



KEY MAP

EAL

**REZONING
PETITION #
2017-__**

PROJECT

LENDINGTREE REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

ANDDESIGN PROJ.# 1017090

ISSUANCES

[illegible]

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

SCALE NORTH

ORZ: 1"=30'

HEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ1-00

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF SHEETS RZ1-00 THROUGH RZ5-00) ASSOCIATED WITH THE REZONING PETITION FILED BY REXFORD OFFICE HOLDINGS, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 3.416 ACRE SITE LOCATED ON THE SOUTH SIDE OF REXFORD ROAD, BETWEEN COCA-COLA PLAZA AND ROXBOROUGH ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 177-083-03.
- B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN AND THE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS (WHICH INCLUDE THE BUILDING AND THE STRUCTURED PARKING FACILITY) ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- D. THE PURPOSES OF THIS REZONING REQUEST ARE TO ACCOMMODATE THE EXPANSION AND RENOVATION OF THE EXISTING BUILDING LOCATED ON THE SITE (THE "BUILDING") AND THE CONSTRUCTION OF A STRUCTURED PARKING FACILITY ON THE SITE (THE "STRUCTURED PARKING FACILITY").
- E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

- A. WALL SIGNS INSTALLED ON THE BUILDING MAY HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.
- B. A GROUND MOUNTED MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 36 SQUARE FEET MAY BE INSTALLED ON THE SITE.
- C. A GROUND MOUNTED MONUMENT SIGN MAY BE LOCATED WITHIN THE SETBACK FROM REXFORD ROAD.
- D. IN ADDITION TO ALL OTHER SIGNS ALLOWED IN THE MUDD ZONING DISTRICT (AS MODIFIED BY THESE OPTIONAL PROVISIONS), A ROOF SIGN MAY BE INSTALLED ON THE REXFORD ROAD ELEVATION OF THE BUILDING. THE MAXIMUM SIGN AREA OF THE ROOF SIGN SHALL BE 200 SQUARE FEET.
- E. THE OPTIONAL PROVISIONS REGARDING SIGNAGE ARE AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD ZONING DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF THE MUDD STANDARDS FOR SIGNS THAT ARE NOT MODIFIED BY THESE OPTIONAL PROVISIONS.
- F. THE BUILDING ENTRANCE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL NOT APPLY TO THE BUILDING.
- G. SINCE THE STRUCTURED PARKING FACILITY IS LOCATED TO THE REAR OF THE SITE BEHIND THE BUILDING, THE REQUIREMENTS OF SECTION 9.8506(2)(A) OF THE ORDINANCE SHALL NOT APPLY TO THE STRUCTURED PARKING FACILITY.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW.
- (1) PROFESSIONAL BUSINESS AND GENERAL OFFICE USES AS ALLOWED IN THE MUDD ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
- (2) A STRUCTURED PARKING FACILITY AS AN ACCESSORY USE.
- B. THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING SHALL BE 77,000 SQUARE FEET.
- C. THE GROSS FLOOR AREA OF THE STRUCTURED PARKING FACILITY SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OF THE BUILDING.

4. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- B. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. SUBJECT TO THE APPROVAL OF CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL INSTALL A MINIMUM 6 FOOT WIDE PEDESTRIAN CROSSING (THE "PEDESTRIAN CROSSING") WITHIN REXFORD ROAD THAT WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE SITE TO THAT PARCEL OF LAND LOCATED ON THE NORTH SIDE OF REXFORD ROAD THAT IS DESIGNATED AS TAX PARCEL NO. 177-082-16 AS GENERALLY DEPICTED ON THE REZONING PLAN. THE ACTUAL LOCATION OF THE PEDESTRIAN CROSSING SHALL BE DETERMINED DURING THE PERMITTING PROCESS. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN CROSSING, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THE PEDESTRIAN CROSSING. PERMITS FOR THE PLANNED IMPROVEMENTS TO THE SITE AND CERTIFICATES OF OCCUPANCY FOR THE BUILDING AND/OR THE STRUCTURED PARKING FACILITY SHALL NOT BE WITHHELD OR DELAYED IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN CROSSING, OR IN THE EVENT THAT PETITIONER IS WAITING TO RECEIVE THE REQUIRED APPROVALS OR THE DENIAL OF SUCH APPROVALS FOR THE PEDESTRIAN CROSSING AFTER HAVING APPLIED FOR SUCH APPROVALS.

- D. PETITIONER SHALL INSTALL A MINIMUM 5 FOOT WIDE PEDESTRIAN CONNECTION THROUGH THE SITE FROM THE 6 FOOT SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON REXFORD ROAD TO THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 177-083-02 AND 177-083-01 AS GENERALLY DEPICTED ON THE REZONING PLAN. THE ACTUAL ROUTE OF THIS PEDESTRIAN CONNECTION SHALL BE DETERMINED DURING THE PERMITTING PROCESS.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING SHALL BE 4 STORIES.
- B. THE MAXIMUM HEIGHT IN FEET OF THE BUILDING SHALL BE 70 FEET.
- C. THE MAXIMUM HEIGHT IN FEET OF THE STRUCTURED PARKING FACILITY SHALL BE 46 FEET.
- D. SET OUT ON SHEETS RZ4-00 AND RZ4-01 OF THE REZONING PLAN ARE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES OF EACH ELEVATION OF THE BUILDING AFTER THE EXPANSION AND RENOVATION OF THE BUILDING. THESE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES ARE INTENDED TO REFLECT THE ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING AFTER THE EXPANSION AND RENOVATION OF THE SAME, HOWEVER, THE ACTUAL ELEVATIONS OF THE BUILDING AFTER THE EXPANSION AND RENOVATION OF THE SAME MAY VARY FROM THE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES PROVIDED THAT THE DESIGN INTENT IS SATISFIED.
- E. NOTWITHSTANDING THE TERMS OF PARAGRAPH D ABOVE, THE TREE MOTIF AND GREEN WALL DEPICTED ON THE REAR ELEVATION OF THE BUILDING AND THE BLUE PANELS DEPICTED ON THE STRUCTURED PARK FACILITY ARE OPTIONAL ELEMENTS, AND THEY MAY OR MAY NOT BE INCORPORATED INTO THESE IMPROVEMENTS AT THE OPTION OF PETITIONER.
- F. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING AFTER THE EXPANSION AND RENOVATION OF THE SAME ARE DESIGNATED ON THE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES SET OUT ON SHEETS RZ4-00 AND RZ4-01 OF THE REZONING PLAN.
- G. THE EXPANSION AND RENOVATION OF THE BUILDING AND THE CONSTRUCTION OF THE STRUCTURED PARKING FACILITY MAY NOT OCCUR SIMULTANEOUSLY. THEREFORE, A CERTIFICATE OF OCCUPANCY FOR THE EXPANDED AND RENOVATED BUILDING SHALL NOT BE WITHHELD OR DELAYED IN THE EVENT THAT THE STRUCTURED PARK FACILITY IS NOT COMPLETED AT THE TIME THAT THE EXPANDED AND RENOVATED BUILDING IS COMPLETED, PROVIDED THAT THE SITE COMPLIES WITH THE OFF-STREET PARKING REQUIREMENTS OF THE ORDINANCE AT SUCH TIME.
- H. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

6. STREETScape

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON REXFORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE SIDEWALK MAY MEANDER TO SAVE EXISTING TREES. ANY PORTION OF THE SIDEWALK THAT IS LOCATED OUT OF THE RIGHT OF WAY FOR REXFORD ROAD MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- B. THE BUILDING SHALL BE SETBACK A MINIMUM OF 40 FEET FROM THE BACK OF THE EXISTING CURB ON REXFORD ROAD. OUTDOOR SEATING AND AMENITY AREAS SHALL BE PERMITTED WITHIN THE FIRST 20 FEET OF THE SETBACK CLOSEST TO THE FACE OF THE BUILDING.

7. ENVIRONMENTAL FEATURES

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

8. SIGNS

- A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT IN THESE DEVELOPMENT STANDARDS, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- B. THE LOCATIONS OF THE SIGNS INSTALLED ON THE BUILDING MAY VARY FROM THE SIGN LOCATIONS DEPICTED ON THE CONCEPTUAL, ARCHITECTURAL PERSPECTIVES.

9. LIGHTING

- A. ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS, LANDSCAPING LIGHTING AND UPLIGHTING FOR THE BUILDING OR THE STRUCTURED PARKING FACILITY) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE ON THE SITE, INCLUDING ITS BASE, SHALL BE 34 FEET.
- C. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE TOP LEVEL OF THE STRUCTURED PARK FACILITY, INCLUDING ITS BASE, SHALL BE 24 FEET AS MEASURED FROM THE DRIVE SURFACE.
- D. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING OR TO THE STRUCTURED PARKING FACILITY SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

VICINITY MAP - NOT TO SCALE



KEY MAP

SEAL

PROJECT

REZONING
PETITION #
2017-____

LENDINGTREE
REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

LANDDESIGN PROJ.# 1017090

ISSUANCES

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	6/21/2017

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

SCALE

NORTH

HORZ: NTS

SHEET TITLE

DEVELOPMENT
STANDARDS

SHEET NUMBER

RZ2-00

KEY MAP

SEAL

REZONING
PETITION #
2017-__

PROJECT

LENDINGTREE
REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

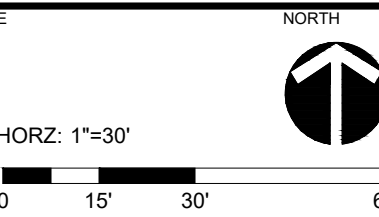
LANDDESIGN PROJ.#
1017090

ISSUANCES

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	6/21/2017

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

SCALE

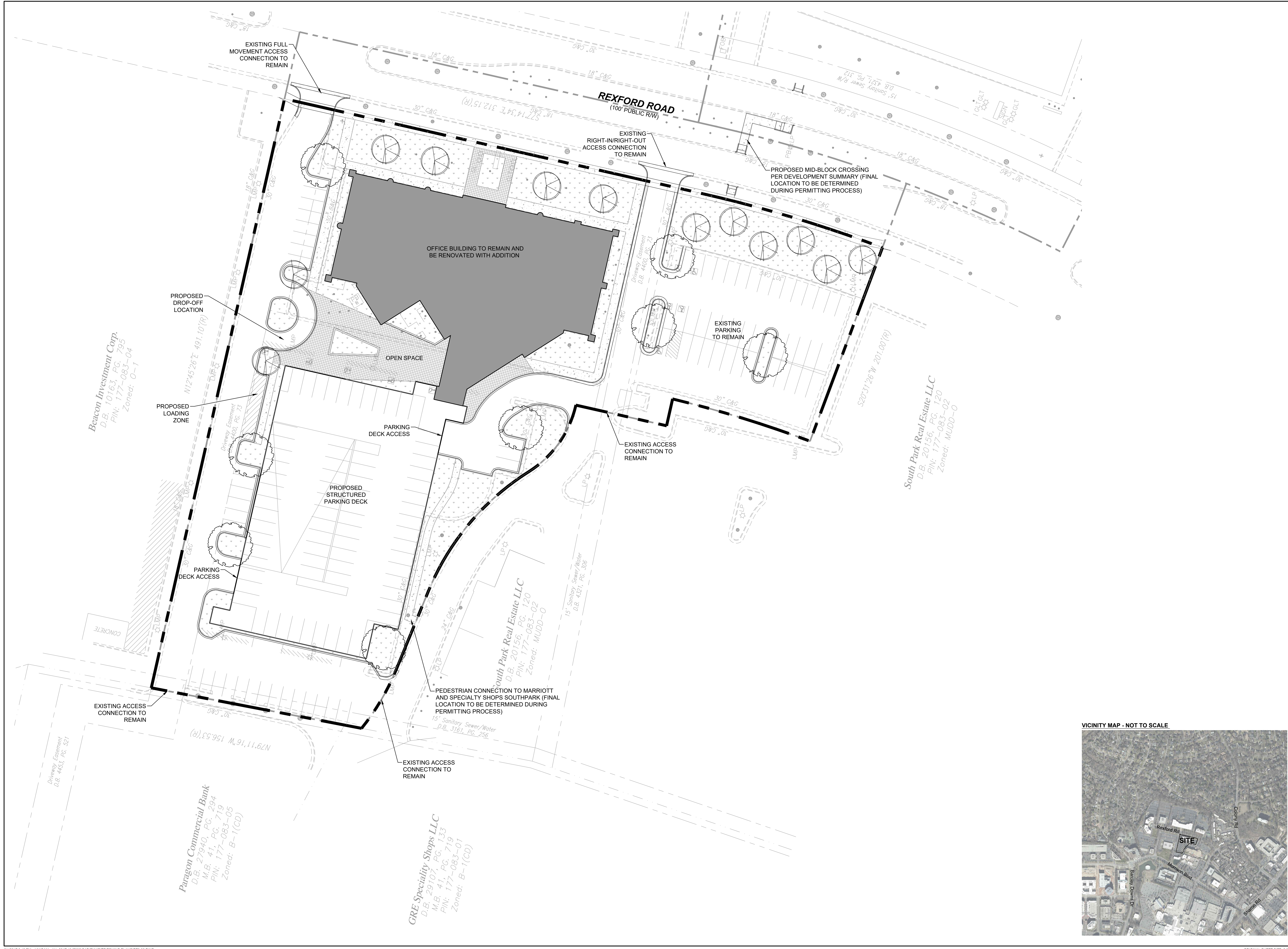


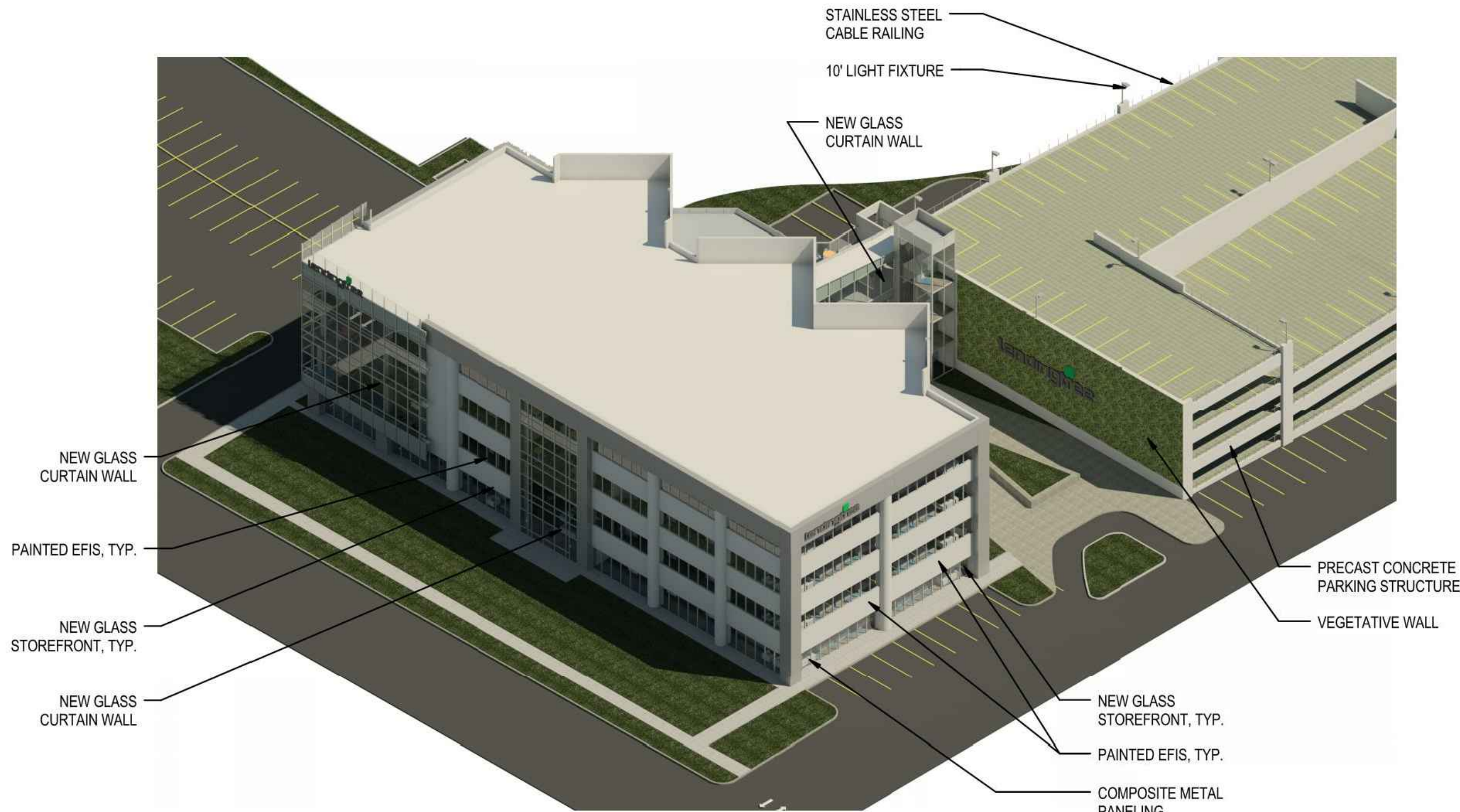
SHEET TITLE

SCHEMATIC SITE
PLAN

SHEET NUMBER

RZ3-00





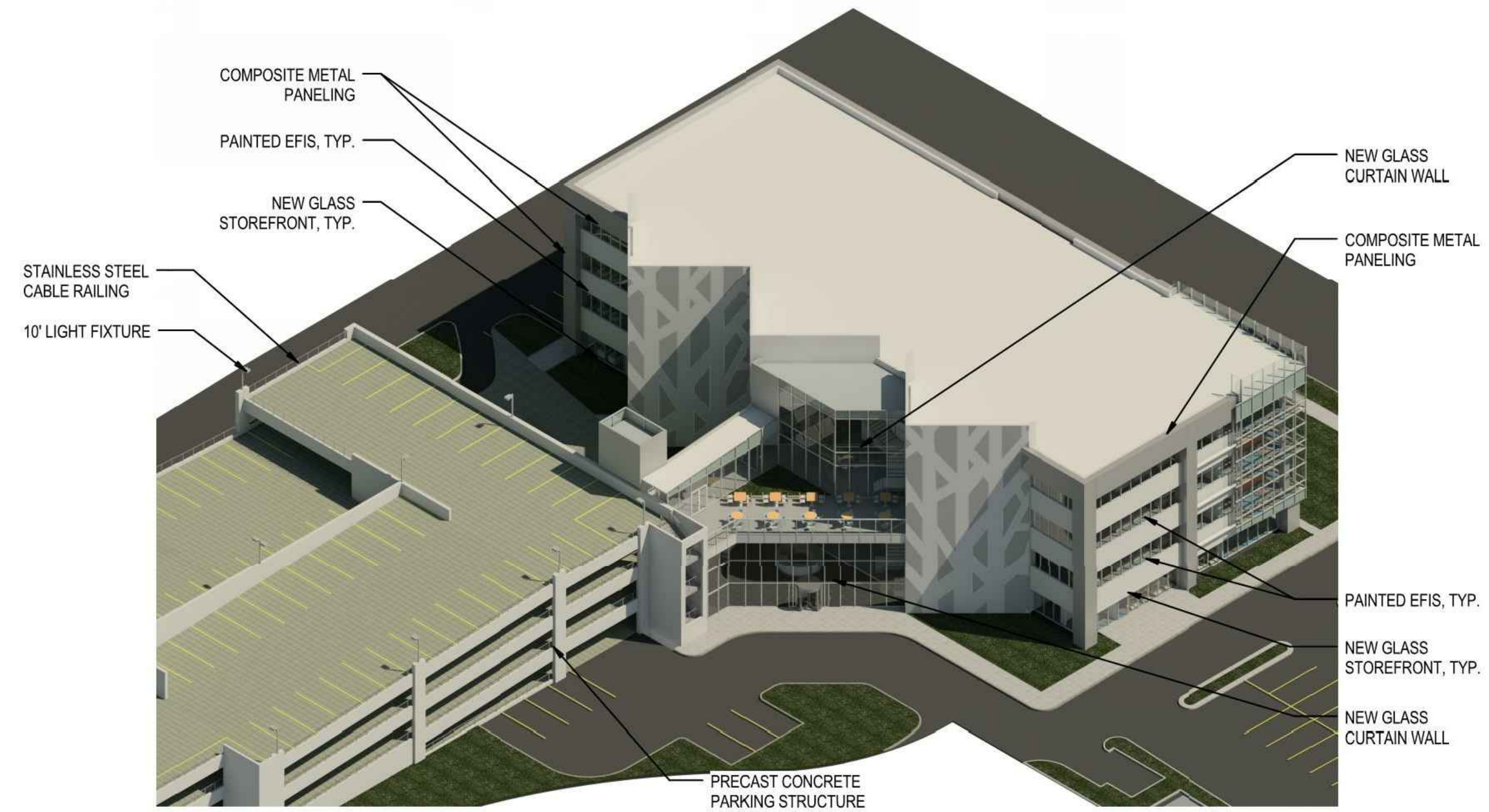
IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-09

ALLIANCE ARCHITECTURE

lendingtree

NORTH WEST AXON
SCALE:
DATE: 02/07/17



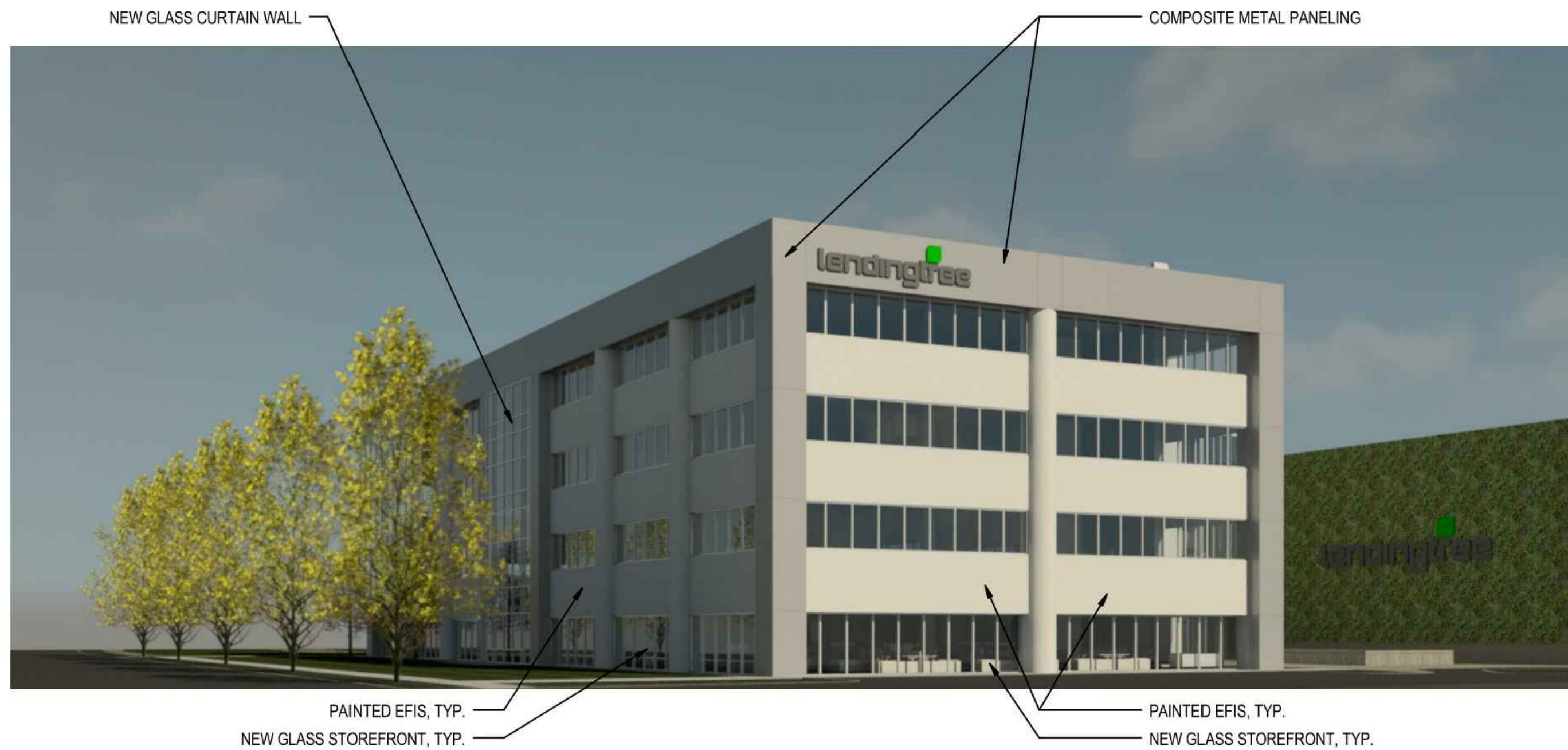
IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-08

ALLIANCE ARCHITECTURE

lendingtree

SOUTH EAST AXON
SCALE:
DATE: 02/07/17



IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-11

ALLIANCE ARCHITECTURE

lendingtree

REXFORD RD. WEST PERSPECTIVE
SCALE:
DATE: 02/07/17



IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-10

ALLIANCE ARCHITECTURE

lendingtree

REXFORD RD. EAST PERSPECTIVE
SCALE:
DATE: 02/07/17

KEY MAP

SEAL

REZONING PETITION # 2017-__

PROJECT

LENDINGTREE REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

LANDDESIGN PROJ.#
1017090

ISSUANCES

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	6/21/2017

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

SCALE

NORTH

HORZ: NTS

SHEET TITLE

ARCHITECTURE
ELEVATIONS AND
PERSPECTIVES

SHEET NUMBER

RZ4-00



IT IS THE CURRENT INTENT THAT THE COMPLETED DESIGN INCLUDE THE EXTERIOR FINISHES, AND CONFIGURATION THEREOF, AS INDICATED ON THESE DRAWINGS SUBMITTED FOR REZONING. THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE DESIGN IN ORDER TO REALIZE OVERALL BUILDING AESTHETIC IMPROVEMENTS.

SHEET NUMBER:
SD-12

 **ALLIANCE ARCHITECTURE**



LENDING TREE DR. EAST / WEST PERSPECTIVES
SCALE:
DATE: 02/07/17

KEY MAP

SEAL

**REZONING
PETITION #
2017-__**

PROJECT

**LENDINGTREE
REZONING**

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

LANDDESIGN PROJ.#
1017090

ISSUANCES

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	6/21/2017

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

SCALE

NORTH



HORZ: NTS

SHEET TITLE
**ARCHITECTURE
ELEVATIONS AND
PERSPECTIVES**

SHEET NUMBER

RZ4-01

PENDING TRE REZONING

THE LENDINGTREE
CHARLOTTE
MECKLENBURG COUNTY, NC

NODESIGN PROJ.# 1017090

ISSUANCES

[illegible]

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: ND

GALE

ORZ: 1"=30

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ5-00

