



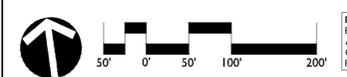
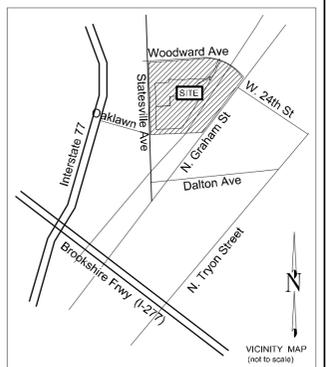
ADJACENT OWNERSHIP LISTINGS*

- | | |
|--|--|
| 1. CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC
Tax # 07510543
Tax # 07510537
Zoning: NS | 7. JETT ACQUISITIONS LLC
Tax # 07510602
Zoning: B-1 |
| 2. HEBREW CEMETERY
Tax # 07510528
Zoning: R-8 | 8. TDC GREENVILLE LLC
Tax # 07844101
Zoning: B-1 |
| 3. HEBREW CEMETERY ASSOC OF CLT
Tax # 07510620
Zoning: B-1 | 9. END SPOT HOLDINGS II LLC
Tax # 07909944
Zoning: I-2 |
| 4. HEBREW BENEVOLENT SOCIETY OF THE CITY OF CHARLOTTE
Tax # 07510613
Zoning: B-1 | |
| 5. HEBREW CEMETERY ASSOC OF CHAR
Tax # 07510611
Zoning: B-1 | |
| 6. JETT ACQUISITIONS LLC
Tax # 07510607
Zoning: B-1 | |

*ADDITIONAL OWNERSHIP INFORMATION SHOWN ON PLAN

SITE INFORMATION

SITE AREA	71.81 ACRES (+/- 3,127,825.80 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	07903101, 07903102, 07903103, 07903104, 07903105, 07903106
EXISTING ZONING	INDUSTRIAL DISTRICT (I-2)
EXISTING USES	WAREHOUSE, VACANT
PROPERTY OWNERS	NEWCAMP LANDOWNER LP 97-77 QUEENS BOULEVARD, SUITE 1103 REGO PARK, NY, 11374



NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

SHEET #:
RZ-00

REVISIONS:
1. 04-12-2017 - 2ND REZONING SUBMITTAL

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
EXISTING CONDITIONS

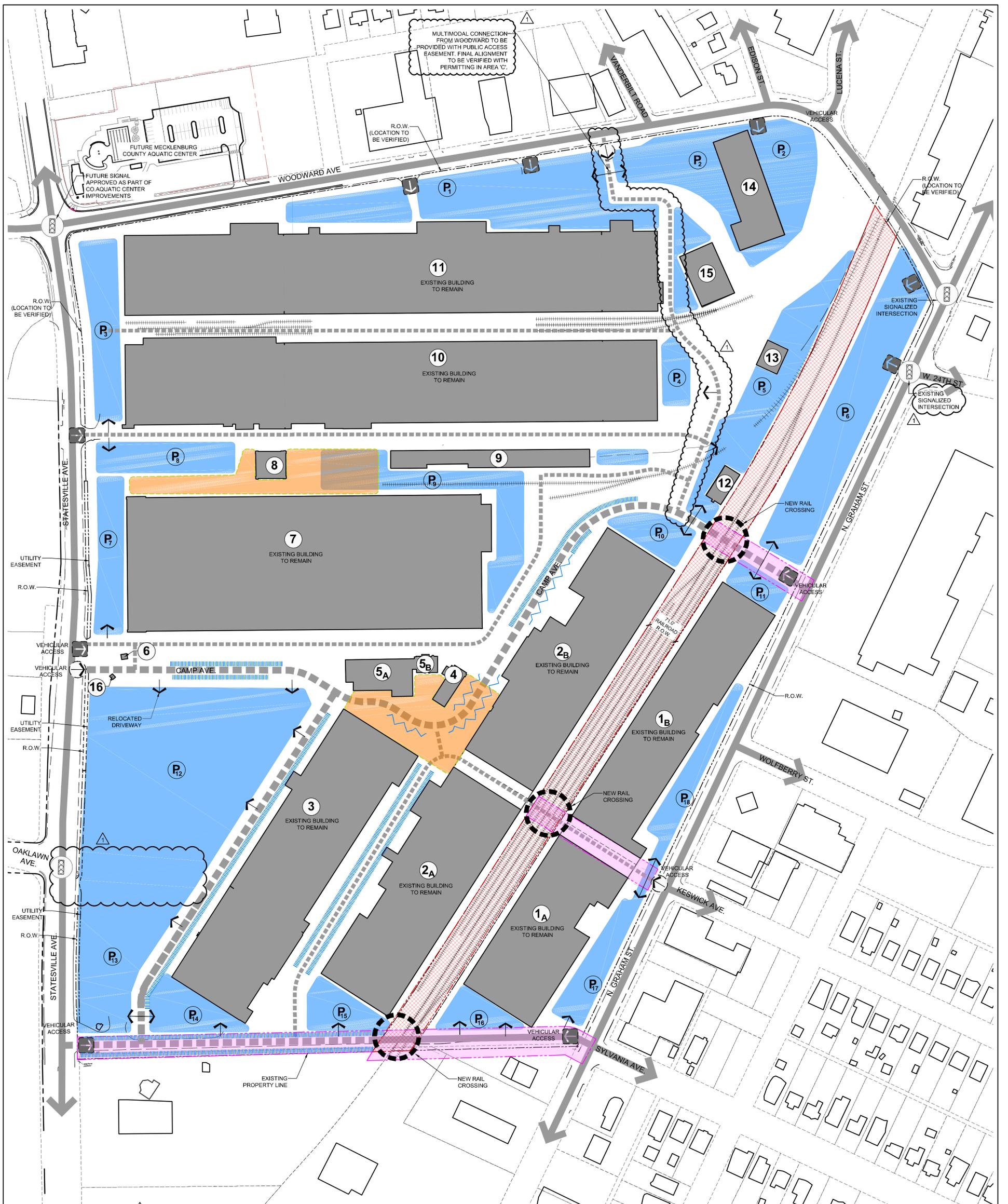
PETITION NO. 2017-054

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URBAN OPEN SPACE
±15,000 SF MAX. REQUIRED FOR OFFICE (PH)

PROPOSED FUTURE PUBLIC ROW

EXISTING SURFACE PARKING FIELD

POTENTIAL PARALLEL ON-STREET PARKING

PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)

POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)

PUBLIC ROW (REFERS TO ROW FOR PUBLIC STREET SECTIONS)

POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS

POTENTIAL VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS (DRIVEWAYS)

EXISTING SIGNAL

NOTES:
 1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
 2. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.
 3. REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

SITE DEVELOPMENT DATA:
 -ACREAGE: ±172 ACRES
 -TAX PARCEL IDS: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
 -EXISTING ZONING: I-2
 -PROPOSED ZONING: UMUD-O
 -EXISTING USES: VACANT INDUSTRIAL, WAREHOUSE AND OFFICE
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.
 - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT. SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.
 - MAXIMUM BUILDING HEIGHT: 180 FEET IN HEIGHT AS TO PORTIONS OF THE SITE AS DESCRIBED IN THE OPTIONAL PROVISIONS OF SECTION 2, AND OTHERWISE UP TO (70) FEET IN HEIGHT ABOVE EXISTING GROUND FLOOR SLAB FOR EXISTING BUILDINGS. BUILDING HEIGHT FOR NEW BUILDINGS WILL BE MEASURED AS DEFINED IN THE ORDINANCE.
 - PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDEE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,000 sf	1,160,000 sf	1,845,000 sf

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SHEET #:
RZ-01

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
 ATCO PROPERTIES & MANAGEMENT
TECHNICAL DATA SHEET

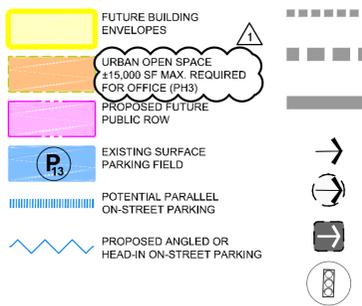
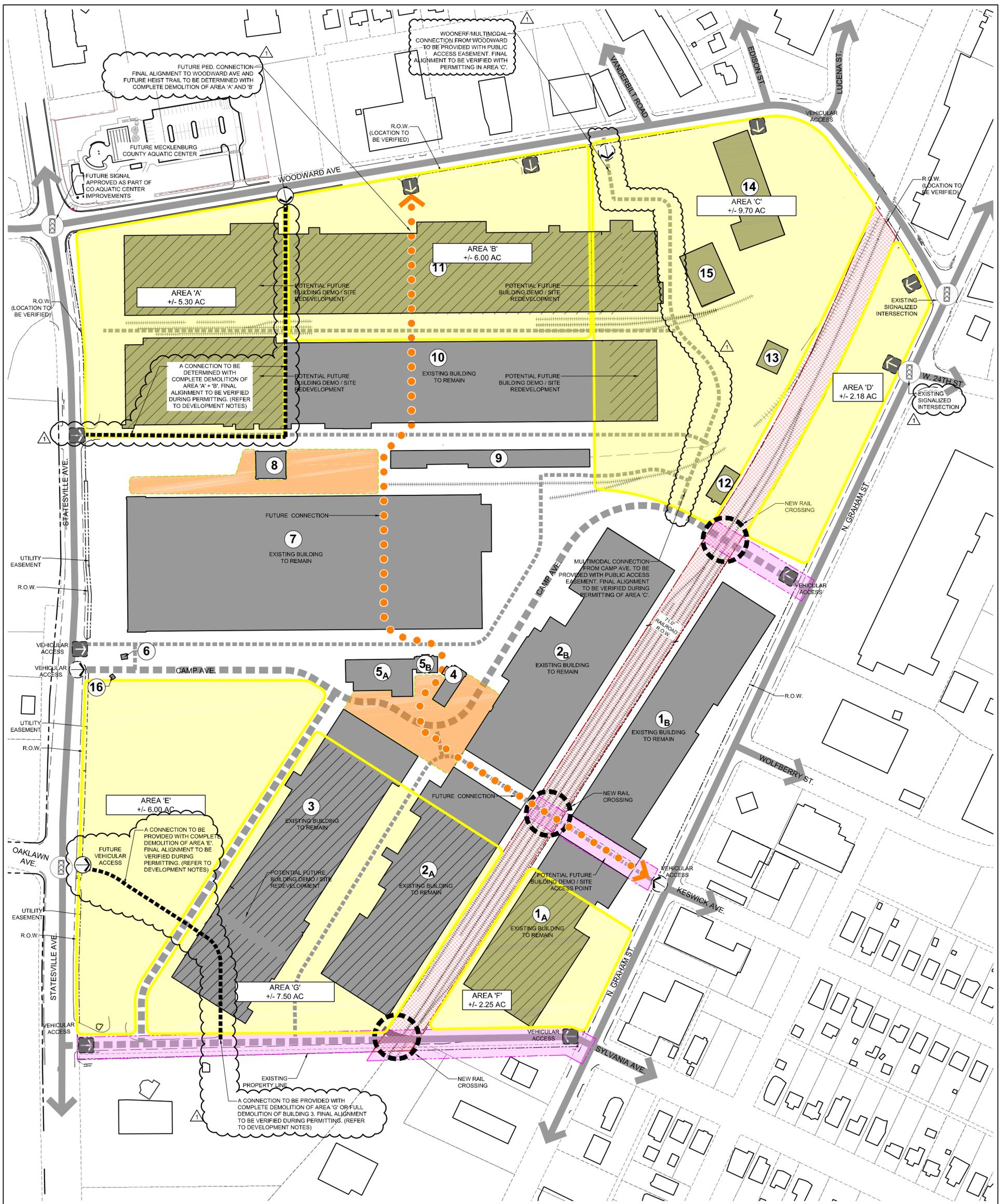
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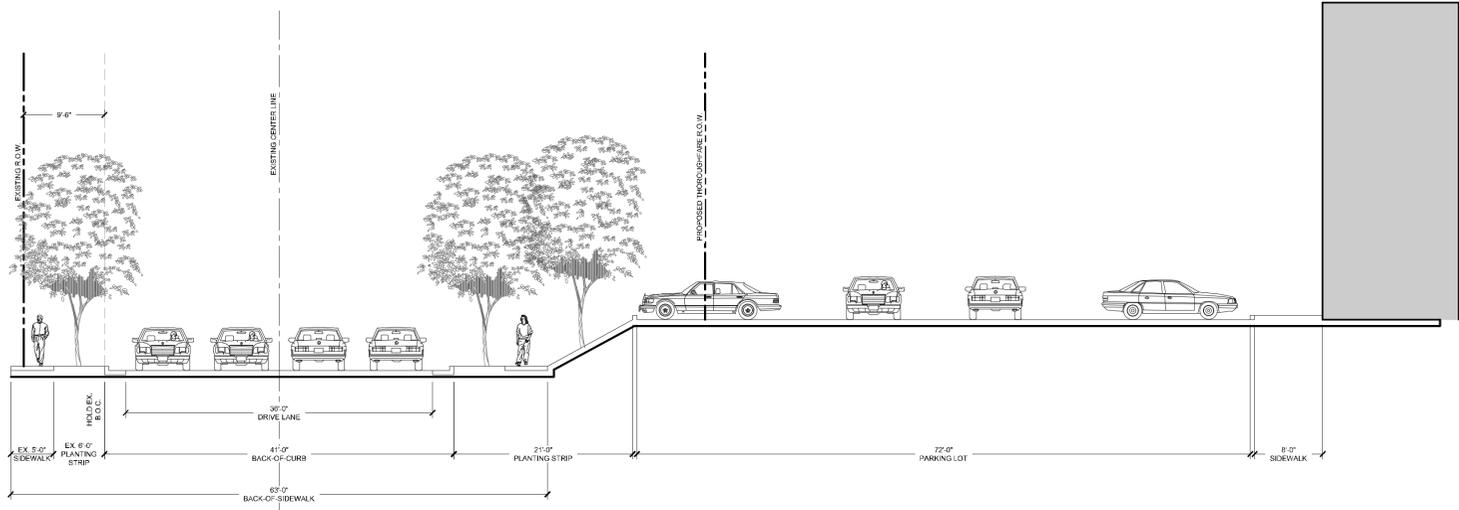
REVISIONS:
 1. 04-12-2017 - 2ND REZONING SUBMITTAL

CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

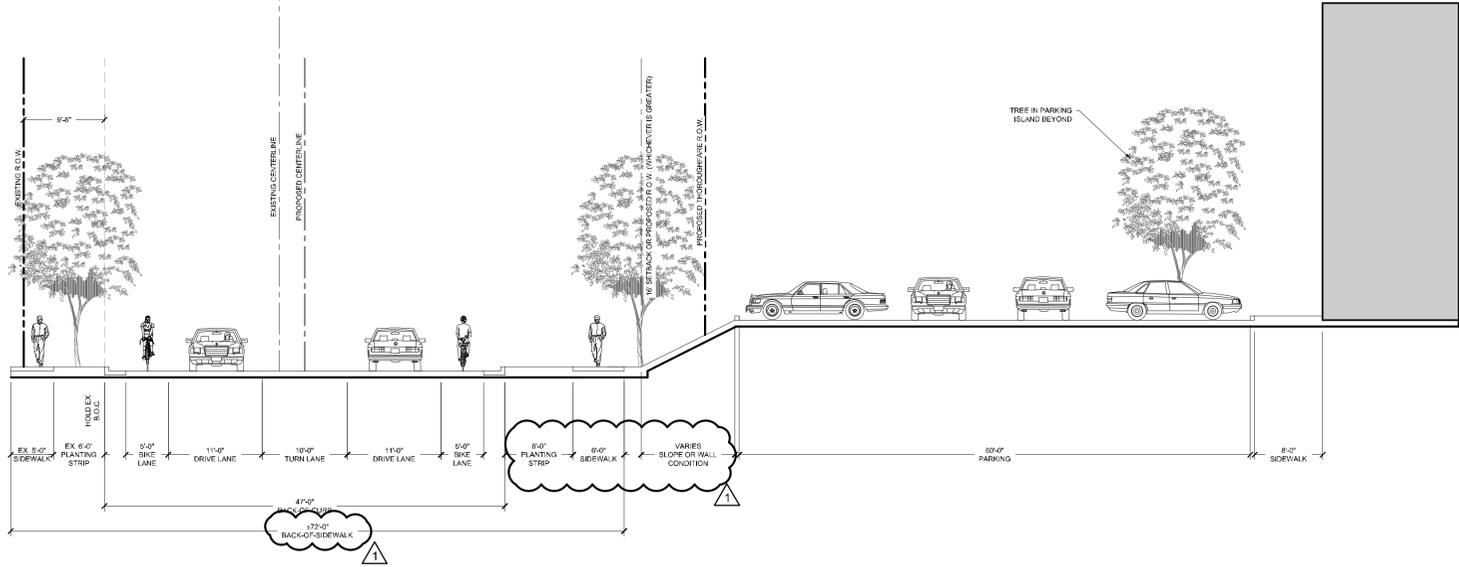
ATCO PROPERTIES & MANAGEMENT
 TECHNICAL DATA SHEET - FUTURE BUILD OUT

PETITION NO. 2017-054

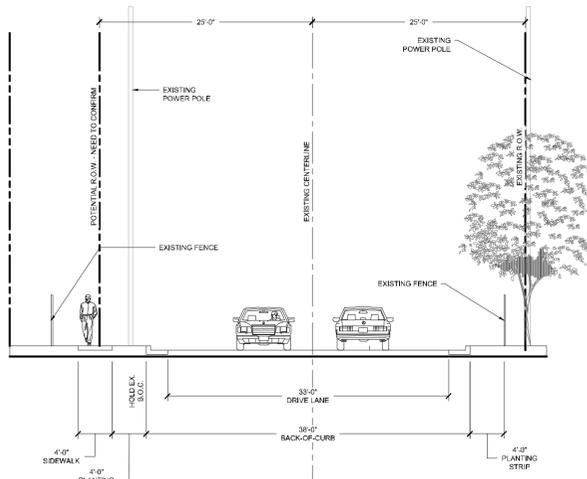
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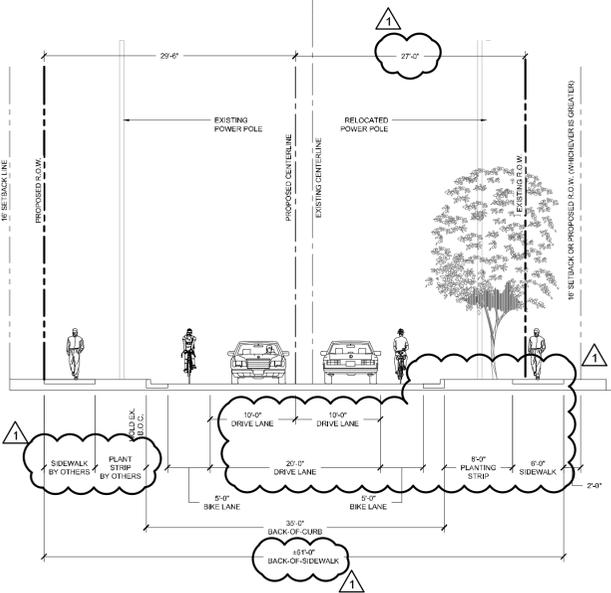
STATESVILLE AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



STATESVILLE AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"



WOODWARD AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



WOODWARD AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

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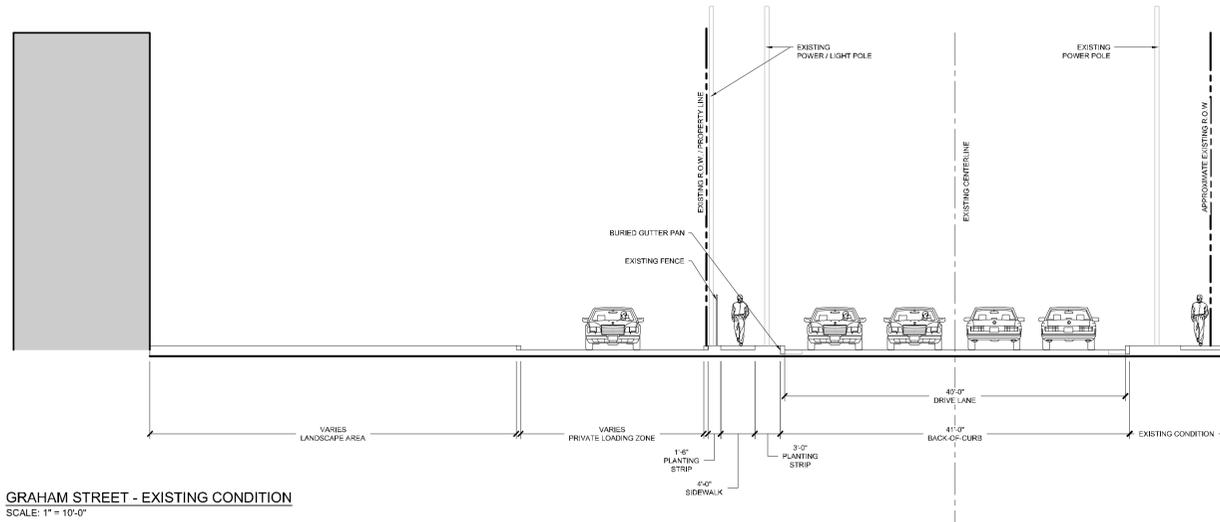
CAMP NORTH END | REZONING
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ATCO PROPERTIES & MANAGEMENT
STREET SECTIONS

PETITION NO. 2017-054

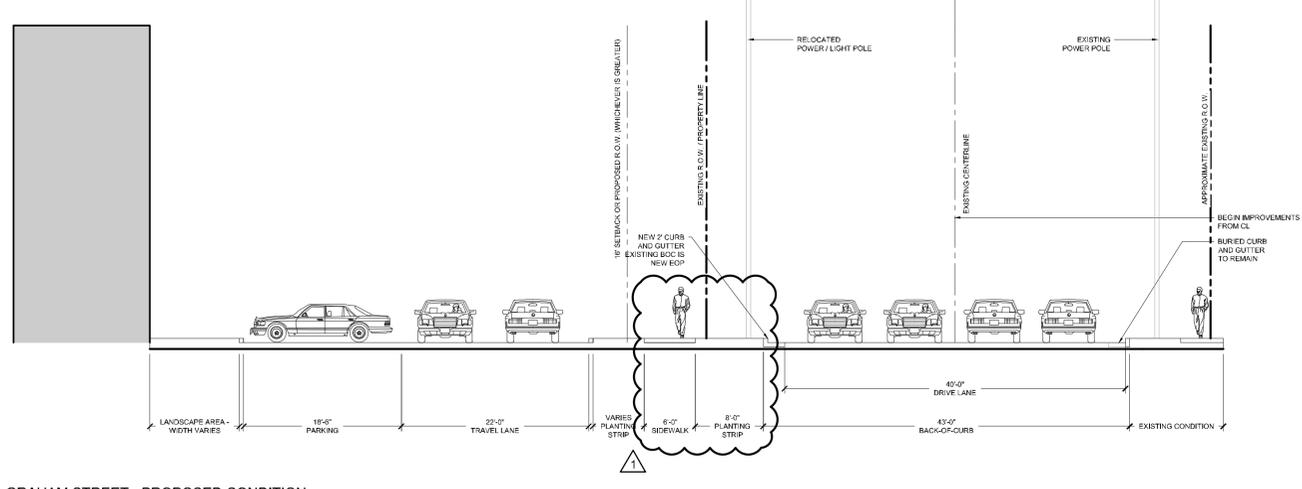


SHEET #:
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GRAHAM STREET - EXISTING CONDITION
SCALE: 1" = 10'-0"



GRAHAM STREET - PROPOSED CONDITION
SCALE: 1" = 10'-0"

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SHEET #:
RZ-04

REVISIONS:
 1. 04-12-2017 - 2ND REZONING SUBMITTAL

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
 ATCO PROPERTIES & MANAGEMENT
 STREET SECTIONS

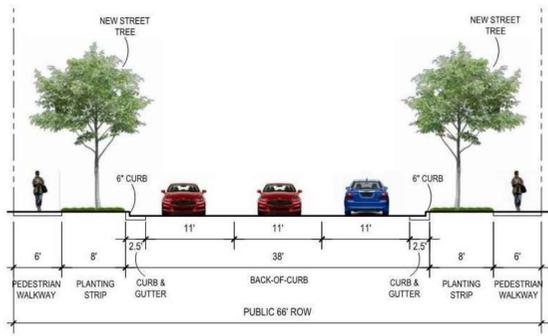
PETITION NO. 2017-054

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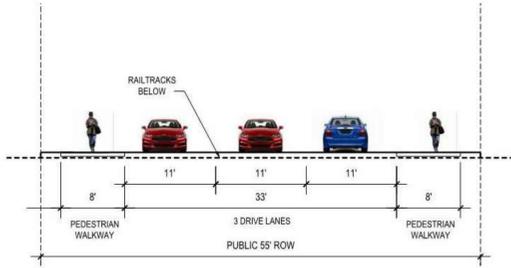
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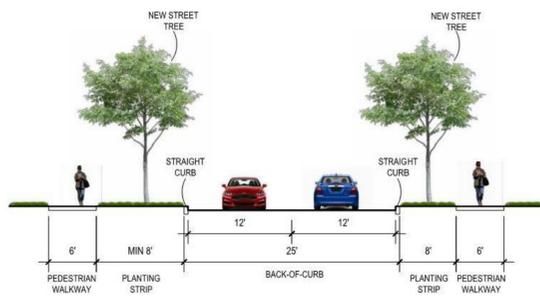
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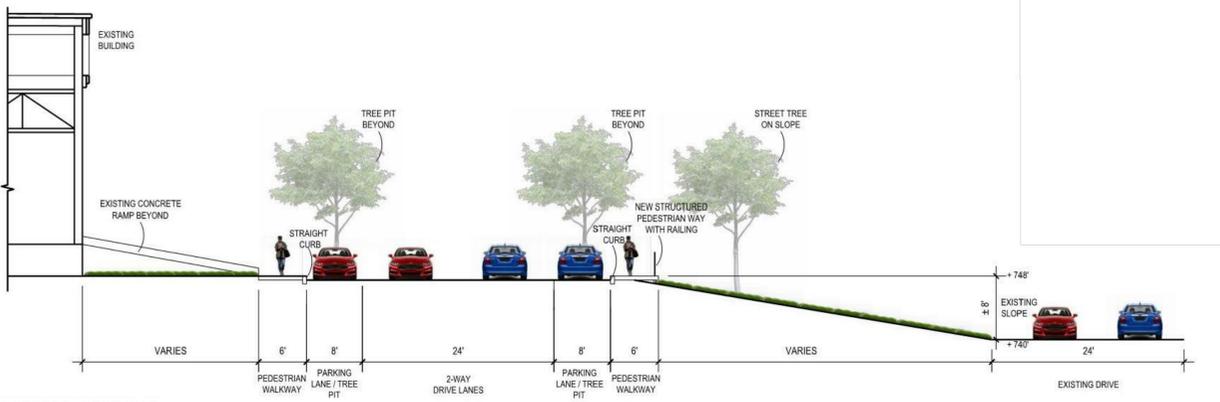
CAMP STREET - SECTION A



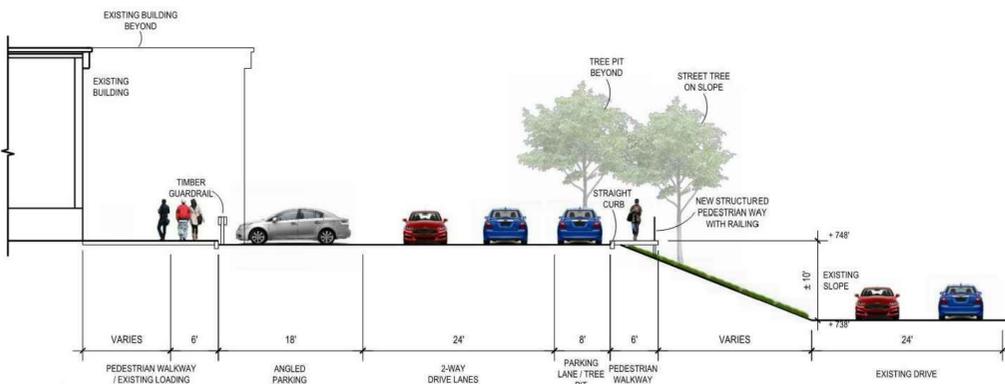
CAMP STREET - SECTION B



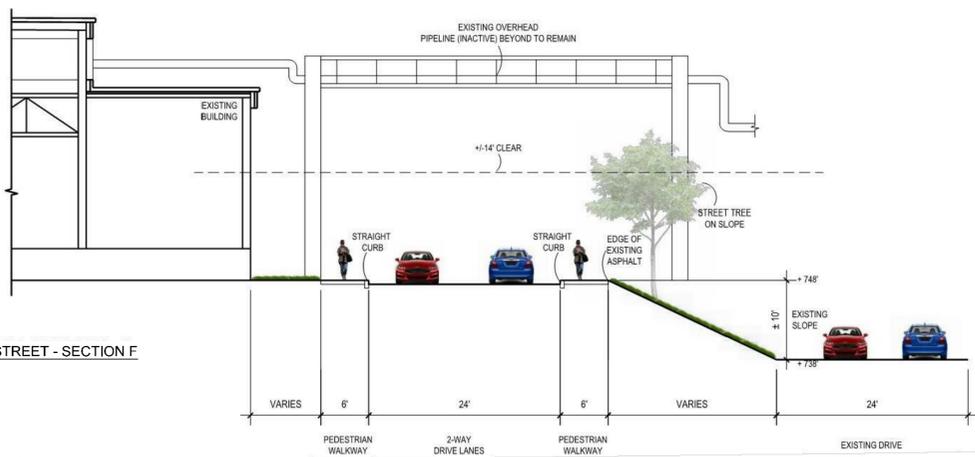
CAMP STREET - SECTION C



CAMP STREET - SECTION D

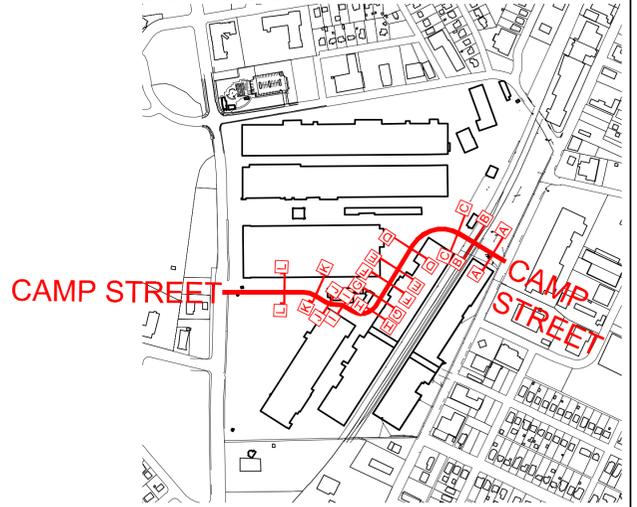


CAMP STREET - SECTION E



CAMP STREET - SECTION F

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 SCALE: AS SHOWN
 PROJECT #: 1016320
 SHEET #:
RZ-05

REVISIONS:
 1. 04-12-2017 - 2ND REZONING SUBMITTAL

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
 ATCO PROPERTIES & MANAGEMENT
STREET SECTIONS

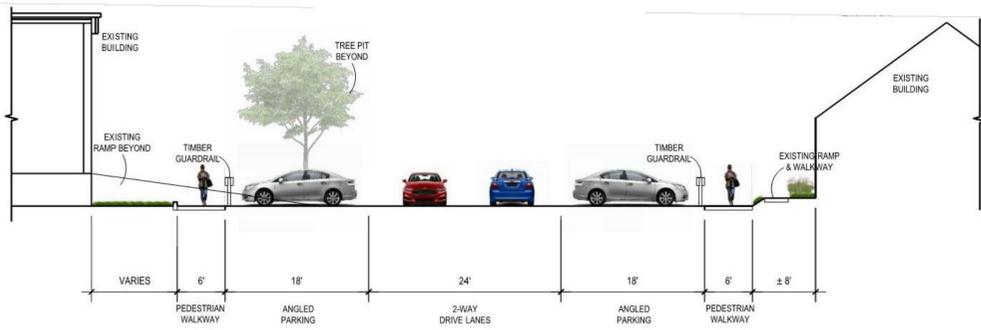
PETITION NO. 2017-054

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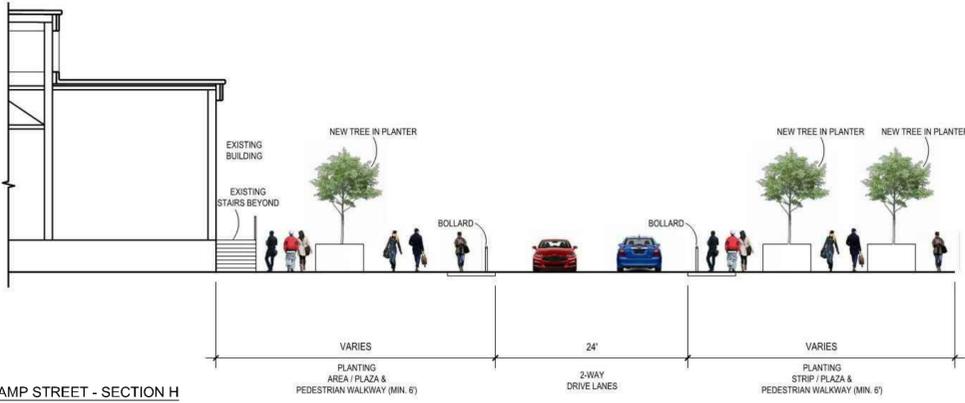
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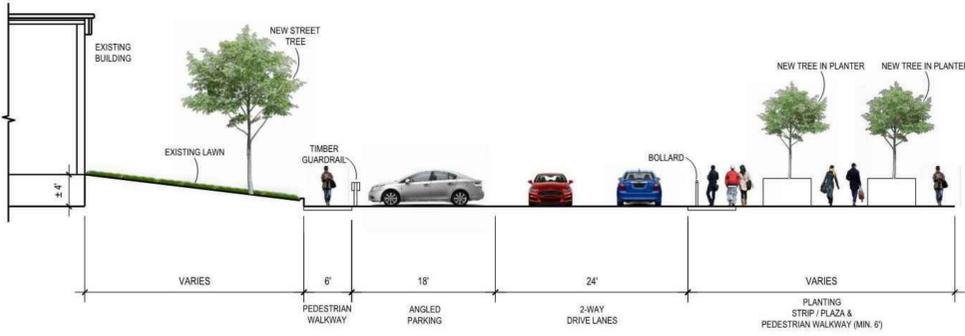
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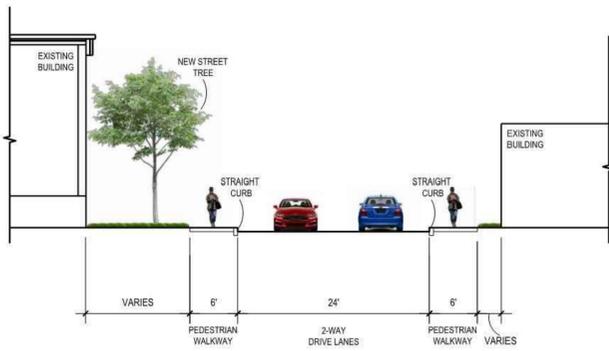
CAMP STREET - SECTION G



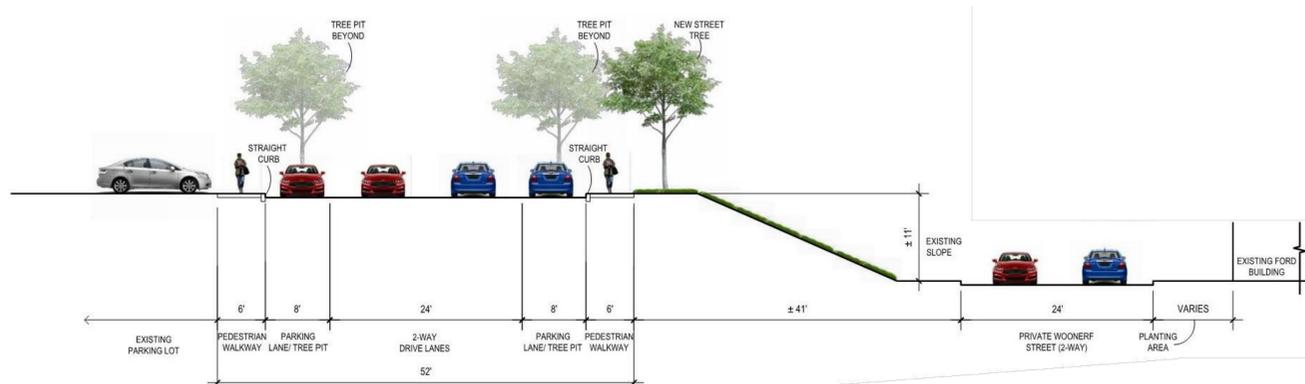
CAMP STREET - SECTION H



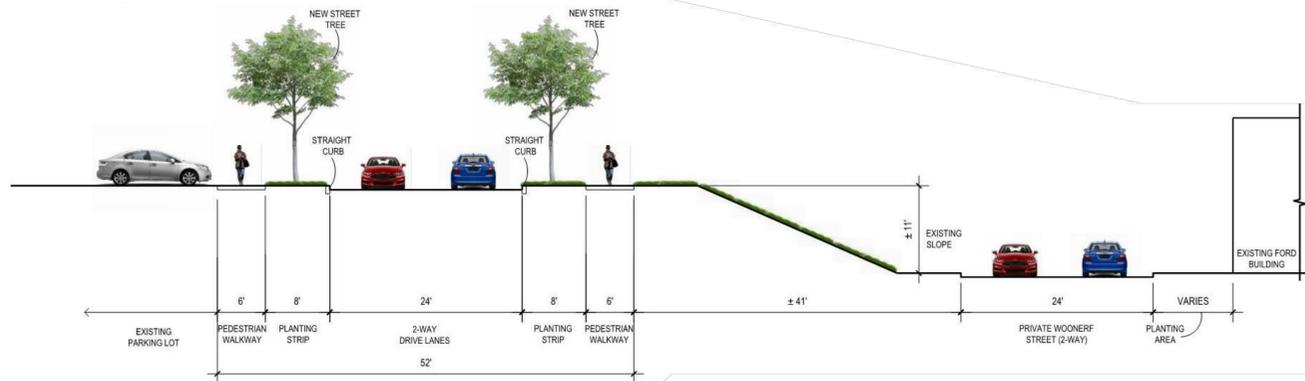
CAMP STREET - SECTION I



CAMP STREET - SECTION J

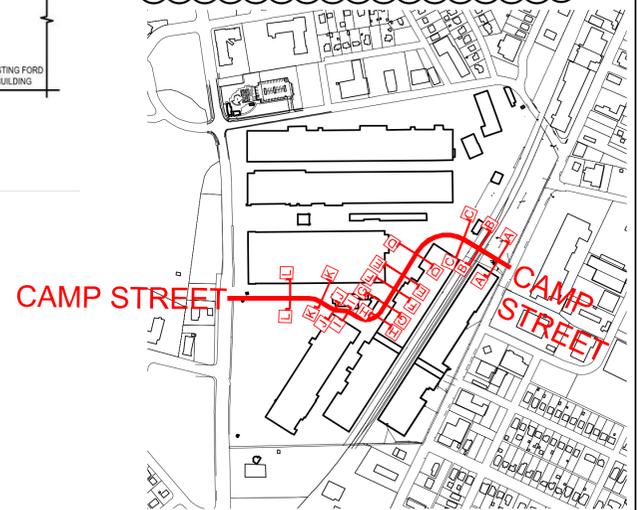


CAMP STREET - SECTION K



CAMP STREET - SECTION L

- NOTES:
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CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
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SHEET #:
RZ-06

Site Development Data:

Site Development Data:

-Acreage: 4.72 acres
-Tax Parcel No.: 07903101, 07903102, 07903103, 07903104, 07903105, and 07903106
-Existing Zoning: I-2
-Proposed Zoning: UMUD-O
-Existing Uses: Vacant, Industrial, Warehouse and Office
-Proposed Uses: Uses permitted by right and under prescribed conditions in UMUD zoning district and by the Optional Provisions below, together with accessory uses as allowed in the UMUD zoning district, all as more specifically described and limited in Section 2.
-Maximum Gross Square Feet of Development: See with respect to the Development Levels as described in Section 3 below.
-Maximum Building Height: 180 feet in height as to portions of the Site as described in the Optional Provisions of Section 2, and otherwise up to 70 feet in height above existing ground floor slab for existing buildings; building height for new buildings will be measured as defined in the Ordinance.
-Parking: As required by the Ordinance for the UMUD zoning district

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet of Sheet RZ-1 and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by ATCO ("Petitioner") for an approximately 171-acre site located between Statesville Avenue and Graham Street south of Woodward Avenue (the "Site").

Overview/Nature of Redevelopment. Redevelopment of the Site as contemplated by the Rezoning Plan involves an innovative, adaptive reuse of significant portions of the existing industrial/distribution buildings that were constructed as early as the 1920s. The redevelopment to be known as "Camp North End" seeks to resurrect and continue the legacy of innovation of this unique property by transforming the historical industrial distribution components into a vibrant destination and vehicle for economic mobility. The Rezoning Plan contemplates a dynamic mix of retail, food and beverage, creative office, craft/light industrial production, creative lab, community programming, film studios, entertainment venues, educational uses, and other commercial and light industrial related uses, and possible lodging and multi-family residential uses - many of which will occur in an adaptive reuse format the existing industrial period buildings and some will occupy new buildings located in certain designated areas on the Site. The Rezoning Plan reflects the need for creativity and flexibility in compliance with land use regulations by way of UMUD Optional Provisions and other regulatory allowances in order to create the innovative and unique place sought for the City's Applied Innovation Corridor, among other community planning instruments.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings (including without limitation Existing Buildings or New Buildings; together "buildings"), driveways, and other development matters and site elements (collectively the "Development Site Elements") as may be set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (i) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- (ii) minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- (iii) modifications to move structures or buildings graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the yards) indicated on the Rezoning Plan; or
- (iv) modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in such instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

f. Number of Buildings Principal and Accessory. Given the phased master planned nature of the Site, Petitioner is not required to set forth the number of buildings and structures on the Site, and the total number of such buildings or structures to be developed on the Site shall not be limited.

g. Planned/Unified Development. The Site and Development Areas within the Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan for the Site and such Development Areas. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development Site Elements located within the Site or any applicable Development Area. Furthermore, the Petitioner and/or owner of any portion of the Site reserves the right to subdivide portions or all of the Site and create lots within the interior of the portion of the Site or within a Development Area without regard to any such internal separation standards and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to. In addition, all FAR requirements will be regulated by any development limitations set forth in this Rezoning Plan for the Plan Site as a whole and not individual portions, Development Areas or lots located therein.

h. Five Year Vested Rights. Per Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the scale, size and master planned nature of the development & its timing, and the level of investment, among other factors, this Petition includes vesting of the Rezoning Plan and conditional zoning districts for a five (5) year period, but such provisions shall not limit any other vested rights at common law or otherwise.

i. Definitions & Clarifications. In addition to certain defined terms set forth in the Development Standards, the following apply to certain definitions:

- (i) **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, the term gross floor area shall exclude mechanical spaces, crawl spaces, elevator shafts and similar areas as well as any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, and outdoor dining and gathering areas whether on the roof of the building or at street level.
- (ii) **Personal Services.** The terms "personal service uses" and/or "personal services" (whether capitalized or not) mean and refer to uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, artist studios and galleries, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and the like.
- (iii) **Limited Service Restaurant.** A "Limited Service Restaurant" or "limited service restaurant" (whether capitalized or not) shall mean a restaurant with no more than 3,000 square feet of gross floor area serving primarily items such as coffee, ice cream, yogurt, juices, bagels, muffins, pastries, sandwiches and similar foods that do not require on-premise cooking of food (other than heating and the baking of pre-mixed dough).
- (iv) **Urban Open Space.** Reference to the term "Urban Open Space" (whether capitalized or not) shall have the meaning ascribed to such term in the Ordinance as modified pursuant to the Optional Provisions in Section 2 below and in Section 7 below.
- (v) **EDEE Uses.** Reference to the term "EDEE" shall mean "Eating Drinking Entertainment Establishments" as defined in the Ordinance and shall include without limitation restaurants and multi-room drinking establishments.
- (vi) **Commercial Uses.** Reference to the term "commercial uses" or "Commercial Uses" (whether capitalized or not) shall mean office uses, retail uses, EDEE uses and personal services uses, and the term "non-office commercial uses" or "Non-office Commercial Uses" (whether capitalized or not) shall mean retail uses, EDEE uses and personal services uses.
- (vii) **Light Industrial Uses.** Reference to the term "light industrial uses" or "light industrial uses" (whether capitalized or not) shall mean all such uses permitted by right and under prescribed conditions under the UMUD zoning district other than the Commercial Uses, hotel/lodging uses and multi-family residential uses.
- (viii) **Adaptive Reuse.** Reference to the term "Adaptive Reuse" (whether capitalized or not) is intended to describe reuse of as much of an Existing Building as practical and as permitted by applicable building regulation codes. The reuse will maintain the spirit of the original architecture with anticipated sympathetic architectural intervention such as, but not limited to renovations, repairs, upgrades to mechanical systems and other hardware, portland mortars, minor expansions, and establishment of passageways, patios, entries, connectivity, new fenestration, facade treatments, roof replacement and removal.
- (ix) **Active Ground Floor Use.** Reference to the term "Active Ground Floor Use" (whether capitalized or not) shall mean retail, Personal Services, business services, EDEE, galleries, office, lobbies, meeting areas, instructional venues, financial services, hotel lobby, leasing offices, lounges, exercise facilities, amenity areas and/or similar uses.

2. Optional Provisions under UMUD:

a. Intent/Context. The Site is part of the Center City 2030 Vision Plan (Applied Innovation Corridor and Smart District planning areas that place an emphasis on adaptive reuse, innovative development and maintaining space and opportunities for industrial uses that can be integrated into the area with residential, Commercial Uses and Light Industrial Uses. As noted in Section 1.b above, the intent of Camp North End is to maintain much of the unique character and innovative nature associated with many of the existing Development Site Elements. This will require flexibility in the application of and variations from certain UMUD standards to preserve portions of the existing Development Site Elements while incorporating New Buildings and connectivity throughout the Site.

b. Specific Identified Optional Provisions. While UMUD provides many exemptions for the Existing Buildings and does not require renovated or rehabilitated structures to comply with the setback requirements or urban open space, the following UMUD-Optional Provisions (the "Optional Provisions" or "optional provisions") shall apply to existing and new development taking place on the Site for so long as no less than 632,000 square feet of gross floor area of the Existing Buildings remains, as the same may be redeveloped for Adaptive Reuse.

Ordinance Section	Standard	Deviation/Rationale
9.905(2)	Setback	Setbacks shall be established on public and private streets as generally depicted on Sheets RZ-03-07 in response to existing utilities, parking, existing buildings, site constraints and/or similar features that prevent the application of the base district standard of 12'. Existing utilities in the setbacks may remain so long as they do not obstruct the sidewalk.
9.906(2)(b)	Street walls	Design standards for street walls on Existing Buildings shall not apply to allow for maximum flexibility for existing and future uses. Design standards for street walls on New Buildings are defined in Section 6.c of these Development Standards.
9.906(2)(b)	Structured Parking Facilities	Design standards for structured parking facilities are defined in Section 6.c of these Development Standards.
9.906(2)(c)	Screening	Existing areas located on the Site as generally depicted on Sheet RZ-01 that are used for surface parking, structures and facilities for trash, storage, loading, and other outdoor equipment do not need to be screened from streets or pedestrian circulation areas except as required by the Tree Ordinance (as reflected in the Tree Ordinance Interpretation defined and referenced below).
9.906(2)(e)	Signage	Signs that vary from the UMUD standards shall be permitted as set forth in Section 8 below.
9.906(2)(h)	Reflective Surfaces	Reflective surfaces shall be permitted on public and private streets as a means to break up long expanses of blank walls on Existing Buildings and to screen interior uses.
9.906(2)(j)	Building Entrances	Doorways do not need to be recessed into the building on Existing Buildings.

DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE AS SHOWN
PROJECT #: 1016320

REVISIONS:
1. 04-12-2017 - 2ND REZONING SUBMITTAL
.

CAMP NORTH END | REZONING

MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

ATCO PROPERTIES & MANAGEMENT

REZONING NOTES

PETITION NO. 2017-054

9.906(4)(a-i) Urban Open Space	Urban Open Space	Urban Open Space is not required for Existing Buildings or new uses other than office uses however, it will be provided for new development as to New Buildings as defined in Section 7 Environmental Features of these Development Standards. Urban Open Space shall be provided with respect to New Buildings in the manner set forth in Section 7 Environmental Features in lieu of the standards set forth in Section 9.906(4)(a-i) of the Ordinance.
9.906(6) First Floor Retail Required	First Floor Retail Required	First floor retail uses will not be required on Existing Buildings nor New Buildings, but Active Ground Floor Uses (as defined herein) shall be provided on New Buildings at the street level on public streets at the same level as would be required for retail uses per Section 9.906(6) and may be applied in their entirety rather than as a percentage.
9.907(1)(a-e) Parking Standards	Parking Standards	By Ordinance, existing floor area in Existing Buildings is exempt from parking requirements of this section. Due to the Existing Building and parking locations, parking may be provided a distance on site of more than 1,600 feet from new uses. Parking for new office and commercial uses of greater than 20,000 sq. feet and as part of a New Building shall be provided as set forth in Section below.
9.907(2) Loading Standards	Loading Standards	Certain deviations of loading standards shall be permitted.

3. Permitted Uses, Development Levels, Conversion Rights.

a. Permitted Uses Generally. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, in accordance with the Optional Provisions set forth above AND EXCEPT as noted below in Sections 3.b., 3.c., 3.d. and 3.e.

b. Permitted Uses Under Prescribed Conditions. The following principle uses are permitted as described below and under the prescribed conditions for such uses that are set forth in the Ordinance.

- (i) Retail sales for automobiles (new and used), feed, fences and fence materials, packaged fertilizer, motorcycles, snowblows and tractors within a completely enclosed building limited to Development Areas A, B, and C as generally depicted on RZ-02.
- (ii) Exterminators, funeral homes and embalming, laundries and dry cleaning establishments and locksmiths and gunsmiths limited to Development Areas A, B, and C as generally depicted on RZ-02.
- (iii) Utility and related facilities such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks if currently or previously existing on the site and with expansion.
- (iv) Drive-in windows as part of an accessory part of a principal structure designed to be completely internal to the building.
- (v) Outdoor sales accessory, subject to the regulations of the Zoning Ordinance Section 12.417 limited to Development Areas A, B, and C as generally depicted on RZ-02.
- (vi) Beneficial fill permitted from within the overall Site and as associated with Brownfield restoration and related regulations.

c. Prohibited Uses. The following uses are not permitted: animal crematoriums, jails, land clearing and inert debris landfills, crematory facilities, and/or petroleum storage.

d. New Building Areas. [Sheet RZ-02] generally depicts those portions of the Site shaded in yellow in which New Buildings and associated development are contemplated (the "New Building Development Areas"). Development within the New Building Development Areas may include demolition of all or portions of the Existing Buildings. The boundary of the New Building Development Areas may be adjusted in a manner so as to result in a comparable amount of Existing Buildings within the New Building Development Areas upon such adjustment; provided, further, that at least 632,000 square feet of gross floor area within Existing Buildings shall remain on the Site (subject to fire, casualty or similar events). It is expressly understood that the portions of the Site not identified as New Building Development Areas, as the same may be adjusted, may be redeveloped as Adaptive Reuses (as defined above).

e. Development Levels. Development levels for certain permitted uses are set forth in Table 3.e. below for the purposes of regulating traffic/transportation related aspects that may result from development taking place on the Site as more particularly set forth in Section 4 below. When referencing development levels in Table 3.e. below, it is understood that those permitted uses falling within the category of uses listed below shall be accounted for within the listing for Light Industrial uses. It is acknowledged that the actual development levels allowed may be increased or decreased above or below the development levels reflected in Table 3.e. below in accordance with the conversion rights set forth in Sections 3.f. - 3.l. below up to the maximum conversion amounts set forth in such sections.

Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDEE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **		1,030,000 sf	1,160,000 sf	1,845,000 sf
TOTAL	1,240,000 sf	1,030,000 sf	1,160,000 sf	1,845,000 sf

*Light Industrial Uses under Phases 1, 2 and 3 include uses that are not accounted for under the other listed uses listed.
**EDEE includes drinking establishments.
***Hospitality/hotel uses allowed per conversion rights.

f. Conversion of Commercial Uses. Retail, EDEE, and Personal Services uses ("non-office commercial uses") may exceed the applicable development levels set forth in Section d. above by up to 40% of office-commercial uses may exceed the applicable development level specifications by up to 40% by converting non-office commercial uses into office-commercial uses and vice versa at a ratio of 1.0 square foot of gross floor area of such uses so converted. In such event the total gross floor area of commercial uses (office and non-office) allowed shall not exceed the total specified amount as a result of such conversions, rather only the mix of such uses shall change but not by greater than 40%. The conversions described above are in addition to other conversions set forth herein and include both the conversions properly exercised and those remaining shall be set forth as part of the Conversions Levels on the Entitlement Summary and related Chart described on [Sheet RZ-1]. Notwithstanding the foregoing, the limit on conversion of the above commercial uses that consist of high turnover restaurant uses shall be up to an increase of no greater than 25% of such high turnover restaurant uses, not 40% as described above.

g. Conversion of Hotel Rooms & Residential Units. Hotel rooms may be developed within the Site by converting residential dwelling units into hotel rooms at the rate of one (1) residential unit so converted into one (1) hotel room, up to a maximum of 300 hotel rooms created in the aggregate within the Site by such conversion. The conversions described above are in addition to other conversions set forth herein and include both the conversions properly exercised and those remaining shall be set forth as part of the Conversions Levels on the Entitlement Summary and related Chart described on [Sheet RZ-1].

h. Conversion of Hotel Rooms, Multifamily Units & Commercial Uses. Hotel rooms and additional multifamily residential units may be developed within the Site by converting commercial uses (e.g. office, retail, EDEE and Personal Services uses) into hotel rooms or multifamily units at the rate of 500 square feet of gross floor area of such commercial uses so converted for one (1) hotel room added or one (1) multifamily unit so added, up to a maximum of 300 hotel rooms and/or multifamily units created in the aggregate by such conversion, and additional commercial uses may be developed by converting hotel rooms or multifamily units into commercial uses at the rate of one (1) hotel room or one (1) multifamily unit so added so converted into 500 square feet of gross floor area of commercial uses so created up to a maximum of 300 hotel rooms or multifamily units so converted in the aggregate. The conversions described above are in addition to other conversions set forth herein and include both the conversions properly exercised and those remaining shall be set forth as part of the Conversions Levels on the Entitlement Summary and related Chart described on [Sheet RZ-1].

i. Conversion of Light Industrial Uses & Commercial Uses. Light Industrial uses and commercial uses (office and non-office) may exceed the applicable development levels set forth in Section d. above by up to 40% by converting such commercial uses into Light Industrial uses at the rate of 1.0 square foot of gross floor area of commercial use so converted to 1.5 square foot of gross floor area of Light Industrial uses, created and vice versa for the conversion of Light Industrial uses into commercial uses. The conversions described above are in addition to other conversions set forth herein and both the conversions properly exercised and those remaining shall be set forth as part of the Conversions Levels on the Entitlement Summary and related Chart described on [Sheet RZ-1]. Notwithstanding the foregoing, the limit on conversion of Light Industrial uses into high turnover restaurant uses shall be up to an increase of no greater than 25% of such high turnover restaurant uses, not 40% as described above.

j. Annual Requests & Records for Conversions; Administrative Amendments. Prior to any conversions of entitlement pursuant to subsections 3.f, g, h and i above, the Petitioner or owner of the portion of the Site involved in the conversion under request shall provide to the Planning Department a written request for such conversion as well as an updated Entitlement Summary, including the applicable Conversions Levels. Furthermore, the results of such conversions shall be evidenced by an administrative site plan amendment.

4. Transportation Improvements.

I. Proposed Improvements.

The following improvements set forth below to benefit overall traffic patterns throughout the area shall be provided for in accordance with the following implementation provisions (including Section 11.a. regarding such improvements being undertaken by other parties/developers or by governmental bodies in connection with CIP or other public improvements projects): **TO BE FORTHCOMING UPON REVIEW OF TIA**

II. Standards, Phasing and Other Provisions.

a. CDOT Standards; Improvements by Others. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT (as it relates to the roadway improvements within its road system authority). It is understood that such improvements may be undertaken by the Petitioner on its own, by other parties/developers, by governmental bodies and/or in conjunction with other development or roadway projects taking place within the Statesville Avenue/Graham Street areas, by way of a private/public partnership effort or other public sector support.

b. Additional Phasing Provisions. Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in Section 4.I above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements: **TO BE FORTHCOMING UPON REVIEW OF TIA**

c. Substantial Completion. Reference to "substantial completion" (or "substantially completed") for certain improvements as set forth in the provisions of Section 4.II above shall mean completion of the improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. Such right of way may be acquired by governmental bodies as part of customary roadway projects funded by such governmental bodies; if not in such event after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT and the Planning Director; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Section.

f. Access. Access to the Site will be from Graham Street, Statesville Avenue, Woodward Street and Sylvania Street as generally depicted on the Rezoning Plan.

5. Internal Streets, Streetscape & Pedestrian Mobility. [THE FOLLOWING IS ILLUSTRATIVE AND SUBJECT TO FURTHER REVIEW]

a. Context. As referenced above, the unique existing conditions and the largely adaptive reuse nature of the redevelopment contemplated by this Rezoning Plan seeks to create the innovative and unique place sought by the Applied Innovation Corridor among other community planning objectives. As such, the following provisions address the approach to the design of the internal streets, streetscape and pedestrian mobility in a manner that recognizes the unique site conditions and adaptive reuse nature of the redevelopment. These provisions are set forth with the understanding that a minimum of 632,000 square feet of gross floor area of the Existing Buildings shall remain in place with the further understanding that the redevelopment of the same for Adaptive Reuse is permitted.

b. Connectivity/Mobility Plan Generally. Reference is made to [Sheet RZ-02] which sets forth the conceptual connectivity

and mobility plan for private and limited public streets that are internal to the Site as well as the design approach to streetscape and pedestrian mobility features (the "connectivity/pedestrian features"). As such, connectivity/mobility features shall include a combination of sidewalks, gathering places and multi-modal connections, some of which may be wooner-style connections that support the urban, Adaptive Reuse character of the project and others of which may be more traditional in format if the format if the character of the adjacent development is more typical of traditional development patterns. These connectivity/pedestrian mobility features are anticipated to be privately owned and maintained provided that certain portions of the vehicular connections such as the vehicular connection between Camp Road and Woodard Avenue will have public access easements. The intent of this Section 5 is generally depicted on [Sheet RZ-02], but it is understood that the locations shown are illustrative and diagrammatic since the same will be more concretely planned and developed as part of the design development and construction phases of the project when development parcels and/or redevelopment of Buildings occurs.

c. Installation of Connectivity/Pedestrian Features. Except as set forth in subsection 5.d below, the connectivity/pedestrian features generally depicted on [Sheet RZ-02] shall be installed as development, including Adaptive Reuse of the Existing Buildings, occurs as may be necessary to ensure appropriate vehicular and/or pedestrian access to the redevelopment site in question or such portion of the Existing Building being redeveloped for such Adaptive Reuse, provided, however, only such connectivity/pedestrian features that are adjacent to and in close proximity to such redevelopment site or Adaptive Reuse location and that are so required to ensure such vehicular and/or pedestrian access shall be required at the time of the applicable redevelopment. As generally depicted on [Sheet RZ-02], those streets that are proposed to connect to Statesville Avenue and Graham Street shall reflect a more customary street cross-section for the portion of such street located within [100 feet] of the intersection with such public streets with the understanding that the cross-section profile may become more urban in nature in areas located more internal to the Site. In addition, it is understood that the routes for such streets generally depicted on [Sheet RZ-02] may be adjusted as reasonably necessary to address site constraints such as abrupt changes in topography, implications arising from the railroad conditions, brownfields regulations and the like.

d. Illustrative Provisions/Special Considerations. The following examples and provisions are set forth to provide context for and guide the application of the above-referenced general installation provisions:

(i) In the event that the portion of Buildings 2A, 2B, 3A, 3B, 4, 5A or 5B located adjacent to the proposed open space area located within the internal portion of the Site as generally depicted on [Sheet RZ-02] is redeveloped for Adaptive Reuse (but not triggered upon reuse by a tenant or user in predominantly "as-is" condition), then the such urban open space and accompanying pedestrian features, with such improvements being installed prior to the issuance of the certificate of occupancy for the applicable portion being redeveloped for Adaptive Reuse.

(ii) In the event that a portion of Building 10 or Building 11 that has frontage on the wooners as generally depicted on [Sheet RZ-02] is redeveloped for Adaptive Reuse (but not triggered upon reuse by a tenant or user in predominantly "as-is" condition), then a portion of such wooners shall be installed to connect such redeveloped portion to internal private streets and parking areas (such internal private streets and parking areas being allowed for connectivity in an interim condition until greater than 75% of the applicable Building is redeveloped for Adaptive Reuse and/or demolished for redevelopment with New Buildings).

(iii) Prior to completion of redevelopment for Adaptive Use of all gross floor area of Building 7 and Building 10, the pedestrian open space feature generally depicted on [Sheet RZ-02] shall be installed within such Building thereby connecting to another connectivity/pedestrian feature such as a wooner thereby setting up over time the overall connectivity/mobility contemplated by the Rezoning Plan.

(iv) In the event that greater than fifty percent (50%) of each portion of Building 10 and Building 11 located within Area A as generally depicted on [Sheet RZ-02] is developed for New Buildings (as opposed to Adaptive Reuse of Existing Buildings), the conceptual private streets shown within Area A that provide vehicular and pedestrian connectivity to Statesville Avenue and Woodward Avenue as so depicted shall be installed in order to provide for such connectivity, provided, however, the profile of such street beyond an appropriate distance from Statesville Avenue may be urban in nature in the form of wooners or otherwise to the extent that the New Buildings continue to be in character with the historical character of the Site rather than being characterized by more customary ordinary built vocabulary.

(v) The potential street connection from Statesville Avenue across from its intersection with Oklawm Avenue as generally depicted within Area E on [Sheet RZ-02] shall be reserved so as to avoid New Buildings from prevented its connection internal as shown, but it shall not be required to be installed until New Buildings located adjacent to such proposed street within Area E are developed or when that portion of Building 3 shown in yellow is redeveloped for New Buildings, whereupon such street shall be connected to the diagonal street shown within Area E.

(vi) NEED TO ADD OTHER EXAMPLES

6. Design Standards:

(i) Aesthetics/Visual Screening & Open Space. The Site shall be redeveloped in a manner that shall be subject to a full development plan that shall include separation standards such as buffers, side and/or rear yards may be eliminated, subject to the normally required Staff review and approval process.

(ii) Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

(iii) Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

(iv) Open Space will be provided as generally depicted on [Sheet RZ-02]. New Buildings construction on the Site will include Open Space to count toward future open space requirements.

b. Existing Buildings. The following standards shall apply to all Adaptive Reuses of the Existing Buildings:

(i) Renovated Existing Buildings shall have fenestration through vision glass, doors or active outdoor spaces along 30% of the building side that fronts the public right-of-way or private street between two (2) feet and eight (8) feet of the ground floor. If the building architecture or site prohibits meeting the above condition, Planning Director or designee may approve alternative approaches.

(ii) With respect to New Buildings, utilities shall be screened and shall not be visible from the public streets; this includes mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No permanent fencing shall be located between the building and the public street subject to the Planning Director's approval.

c. New Buildings. The following standards shall apply to all New Buildings constructed on the Site:

(i) New Buildings fronting Statesville Avenue and Woodward Avenue shall not have parking between the building and the street. Parking shall be permitted to the side of the building.

(ii) New Buildings fronting Graham Street and Sylvania Avenue may have parking, maneuvering and loading between the building and the street without limitation.

(iii) Proposed parking deck(s) in [Development Area "C"] generally depicted on sheet RZ-02 shall be permitted without an underground facility. Descriptive features shall be utilized to screen such parking areas from public streets.

(iv) New Building heights shall not exceed 180 feet. New Buildings located on and fronting Woodward Avenue, Statesville Avenue, Graham Street and Sylvania Avenue taller than 70 feet will have a building setback 60' above grade or lower that is a minimum of 10'deep. If the building setback is increased by 10'and improved as an amenity area, the building step back is not required. This standard does not apply to New Buildings developed at the center of the site that are not located on the setback of the above noted streets.

(v) New Buildings principally for residential uses ("Residential Buildings") will have a four (4) foot transition zone between the sidewalk and a multi-use trail provided along public or private network streets. The principle building will not be allowed to be located in the four (4) foot transition zone, however, stoops, porches, steps, rails, and similar items may be located within the transition zone.

(vi) Residential Building(s) entrances shall be at or slightly above grade (individual unit entrances will be located a minimum of one (1) to two (2) feet above grade), and shall be highly visible and architecturally treated as prominent pedestrian entrances through a combination of at least five (5) of the following features: (1) decorative pedestrian lighting/sconces; (2) architectural details carried through to upper stories; (3) covered porches, canopies, awnings or sunshades; (4) archways; (5) transoms/windows; (6) terraced or raised planters that can be utilized as seat walls; (7) common outdoor seating enhanced with specialty details, paving, landscaping or water features; (8) double doors; (9) stoops or stairs; and/or (10) contrasting pavement from primary sidewalk.

(vii) Non-residential facades, excluding parking decks located in [Development Area C], fronting on public streets shall include a minimum of 40% transparent glass between two feet (2') and eight feet (8') on the first floor. Shadow boxes or window graphics may be utilized behind transparent glass to screen ballrooms, back of house or kitchens, but may not exceed more than 40% of the total required building transparency requirement.

(viii) The scale and massing of multi-tenant non-residential or Residential Buildings longer than 150 feet along a street shall be minimized by utilizing a combination of the following options: (1) varied roof lines through the use of slopes, modulated building heights, gables, domers or innovative architectural solutions; (2) building corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; (3) horizontal and vertical variations in wall planes; and/or (4) architectural protrusion.

(ix) Principle entrances for all New Buildings will be connected via a sidewalk to adjacent public or private street sidewalks.

(x) Between the New Building(s) principally used for non-residential uses and the sidewalk there shall be a transition zone. For such uses the transition zone may be a wider sidewalk, artwork, outdoor dining, artwork, bike racks, and landscaping or streetscape amenities.

(xi) Utilities shall be screened and shall not be visible from the public street. This includes, mechanical and electrical equipment, utility meters, dumpsters, and backflow preventers. No fencing shall be located between the building and the public street.

7. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved Post Construction Ordinance.

b. The Site will comply with the Tree Ordinance, as reflected in that certain letter dated _____, 2017, **TO BE FORTHCOMING** whereby certain matters regarding compliance are set forth to insure implementation of the Tree Ordinance provisions based on appropriate interpretations of the Tree Ordinance reflecting the unique nature of this project/redevelopment.

c. Urban Open Space shall be provided in the areas as generally depicted on [Sheet RZ-01] (including those within "yellow areas") and shall be used to meet the open space requirements for office uses in New Buildings. Urban Open Space may include a combination of the following features: raised planters, seat walls, outdoor dining, displays of art, water features, play amenities, specialty pavers or other similar features or amenities that encourage people to gather.

8. (Signage & Signage Optional Variations)
TO BE FORTHCOMING

9. Lighting:

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Pedestrian lighting shall be provided along public streets and the private network streets generally identify road on the Rezoning Plan.

b. Detached lighting on the Site will be limited to 26 feet in height.

10. Amendments to the Rezoning Plan: