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Prepared for: Mark Date  
Project Manager: No Note Description

**shook kelley**

2151 Hawkins Street  
Suite 400  
Charlotte, NC 28203

704 / 377 0661  
www.shookkelley.com

**Sharon Towers**

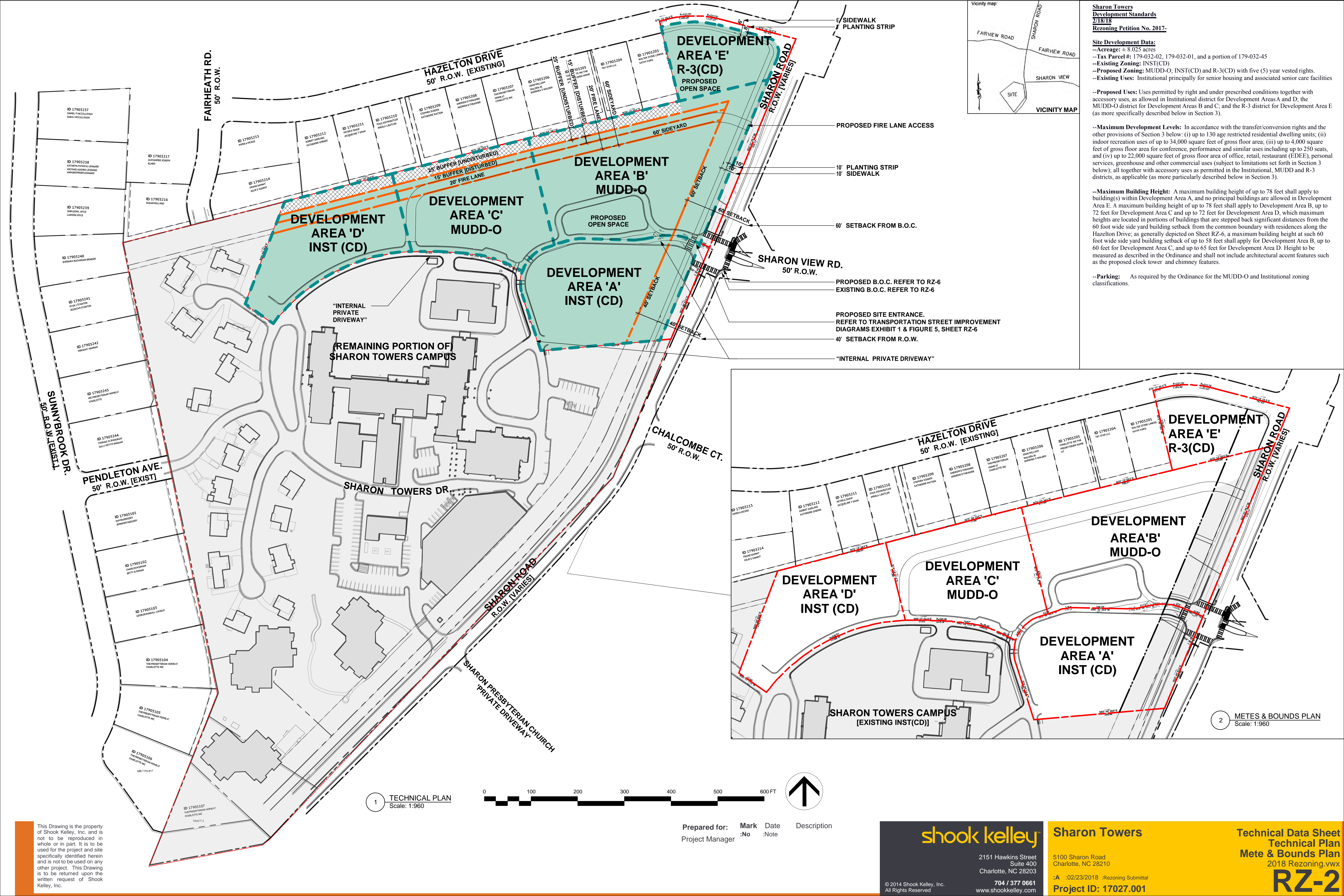
5100 Sharon Road  
Charlotte, NC 28210

:A :02/23/2018 :Rezoning Submittal  
Project ID: 17027.001

**Context  
Campus Plan**

2018 Rezoning.vwx

**RZ-1**



**Sharon Towers**  
**Development Standards**  
**2/18/18**  
**Rezoning Petition No. 2017-**

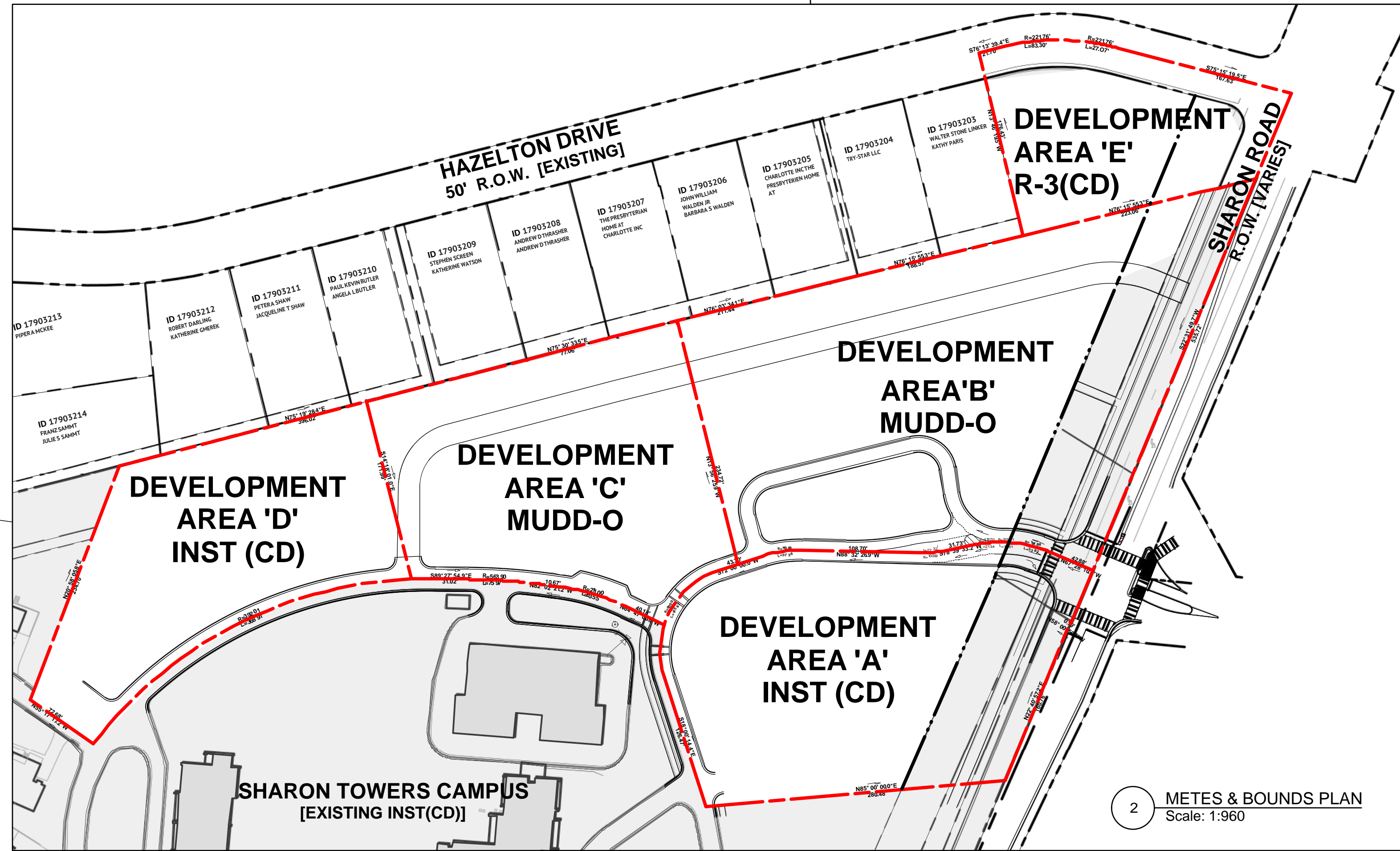
**Site Development Data:**  
--Acreage: ± 8.025 acres  
--Tax Parcel #: 179-032-02, 179-032-01, and a portion of 179-032-45  
--Existing Zoning: INST(CD)  
--Proposed Zoning: MUDD-O; INST(CD) and R-3(CD) with five (5) year vested rights.  
--Existing Uses: Institutional principally for senior housing and associated senior care facilities

--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in Institutional district for Development Areas A and D; the MUDD-O district for Development Areas B and C; and the R-3 district for Development Area E (as more specifically described below in Section 3).

--**Maximum Development Levels:** In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to 34,000 square feet of gross floor area; (iii) up to 4,000 square feet of gross floor area for conference, performance and similar uses including up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDEE), personal services, greenhouse and other commercial uses (subject to limitations set forth in Section 3 below); all together with accessory uses as permitted in the Institutional, MUDD and R-3 districts, as applicable (as more particularly described below in Section 3).

--**Maximum Building Height:** A maximum building height of up to 78 feet shall apply to building(s) within Development Area A, and no principal buildings are allowed in Development Area E. A maximum building height of up to 78 feet shall apply to Development Area B, up to 72 feet for Development Area C and up to 72 feet for Development Area D, which maximum heights are located in portions of buildings that are stepped back significant distances from the 60 foot wide side yard building setback from the common boundary with residences along the Hazelton Drive; as generally depicted on Sheet RZ-6, a maximum building height at such 60 foot wide side yard building setback of up to 58 feet shall apply for Development Area B, up to 60 feet for Development Area C, and up to 65 feet for Development Area D. Height to be measured as described in the Ordinance and shall not include architectural accent features such as the proposed clock tower and chimney features.

--**Parking:** As required by the Ordinance for the MUDD-O and Institutional zoning classifications.



1 TECHNICAL PLAN  
Scale: 1:960



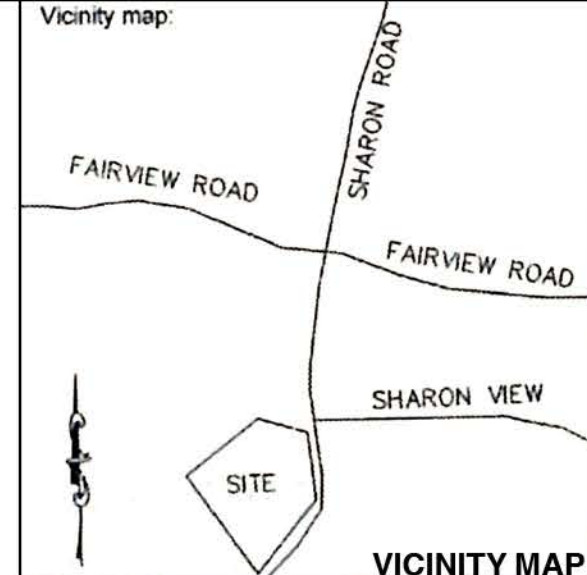
Prepared for:	Mark	Date	Description
Project Manager	:No	:Note	

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**Project ID: 17027.001**

**Technical Data Sheet**  
**Technical Plan**  
**Mete & Bounds Plan**  
2018 Rezoning.vwx  
**RZ-2**

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Prepared for: Mark Date Description  
Project Manager :No :Note

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**Sharon Towers**  
5100 Sharon Road  
Charlotte, NC 28210  
:A :02/23/2018 :Rezoning Submittal  
Project ID: 17027.001  
**Conceptual Site Plan**  
2018 Rezoning.vwx  
**RZ-3**

**Sharon Towers Development Standards 2/7/18 Rezoning Petition No. 2017-**

**Site Development Data:**  
--**Acreage:** ± 8.025 acres  
--**Tax Parcel #:** 179-032-02, 179-032-01, and a portion of 179-032-45  
--**Existing Zoning:** INST(CD)  
--**Proposed Zoning:** MUDD-O; INST(CD) and R-3(CD) with five (5) year vested rights.  
--**Existing Uses:** Institutional principally for senior housing and associated senior care facilities

--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in Institutional district for Development Areas A and D; the MUDD-O district for Development Areas B and C; and the R-3 district for Development Area E (as more specifically described below in Section 3).

--**Maximum Development Levels:** In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to 34,000 square feet of gross floor area; (iii) up to 4,000 square feet of gross floor area for conference, performance and similar uses including up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDEE), personal services, greenhouse and other commercial uses (subject to limitations set forth in Section 3 below); all together with accessory uses as permitted in the Institutional, MUDD and R-3 districts, as applicable (as more particularly described below in Section 3).

--**Maximum Building Height:** A maximum building height of up to 78 feet shall apply to building(s) within Development Area A, and no principal buildings are allowed in Development Area E. A maximum building height of up to 78 feet shall apply to Development Area B, up to 72 feet for Development Area C and up to 72 feet for Development Area D, which maximum heights are located in portions of buildings that are stepped back significant distances from the 60 foot wide side yard building setback from the common boundary with residences along the Hazelton Drive; as generally depicted on Sheet RZ-6, a maximum building height at such 60 foot wide side yard building setback of up to 58 feet shall apply for Development Area B, up to 60 feet for Development Area C, and up to 65 feet for Development Area D. Height to be measured as described in the Ordinance and shall not include architectural accent features such as the proposed clock tower and chimney features.

--**Parking:** As required by the Ordinance for the MUDD-O and Institutional zoning classifications.

**1. General Provisions:**

a. **Site Location; Development Areas** These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by [Sharon Towers] (“Petitioner”) to accommodate development of an age restricted residential community with supporting active indoor recreation and limited commercial uses on an approximately 8.025 acre site located at the intersection of Sharon Road and Hazelton Drive as generally depicted on the Rezoning Plan (the “Site”), such development to form a part of the overall existing Sharon Towers Campus as described in Section 1.e. below.  
For ease of reference, the Rezoning Plan sets forth five (5) development areas as generally depicted on Sheet RZ-2 as Development Areas A, B, C, D and E (each a “Development Area” and collectively the “Development Areas”).

b. **Zoning Districts/Ordinance** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for: (i) the Institutional zoning district shall govern development taking place within Development Areas A and D, (ii) the MUDD-O zoning district shall govern development taking place within Development Areas B and C, subject to and in accordance with the Optional Provisions below, and (iii) the R-3 zoning district shall govern all development taking place within Development Area E.  
*This Rezoning Plan replaces and supersedes the existing conditional zoning plan and zoning for the Site, but does not change the zoning established for other portions of the Sharon Towers Campus (as defined below) not included within the Site.*

c. **Graphics and Alterations/Modifications** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should 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 documentation 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) minor and don’t materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or

(ii) modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the “external building lines” generally depicted on Sheet RZ-2 (in this case the external setbacks, rear/side yards or buffer areas as generally depicted thereon); or

(iii) 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 each instance, however, subject to the Petitioner’s appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 6. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

ee. **Planned/Unified Development** The Site together with the remainder of the Sharon Towers campus not including the Site (the “Remainder of the Sharon Towers Campus”; and together with the Site, the “Sharon Towers Campus”) as generally depicted on Sheet RZ-1, shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Remainder of the Sharon Towers Campus. As such, setbacks, 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 on the Site and the Remainder of the Sharon Towers Campus. The Petitioner and/or owner(s) of the Site and the Remainder of the Sharon Towers Campus reserve the right to subdivide the portions or all of the Site and the Remainder of the Sharon Towers Campus and create lots within the interior of the Site and the Remainder of the Sharon Towers Campus without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and the Remainder of the Sharon Towers Campus shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable conditional rezoning plan as to the Remainder of the Sharon Towers Campus, taken as a whole and not individual portions or lots located therein.

f. **Five Year Vested Rights** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

g. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, and outdoor dining and gathering areas whether on the roof of the building or at street level per the Optional Provisions set forth below.

h. **Personal Services.** Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised 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, Spa’s, 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).

i. **Project Phasing** Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape and related improvements and improvements associated with the open space to be developed within Development Area E may take place in connection with the phase of development to which such improvements relate.

2. **Optional Provisions**  
The following Optional Provisions shall apply to the portion of the Site zoned MUDD-O, namely Development Areas B and C:

a. **Gross Floor Area.** To the extent an Optional Provision is needed for clarity, the clarification as to the definition of gross floor area set forth above shall apply.

b. **Internal Driveway.** To the extent an Optional Provision is needed for clarity, internal streets and driveways shall be treated as private driveways for all purposes of the Rezoning Plan, and as such parking shall be allowed between such driveways and buildings located within the MUDD-O zoned Development Areas B and C (no such provision is needed for the other Development Areas).

c. **Interim Surface Parking; Phasing Conditions.** To allow during the construction staging and subsequent phasing of development on the Site, surface parking in lieu of parking decks on portions of the Site on an interim basis may be allowed without regard to locations between buildings and streets/driveways, provided that such surface parking areas beyond the construction staging period will meet all required minimum setbacks, streetscape and screening requirements. Driveways during phases of the development may vary in location from those generally depicted on the Rezoning Plan, and the proposed fire lane and associated curb cut along Sharon Road may be used for construction access during the development phases.

d. **Detached Signs** To allow one detached, ground mounted sign up to 12 feet in height and containing up to 100 square feet of sign area on Sharon Road. This sign may be used to identify any of the uses located on the Site and/or located on the Remainder of the Sharon Towers Campus. In addition to the foregoing and other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow one (1) additional detached, ground mounted sign along Sharon Road; this additional detached sign may be up to four (4) feet high and contain up to 32 square feet of sign area.

e. **Temporary Signs.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow Temporary signs and/or banners along Sharon Road with up to 100 square feet of sign face area and with a maximum height of seven (7) feet. A total of two (2) Temporary Planned Development signs may be erected along the Site’s frontage on Sharon Road (an increase of two (2) feet above the Ordinance requirements).

**Note:** *The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

f. **Recessed Doors.** Not to require doorways to be recessed into the face of buildings when the abutting sidewalk width is greater than 10 feet.

g. **Bike Parking.** To allow required long term bike parking spaces for the uses located on the Site to be located within the parking decks constructed on the Site.

2. **Permitted Uses, Development Area Limitations, Transfer & Conversion Rights:**  
a. In addition to other development permitted on the Site as described in this Section 3 and in accordance with the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed on the Site may be developed with: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to [34,000] square feet of gross floor area; (iii) up to 4,000 square feet of conference, performance and related uses with up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDEE), Personal Services, greenhouse and other commercial uses; all together with accessory uses permitted in the MUDD-O zoning district as to Development Areas B and C, the Institutional zoning district as to Development Areas A and D, and the R-3 zoning district as to Development Area E. In addition, a greenhouse facility may be located within Development Area B but shall be operated as an accessory use to other principal uses on the Site and as such shall be included within the above listed development levels..

b. The total square feet of gross floor area devoted to office uses and other commercial uses such as retail, restaurant (EDEE) and Personal Services uses shall be interchangeable provided that:

(i) the total square feet of gross floor area of all office uses (not including such uses that are accessory uses) does not exceed 7,100 square feet of gross floor area;

(ii) the total square feet of gross floor area for non-office commercial uses such as retail, restaurant (EDEE) and Personal Services (not including accessory uses) shall not exceed 14,900 square feet of gross floor area; and

(iii) the total square feet of gross floor area of all commercial uses (e.g. retail, restaurants/EDEE, personal services and office uses but not including accessory uses) shall not exceed 22,000]square feet of gross floor area.

The development limitations referenced in this subsection b. above do not reflect the indoor recreation uses, the conference, performance and similar uses nor accessory uses. The above referenced office and commercial uses shall not take place in a single separate building that is designed to only accommodate one of such uses.

c. In addition to other development permitted on the Site as described herein, Development Area E may be developed for open space together with accessory uses and structures (such as signage among other items). Such open space shall include the following improvements: landscaping, benches and seating areas, and/or walk paths. Convenient pedestrian access from the open space to the uses to be developed within Development Area B shall be provided. The open space and referenced improvements shall be installed prior to the issuance of the first certificate of occupancy for the building located within Development Area B.

d. In no event shall the following uses shall be developed on the Site: fast food restaurants with drive-through window facilities, drug stores with drive-through window facilities, banks with drive-through facilities; and convenience store/gas station uses.

e. The height of principal buildings on the Site shall be as described in the Development Data portion above under “Maximum Building Heights”.

**3. Transportation Improvements and Access:**

**a. Proposed Improvements:**

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions and as generally depicted on Sheet RZ-4:

**1. Sharon Road & Sharon View Road/Realigned Sharon Towers Access (signalized)**

**[THE FOLLOWING ARE SUBJECT TO CONFIRMATION AND ADJUSTMENT DURING EVALUATION ASPECTS AND IN CONSULTATION WITH CDOT SINCE THESE ARE UNDER FURTHER REVIEW BY PETITIONER AND CDOT]**

- Re-align Sharon Towers access directly across from Sharon View Road
- Modify the Sharon View Road approach for the realignment by reducing the size of the existing island between the separate dual right turn lanes and the through and left turn lane and provide a separate westbound through lane with approximately 30 feet of storage.
- Modify/implement appropriate pedestrian amenities (high-visibility crosswalks, pedestrian signal heads and pushbuttons) for all four legs of the intersection. These improvements include a new crosswalk on the north side of the intersection.
- Construct the Realigned Sharon Towers Access with one ingress lane and separate left (termination lane) and combined thru-right (minimum of 50 feet of storage) egress lanes.
- With the realignment of the Sharon Towers leg of the intersection the northbound left turn lane storage on Sharon Road is increased from 100 feet to 125 feet
- Increase the southbound left turn lane storage on Sharon Road from 155 feet to 205 feet (combination of pavement-remark and modifying the median resulting in reducing the bay tapers between the southbound left to Sharon View Road and the northbound left to Hazleton Drive while maintain the left turn lane storage to Hazleton Drive).]

b. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the SouthPark area, by way of a private/public partnership effort or other public sector project support.

lc. **Road Improvements Phasing.** All transportation improvements listed above will be completed in conjunction with the development of the Site and prior to issuance of the first certificate of occupancy for the first building on the Site; except implementation of the streetscape improvements in Development Area A, which will be implemented when redevelopment of Development Area A occurs. **[THE ABOVE PROVISION IS ALSO SUBJECT TO FURTHER REVIEW]**

d. **Substantial Completion.** Reference to “substantial completion” for certain improvements as set forth in the provisions of Section 4.1 and in Section 4II. b. above shall mean completion of the roadway 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.

lc. **Right-of-way Availability.** It is understood that some of the public improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte’s Engineering & Property Management Department, 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 may elect 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 proceedings 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 above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the Petitioner seeks to obtain

ea certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT may 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 road-way 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. ] **[THE ABOVE PROVISION IS SUBJECT TO FURTHER REVIEW]**

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, Planning Director, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

f. **Access to Streets.** Access to the Site will be from Sharon Road as generally depicted on the Rezoning Plan as well as internally through the Remainder of the Sharon Towers Campus and subject to adjustments as set forth below.

g. **Driveways/Pedestrian Connections.** Subject to the Optional Provisions set forth above, the private streets/driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan if the Petitioner and the parties seeking the connection(s) are in agreement on the location(s) and the terms of the connection(s).

h. **Alignment/Locations of Driveways.** The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

**4. Setbacks, Side Yards & Buffers.**

a. **Sharon Road.** A minimum forty (40) foot setback will be provided along Sharon Road as measured from the right of way in Development Areas A and E. A minimum sixty (60) foot setback will be provided along Sharon Road as measured from the existing/future back of curb in Development Area B. Within the setback area of Sharon Road, a ten (10) foot planting strip and a ten (10) foot sidewalk will be provided.

b. **Hazelton Drive along Open Space – Development Area E.** An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Hazelton Drive within Development Area E, and as indicated no principal buildings shall be allowed within Development Area E.

c. **Side Yard Setback/Buffer Area Hazelton Residential Boundary.** A minimum 60 foot wide side yard building setback shall be provided along the common boundary with the residences located along Hazelton Drive. A 20 foot fire lane may be located adjacent to and on the interior side of the 60 foot side yard setback. A landscaped buffer extending a minimum distance of 25 feet from the common boundary with the residences along Hazelton Drive shall be maintained. Except in connection with unusual topo or site conditions, no grading shall take place within such 25 foot wide buffer and additional tree and landscaping shall be installed and maintained in the manner described on the Rezoning Plan. Trees of greater than 8” in caliper within such 25 foot wide buffer area shall preserved subject to tree condition and unusual topo and site related conditions. Furthermore, a 6 foot high privacy fence shall be installed in the area between the 25 foot wide buffer area and the 20 foot fire lane.

d. Balconies located above the first floor of the building(s) along Sharon Road may encroach up to four (4) feet into the setback.

e. Outdoor dining canopies and awnings on the building(s) along Sharon Road may encroach up to ten (10) feet into the setback.

5. **Parking Areas, Access and Circulation Design Guidelines.**  
a. Building materials associated with facades on parking structures that are generally compatible in character and quality with adjoining buildings, plazas and streetscapes will be created, taking into consideration differences associated with parking structures.

b. Parking structures shall be designed to materially screen the view of parked cars from adjacent public streets, private driveways, or publicly accessible open spaces or plazas on all levels. Screening of cars on the ground level will be accomplished primarily through the use of landscaping; and screening of cars parked on an exposed upper level will be accomplished by a wall, at least 36 inches in height, designed as part of the parking deck structure.

c. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.

6. **Pedestrian Access and Circulation Design Guidelines.**  
a. Along the Site’s internal private driveways, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and/or other pedestrian features as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be six (6) feet.

b. Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.

c. Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, temporary trash or similar impediments.

7. **Open Space.**  
a. The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan but subject to minor adjustments needed to accommodate building and parking improvements. These open space areas will be contain landscaping, seating areas and hardscape elements.

b. Petitioner shall provide for the open space and improvements for Development Area E as described in Section 3 above.

8. **General Design Guidelines.**  
**a. General Considerations**  
i. Buildings will be oriented towards Sharon Road and the internal driveway to reinforce the streetscape.

ii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.

iii. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls greater than twenty feet (20’) cannot be addressed with landscape elements only.

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iv. Accessory structures shall be consistent with the principal building in material, texture, and color.

b. **Architectural Conceptual Renderings.** The conceptual renderings associated with the building(s) to be located on the Site as generally depicted on Sheet RZ-5 in connection with certain of permitted uses of the Site are included to reflect the architectural style and quality of the building(s) that will be constructed, it being understood that the actual building(s) so constructed may vary from these illustrations as long as the general architectural concept and intent shown is maintained. *[It is understood that the rendering related to the open space within Development Area E reflects enhanced improvements over those committed to in this rezoning based on Petitioner’s efforts to obtain funding from CNIP for street related improvements that would allow for funding to be shifted to enhanced open space improvements.]*

c. **Facades Materials:**  
i. Windows and doors shall be provided for at least 30% of the total facade area along Sharon Road, with each floor calculated independently. This standard will not apply to the portions of the buildings that are located along internal private driveways and/or along the buffer parallel to Hazelton Drive that are visible from public streets.

ii. The Facades of first/ground floor of the buildings along Sharon Road shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

iii. Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

d. **Facade articulation:**  
i. Sharon Road fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.

ii. First Story Facades of all buildings along Sharon Road shall incorporate columns, awnings, arcades, windows, doors, and/or other architectural elements.

9. **Environmental Features:**  
a. The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Controls Ordinance.

**10. Signage:**

a. **Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided in addition to the signage otherwise allowed in this Section.**

b. Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, shopping center signs may be located throughout the portion of the Site designated MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed signs (by way of example, the indoor recreation use and the other uses may be identified on the signs allowed along Sharon Road). The allowed signs may contain identification signage for any of the uses located on the Site.  
c. Master signage and graphic systems may be adopted.

11. **Lighting:**  
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 25 feet in height.

c. Detached pedestrian scale lighting along internal streets shall not exceed 20 feet in height.

12. **Amendments to the Rezoning Plan:**  
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

13. **Binding Effect of the Rezoning Application:**  
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Sharon Road View



"NOTE:  
(i) these rendering perspectives are conceptual in nature to generally depict the architectural treatment; alternations may take place that do not materially change the design intent.  
  
(ii) Furthermore, the depictions of the open space area at the corner of Hazelton Dr. and Sharon Rd are subject to further consideration and depict improvements beyond commitments of Petitioner as described in Section 3 of the Development Standards on Sheet RZ-4.

Open Space View

