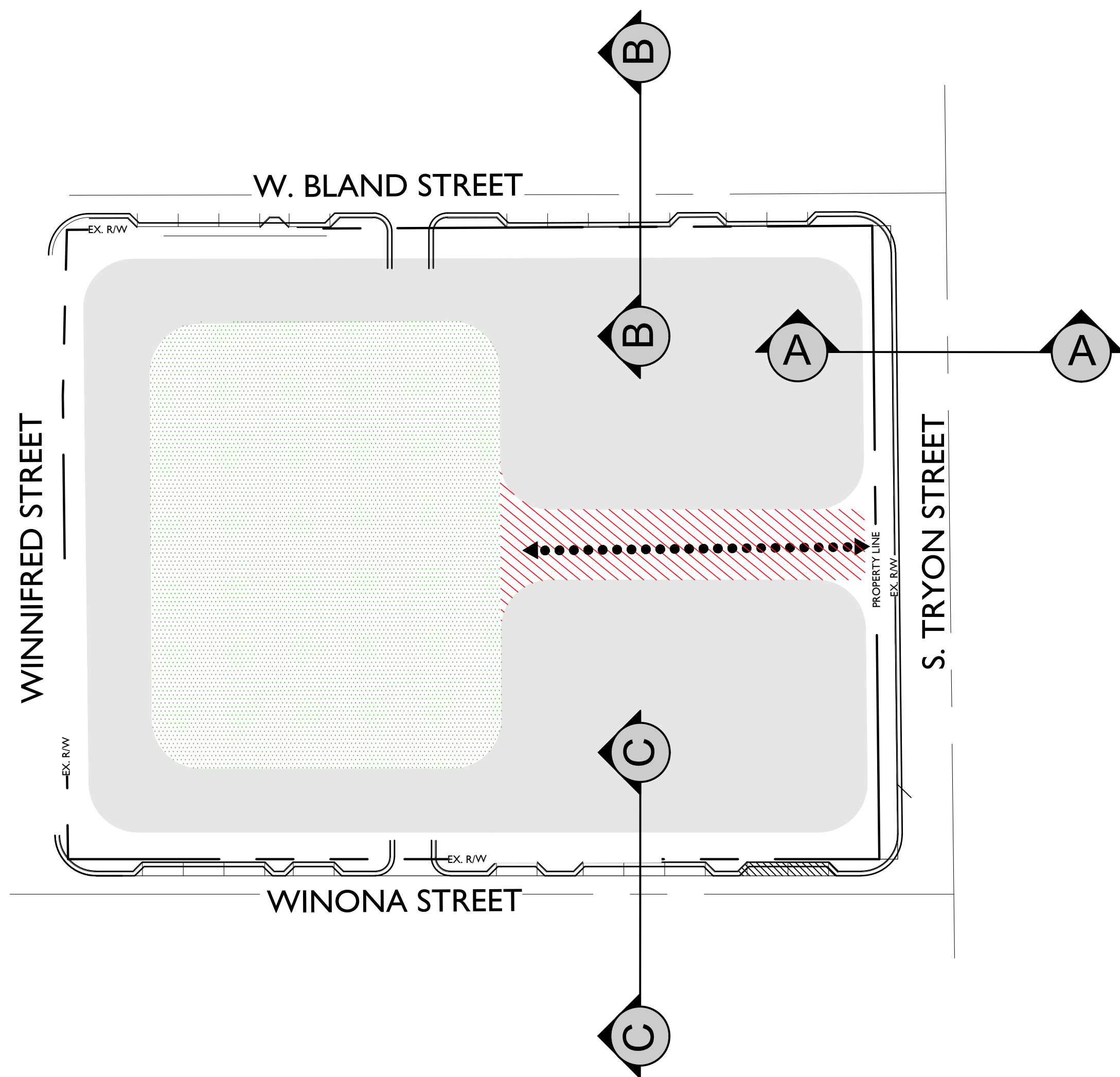
11. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

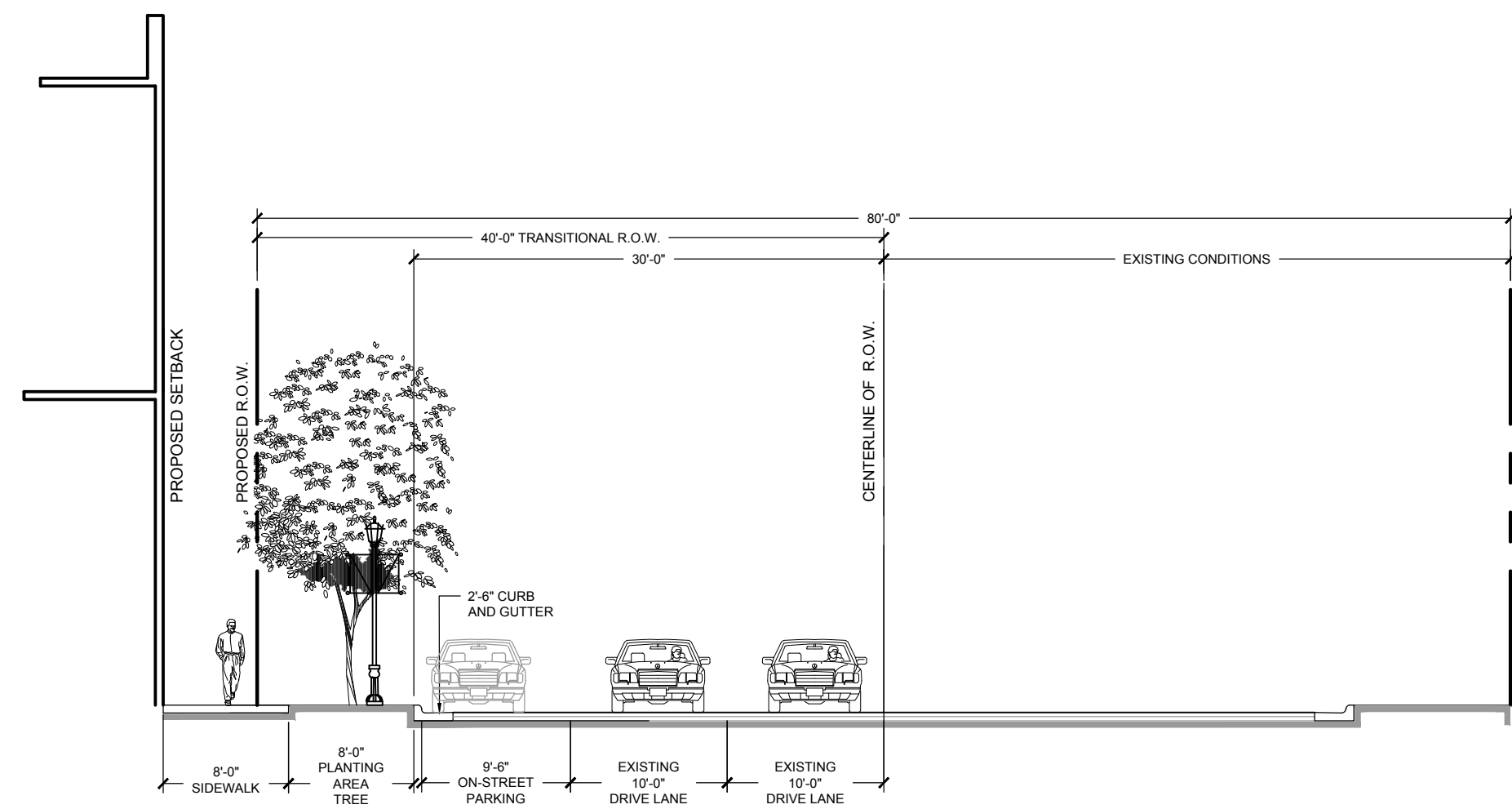
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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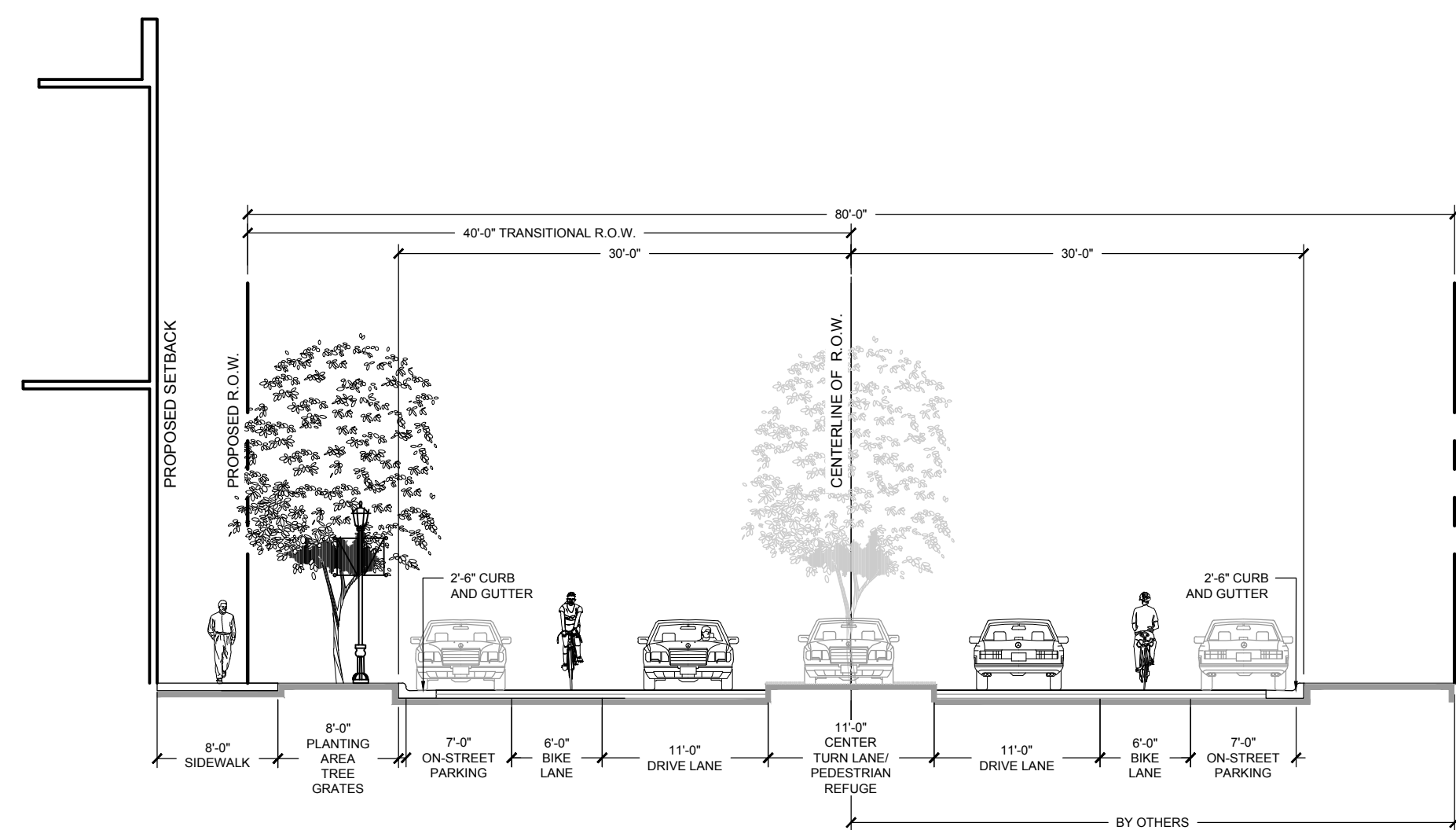




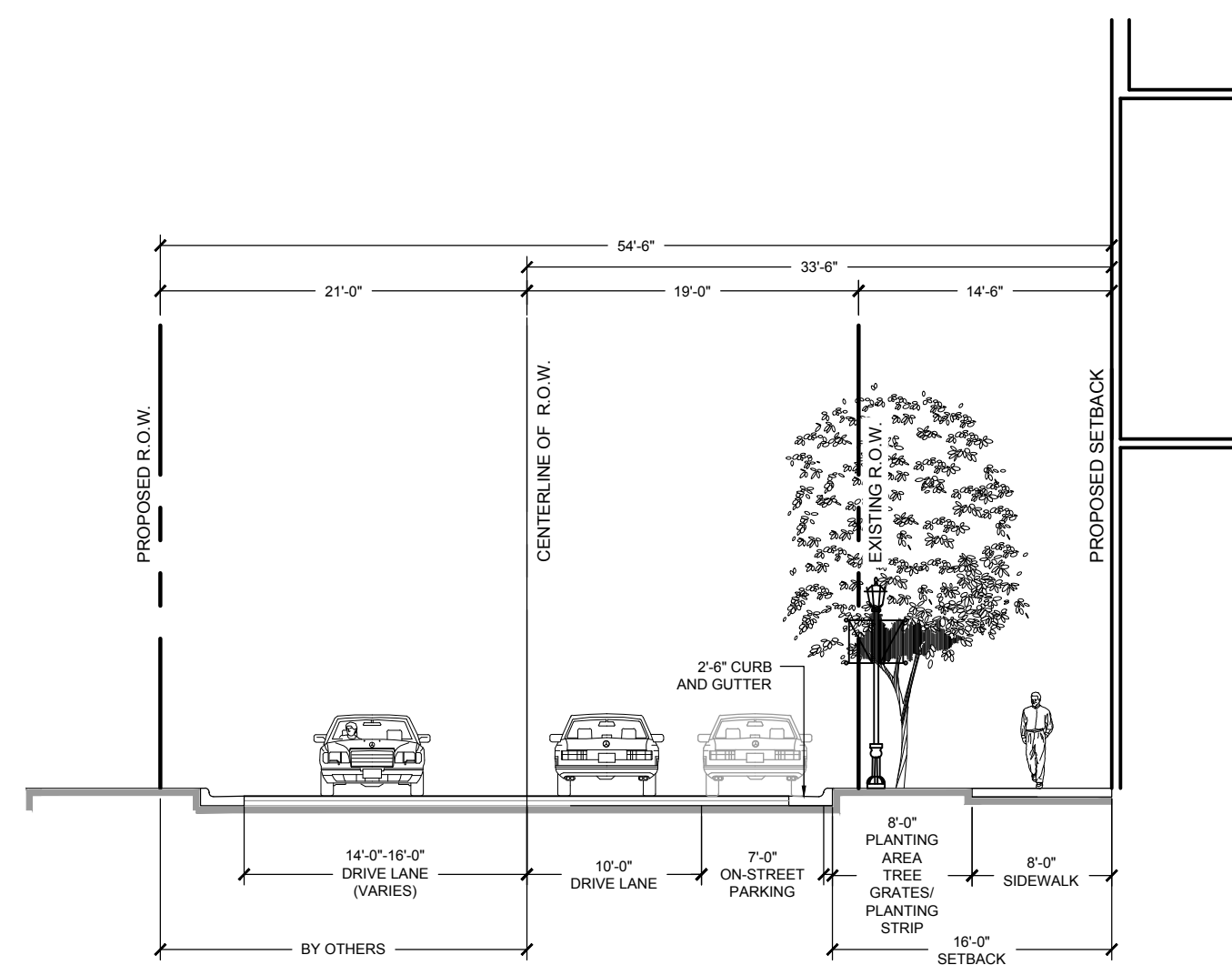
WEST BLAND STREET CROSS-SECTION
SECTION B-B
SCALE: 1" = 10'-0"



SOUTH TRYON STREET CROSS-SECTION
PROPOSED INTERIM CONDITION
SECTION A-A
SCALE: 1" = 10'-0"

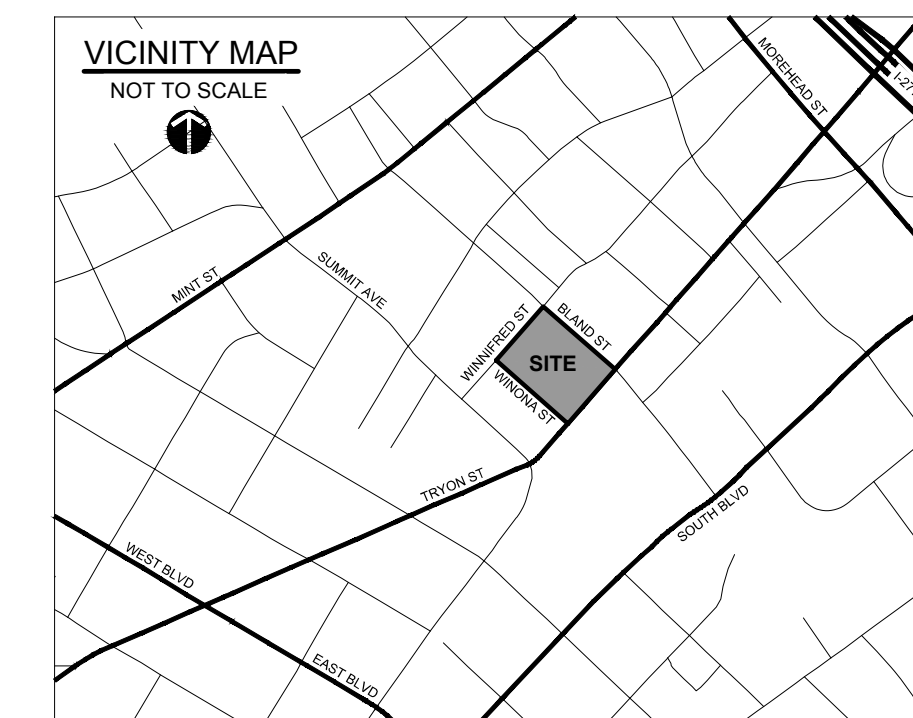


SOUTH TRYON STREET CROSS-SECTION
PROPOSED FUTURE CONDITION
SECTION A-A
SCALE: 1" = 10'-0"



WINONA STREET CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"

PETITION #: 2017-039
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC



DATE: JANUARY 23, 2017
DESIGNED BY: HPR
DRAWN BY: HPR / NLD
CHECKED BY: RJP / NLD
SCALE: AS SHOWN
PROJECT #: 1016066
SHEET #:

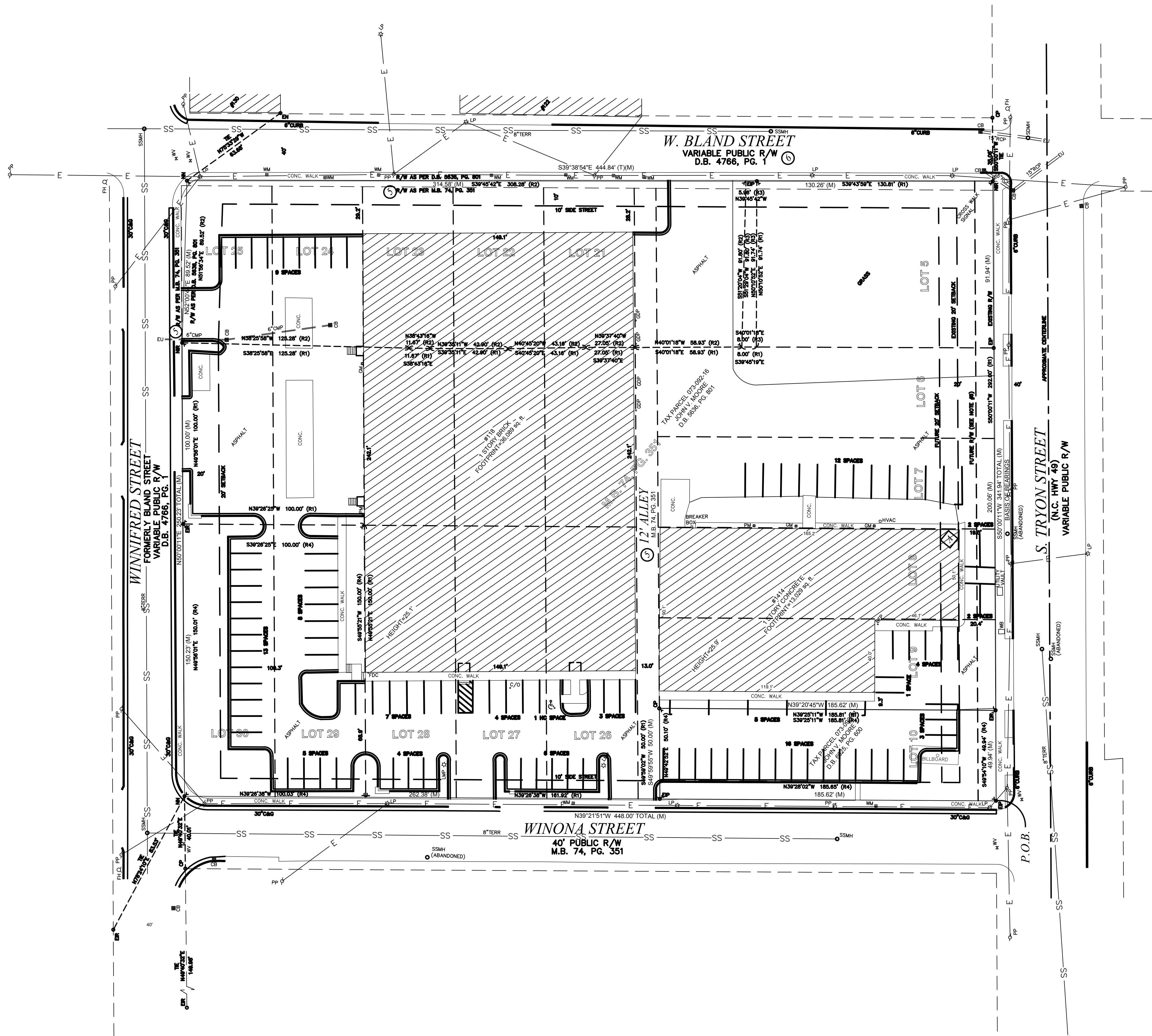
RZ-3

THE RAILYARD AT SOUTH END

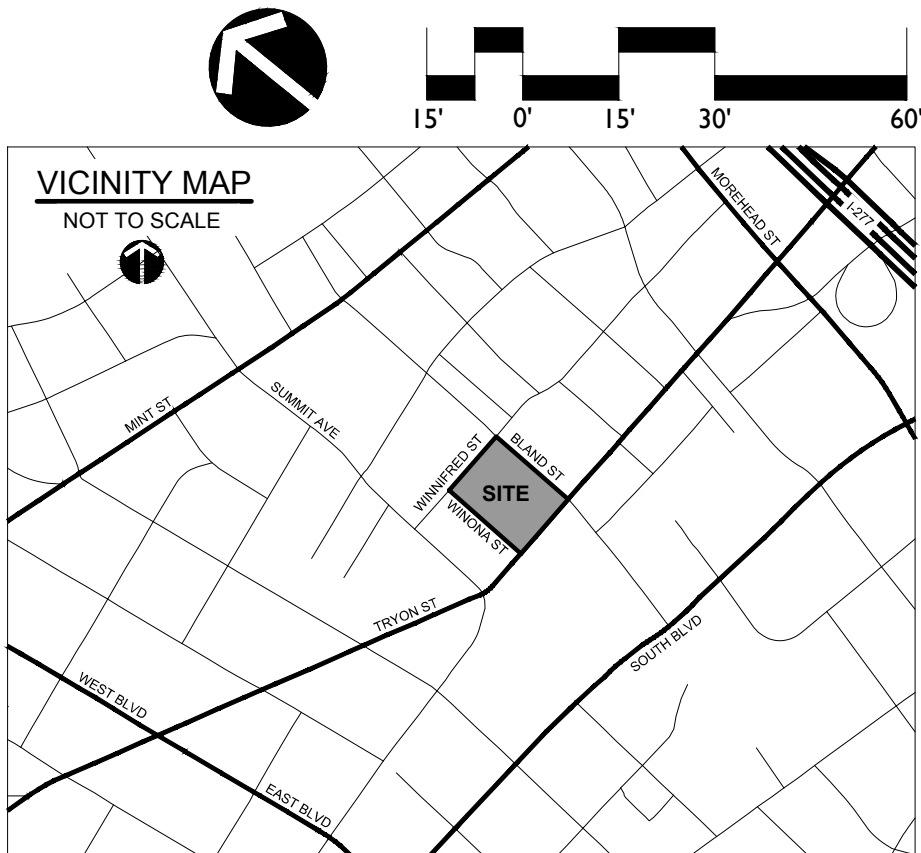
CHARLOTTE, NC
BEACON MPI-1414ST, LLC

STREET CROSS-SECTIONS

PETITION NO. 2017-039



PETITION #: 2017-039
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC



REVISIONS:
DATE: JANUARY 23, 2017
DESIGNED BY: HPR
DRAWN BY: RJP / NLD
CHECKED BY: JG
SCALE: AS SHOWN
PROJECT #: 1016066

SHEET #:
RZ-4

THE RAILYARD AT SOUTH END
CHARLOTTE, NC
BEACON MPI-1414ST, LLC
SURVEY

PETITION NO. 2017-039

NOTE: THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE OFFICE TOWER/RETAIL BUILDINGS TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY ONLY HAVE MINOR VARIATIONS FROM THIS ILLUSTRATION THAT ADHERE TO THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

LandDesign

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

BEACON PARTNERS
CREATING SUSTAINABLE VALUE

PETITION NO. 2017-039

RBAGROUP
ARCHITECTURAL INTERIORS
1228 W BLAND ST.
CHARLOTTE, NC 28202
704.344.9288

THE RAILYARD AT SOUTH END
CHARLOTTE, NC
BEACON MPI-1414ST, LLC
PRELIMINARY ARCHITECTURAL ELEVATIONS

REVISIONS:
(2017.04.10 - PER CITY REVIEW COMMENTS)
(NEW SHEET)

DATE: JANUARY 23, 2017
DESIGNED BY: HPR
DRAWN BY: RJP / NLD
CHECKED BY: RJP / NLD
SCALE: AS SHOWN
PROJECT #: 1016066

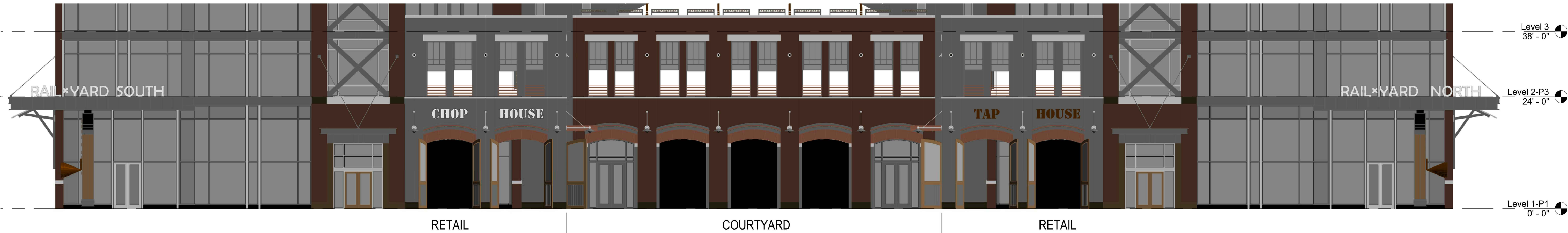
SHEET #:
RZ-5



3 Partial - COURTYARD SECTION/ELEVATION
SD-2 3/32" = 1'-0"



2 Partial- WEST BLAND STREET ELEVATION (WINONA STREET - OPPOSITE HAND)
SD-2 3/32" = 1'-0"



1 Partial -SOUTH TRYON STREET ELEVATION
SD-2 3/32" = 1'-0"

PETITION #: 2017-039
CITY OF CHARLOTTE
PETITIONER: BEACON MPI-1414ST, LLC