

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris

Rezoning Petition No. 2018-106

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 19, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 2nd at 6:00 p.m. at Legion Brewery SouthPark, 5610 Carnegie Blvd. Charlotte, NC 28209.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by John Harris, Brett Phillips, and Melanie June, as well as by Petitioner's agents, Jim Williams and Hal Shute from the architecture team, traffic engineer Randy Goddard with DRG, Nate Doolittle with Landesign, and Collin Brown with K&L Gates. Also, in attendance was District 6 City Council member, Tariq Bokhari.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D.

Mr. Brown began the presentation by introducing the Petitioner's team and explaining the property location. The property consists of an unnumbered parcel located on Carnegie Boulevard, near Torp Landing Boulevard and Charneck Palisades Drive, west of Barclay Downs Drive, totaling approximately 2.58 acres. Mr. Brown explained that the Petitioner's team has met with several community members as well as the SouthPark Association of Neighborhoods for initial feedback on the proposed development.

Mr. Brown explained the history of the site and how it was originally rezoned in 2010 and then again in 2014 for the current zoning MUDD-O. Mr. Brown continued to explain that the Petitioner is not trying to change the current zoning, but they are amending the current rezoning plan to prevent different development. The current MUDD-O zoning of the parcel entitles the site for 200 multi-family dwelling units up to 120 feet in height. Mr. Brown then explained Lincoln Harris' success within the area, and how they would like this site to be used for additional office space rather than more residential units.

Mr. Brown then turned the presentation over to Johnno Harris to show some potential conceptual renderings of the office building.

Johnno Harris explained their process and their priorities when they started this project, which was the demands by tenants, demands by the market, what happens on the ground floor, and a unique architectural design to the area.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to have the site be an office building with some retail, as well as a unique architectural design. The earliest potential public hearing date is November 19th, with a potential City Council decision on December 17th.

In response to an attendee's question regarding traffic, the Petitioner's agents responded that there has been a traffic study conducted and submitted to the City and CDOT for their feedback.

In response to an attendee's question regarding light pollution the Petitioner responded that this concern depends on the person and where they are located, some people like the lighting of the buildings at night, some do not, and some are indifferent.

The meeting presentation concluded at approximately 7:00 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:15 p.m. and departed shortly thereafter.

Respectfully submitted, this 15th day of October, 2018.

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-106	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-106	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd., Ste 710		Charlotte	NC	28210
2018-106	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-106	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-106	Beverly Woods	John	Heffernan	6515 Cranborne Chase St		Charlotte	NC	28210
2018-106	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2018-106	Cornelius	Robert L.	Race	5616 Glenkirk Rd		Charlotte	NC	28210
2018-106	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2018-106	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2018-106	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
2018-106	Laurelwood	Drew	Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
2018-106	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2018-106	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2018-106	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2018-106	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2018-106	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
2018-106	Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
2018-106	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2018-106	Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2018-106	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
2018-106	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2018-106	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte	NC	28209
2018-106	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte	NC	28209
2018-106	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2018-106	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2018-106	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2018-106	Southpark Commons	Kim	Byrd	3256 Margellina Drive		Charlotte	NC	28210
2018-106	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209

2018-106	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-106	17706204	5725 CARNEGIE BOULEVARD APARTMENTS INVESTORS LLC				PO BOX 1368		CARLSBAD	CA	92018
2018-106	17706207	NP CARNEGIE OFFICE HOLDINGS LLC				TWO SEAPORT LN		BOSTON	MA	02210
2018-106	17706208	CARNEGIE PARKING DECK ASSOCIATION INC			C/O AEW CAPITAL MANAGEMENT LP	4201 CONGRESS SUITE 170		CHARLOTTE	NC	28209
2018-106	17706212	JOBST INSTITUTE INC			C/O SOUTHERN REAL ESTATE	5825 CARNEGIE BLVD		CHARLOTTE	NC	28209
2018-106	17706213	ICM IX CARNEGIE LP				445 BISHOP ST STE 100		ATLANTA	GA	30318
2018-106	17706214	TKC XXXI LLC				4500 CAMERON VALLEY PKWY STE 400		CHARLOTTE	NC	28211
2018-106	17706215	MARLWAY L P				4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2018-106	17706224	NATIONAL GYPSUM SERVICES CO				2001 REXFORD RD		CHARLOTTE	NC	28211
2018-106	17706301	CAPITOL TOWERS LLC				4725 PIEDMONT ROW DR	SUITE 800	CHARLOTTE	NC	28210
2018-106	17706304	JLB SOUTHPARK APARTMENTS LLC				PO BOX 56607		ALTANTA	GA	30343
2018-106	17706305	JLB CARNEGIE LAND II LLC				PO BOX 56607		ALTANTA	GA	30343
2018-106	17706306	CAPITOL TOWERS OWNERS				3890 WEST NORTHWEST HIGHWAY	7TH FLOOR	DALLAS	TX	75220
2018-106	17706307	CAPITOL TOWERS OWNERS ASSOCIATION LLC			ASSOCIATION INC	3890 WEST NORTHWEST HIGHWAY	7TH FLOOR	DALLAS	TX	75220

Exhibit B

September 19, 2018

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, October 2nd at 6:00 p.m.
Location: Legion Brewery SouthPark
4350 Congress Street
Charlotte, NC 28209
Petitioner: Lincoln Harris, LLC
Petition No.: 2018-106

Dear Charlotte Resident,

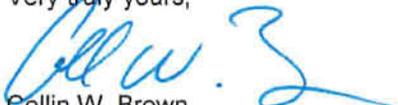
We represent Lincoln Harris, LLC (the "Petitioner") in its plans to redevelop an approximately 2.58-acre property located on the south east side of Carnegie Boulevard in between Torp Landing Boulevard and Charneck Palisades Drive (the "Property"). The Petitioner requests a site plan amendment to the Property's MUDD-O zoning in order to accommodate an office development with innovative architectural elements.

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

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, October 2, 2018 at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff
Tariq Bokhari, Charlotte City Council District 6

Exhibit C

Exhibit D

The logo for K&L GATES, featuring the company name in white, uppercase letters on a solid orange rectangular background.

K&L GATES

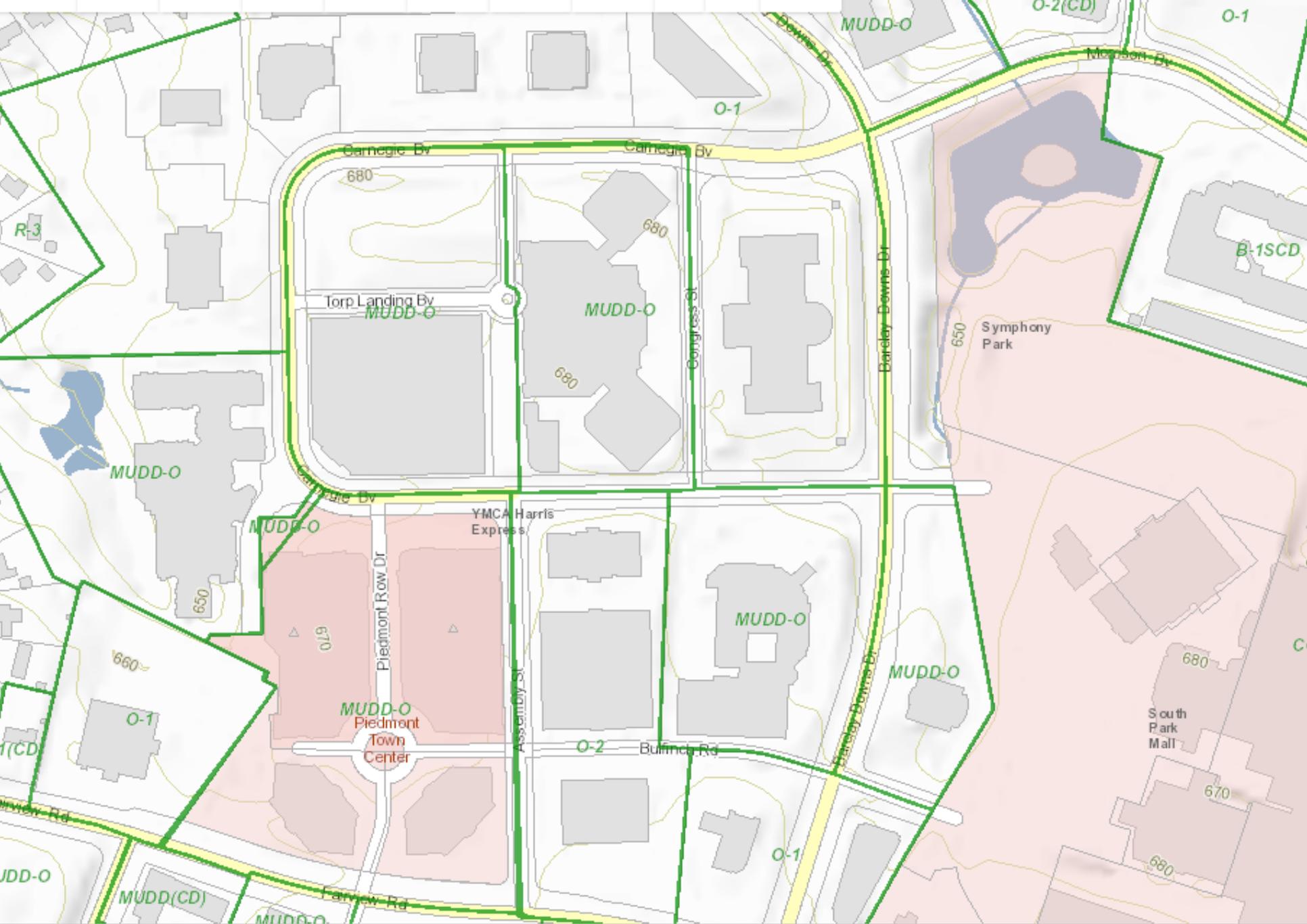
Community Meeting

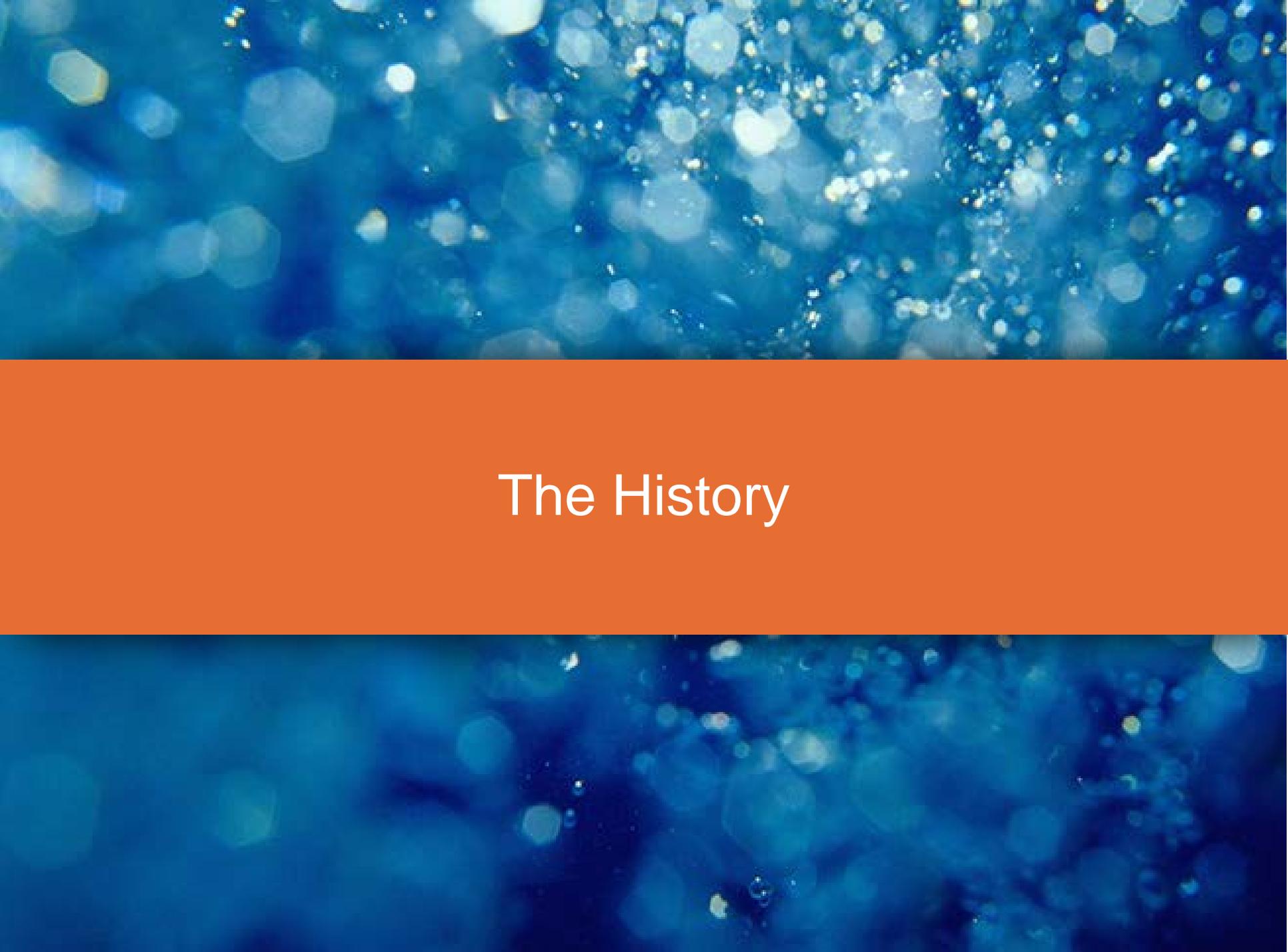
Rezoning Petition 2018-106 Lincoln Harris

October 22, 2018



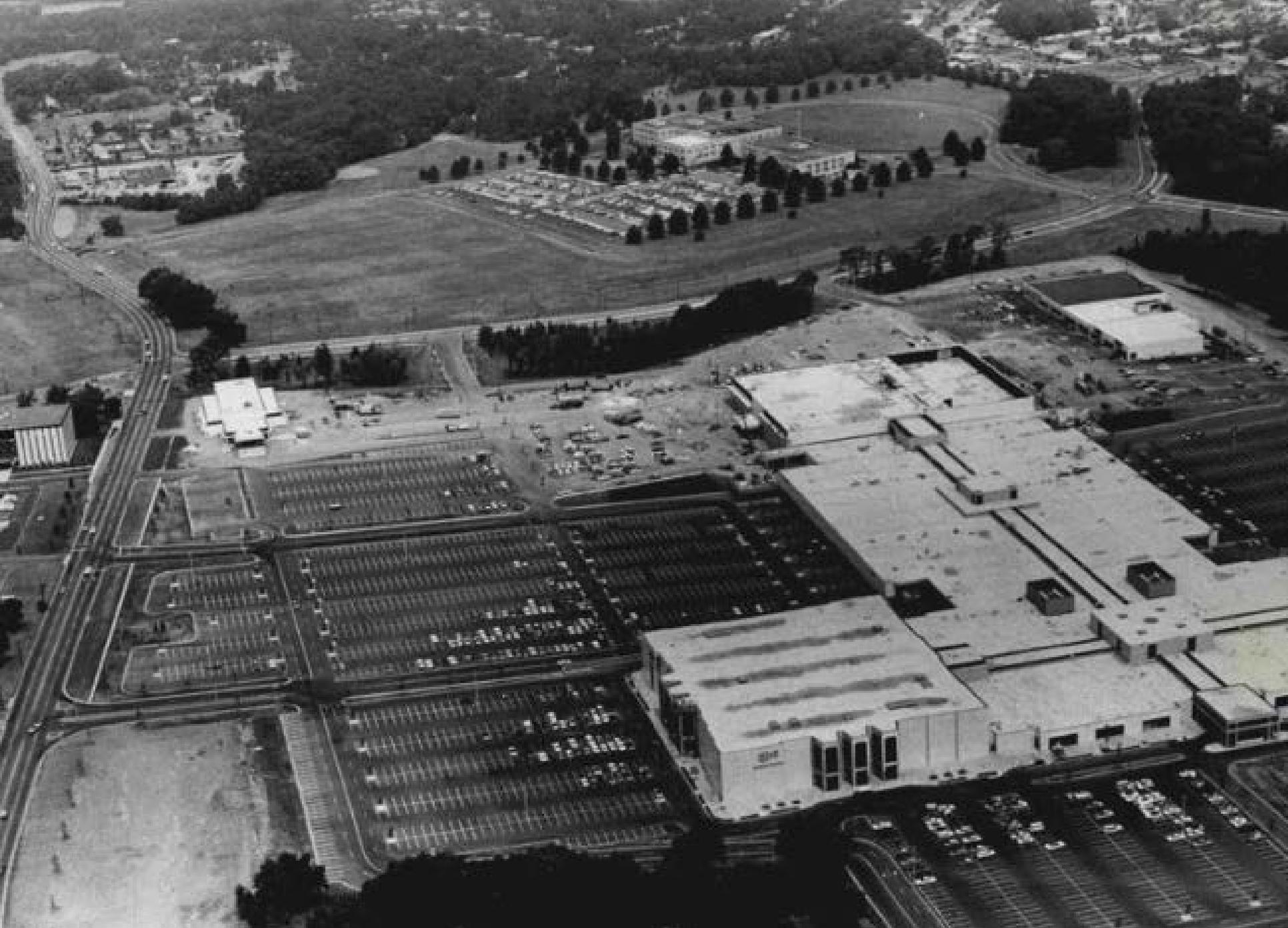




The image features a blue bokeh background with a central orange band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange band is a solid, horizontal strip that spans the width of the image, serving as a background for the text.

The History







Carnegie Development







Carnegie POA



Carnegie Blvd
Charlotte, North Carolina
[View on Google Maps](#)



oogle





The SPX Sweepstakes





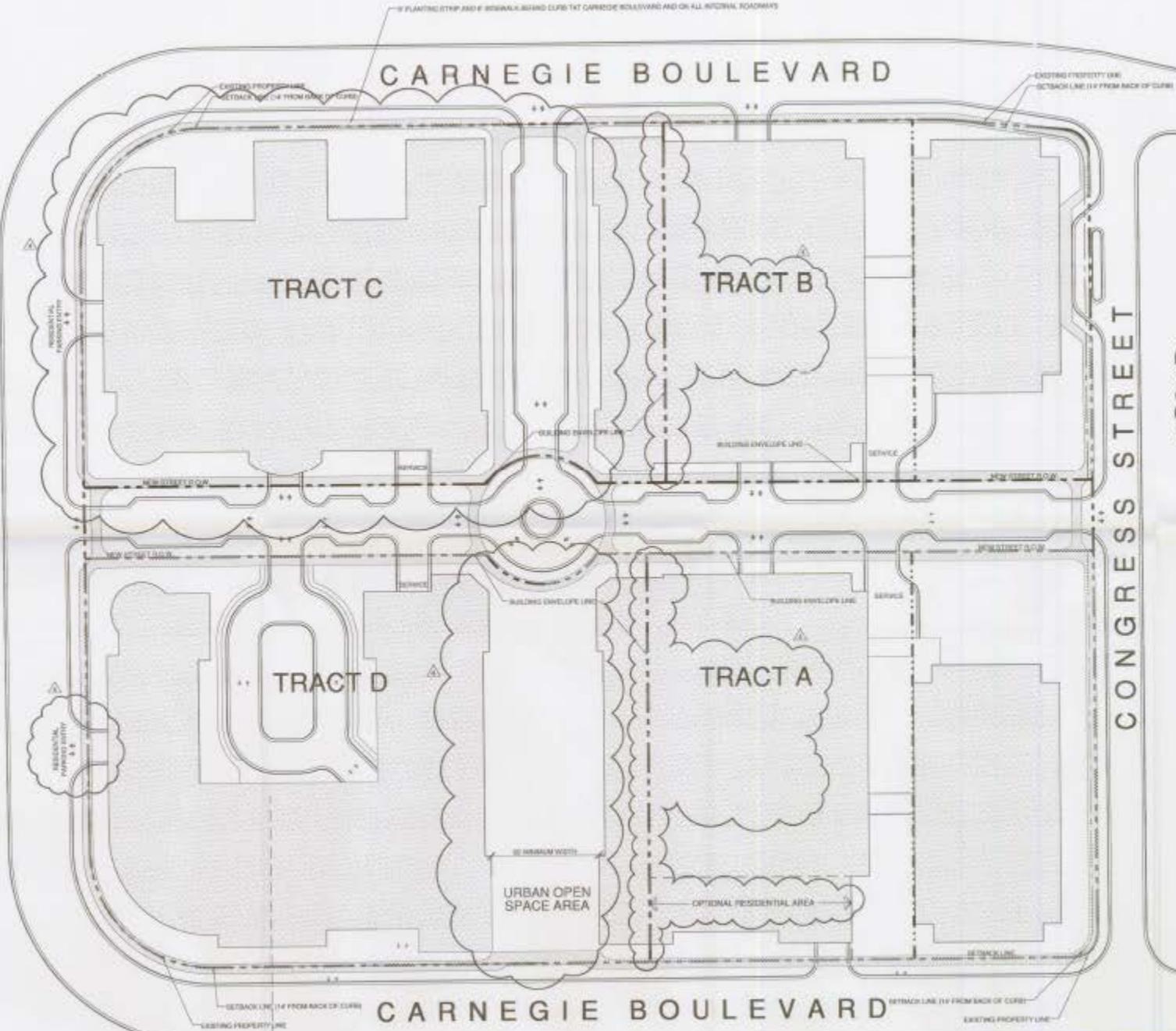
2010 Rezoning



MAIN ISSUES

- Hotel Use
- Street Connection to Piedmont Row
- Parking
- the Fountains!

CARNEGIE BOULEVARD



SITE PLAN SPECIFICATIONS

TAX PARISH NUMBER: 177-063-01

REZONING PETITION NO. 2010-98

ZONING CLASSIFICATION
 CURRENT: D-1
 PROPOSED: MUDG-O

NET LAND AREA: 12.13 ACRES

BUILDING HEIGHT:
 15' MAX. (TRACT A & B)
 12' MAX. (TRACT C & D)
 NOTE: SEE PLAN

TRACT A - 340,000 SF OF COMMERCIAL FLOOR AREA
 TRACT B - 240,000 SF OF COMMERCIAL FLOOR AREA
 TRACT C - 200 MULTI-FAMILY DWELLING UNITS
 TRACT D - 201 MULTI-FAMILY DWELLING UNITS AND 15,000 SF OF COMMERCIAL FLOOR AREA

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES DEVELOPED ON THE SITE SHALL NOT EXCEED 15,000 SF

CONGRESS STREET

APPROVED BY
CITY COUNCIL

NOV 12 2010

CARNEGIE BOULEVARD

NOT BEARING FOR CONSTRUCTION
TECHNICAL DATA SHEET A



APPROV
CITY CO

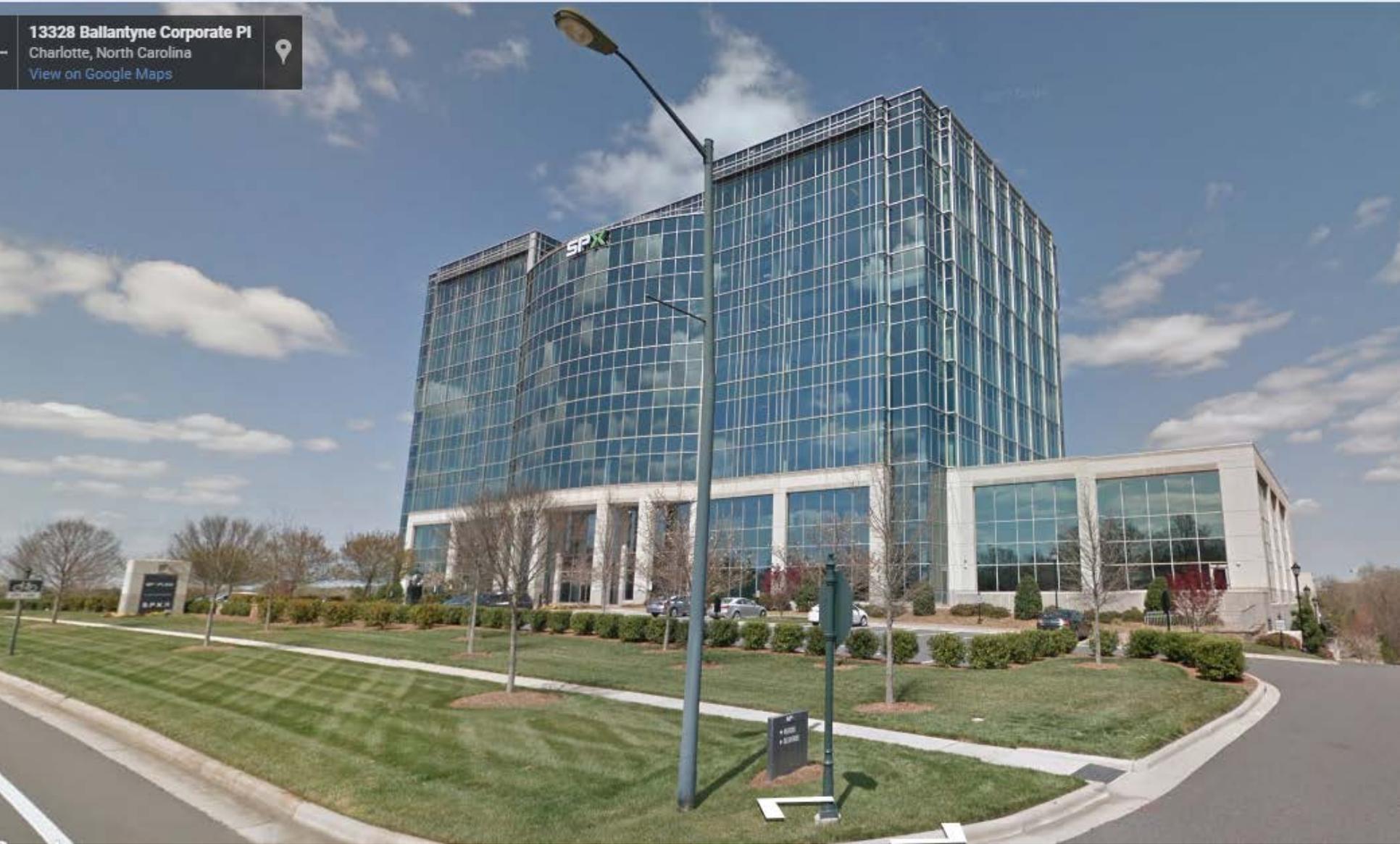
RENDERIN



13328 Ballantyne Corporate Pl

Charlotte, North Carolina

[View on Google Maps](#)



The Planner has also provided a Conceptual Site Plan and a Conceptual Architectural Rendering which is intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development. The site plan shows the layout of the buildings, parking areas, and other site features. The architectural rendering shows the proposed buildings and other site features. The site plan and architectural rendering are intended to provide a visual representation of the proposed development. The site plan and architectural rendering are not intended to be used as a basis for any other purpose. The site plan and architectural rendering are not intended to be used as a basis for any other purpose.



PIEDMONT ROW DRIVE

ASSEMBLY STREET

1 CONCEPTUAL SITE PLAN
Scale: 1" = 50'



JOY FRANKELL RUIBO
ARCHITECTURE INTERIORS DESIGN
300 Carolina Parkway, Suite 300, Atlanta, Georgia 30309
Phone: 404.525.1111
www.rjt.com

DATE	DESCRIPTION
01/17/2011	SUBMITTED AS
01/20/2011	REVISION #1
01/25/2011	REVISION #2

APPROVED BY CITY COUNCIL

01/18/2011

CONCEPTUAL SITE PLAN
CARNegie BLVD. REZONING
6000 CARNegie BLVD.
CHARLOTTE, NORTH CAROLINA

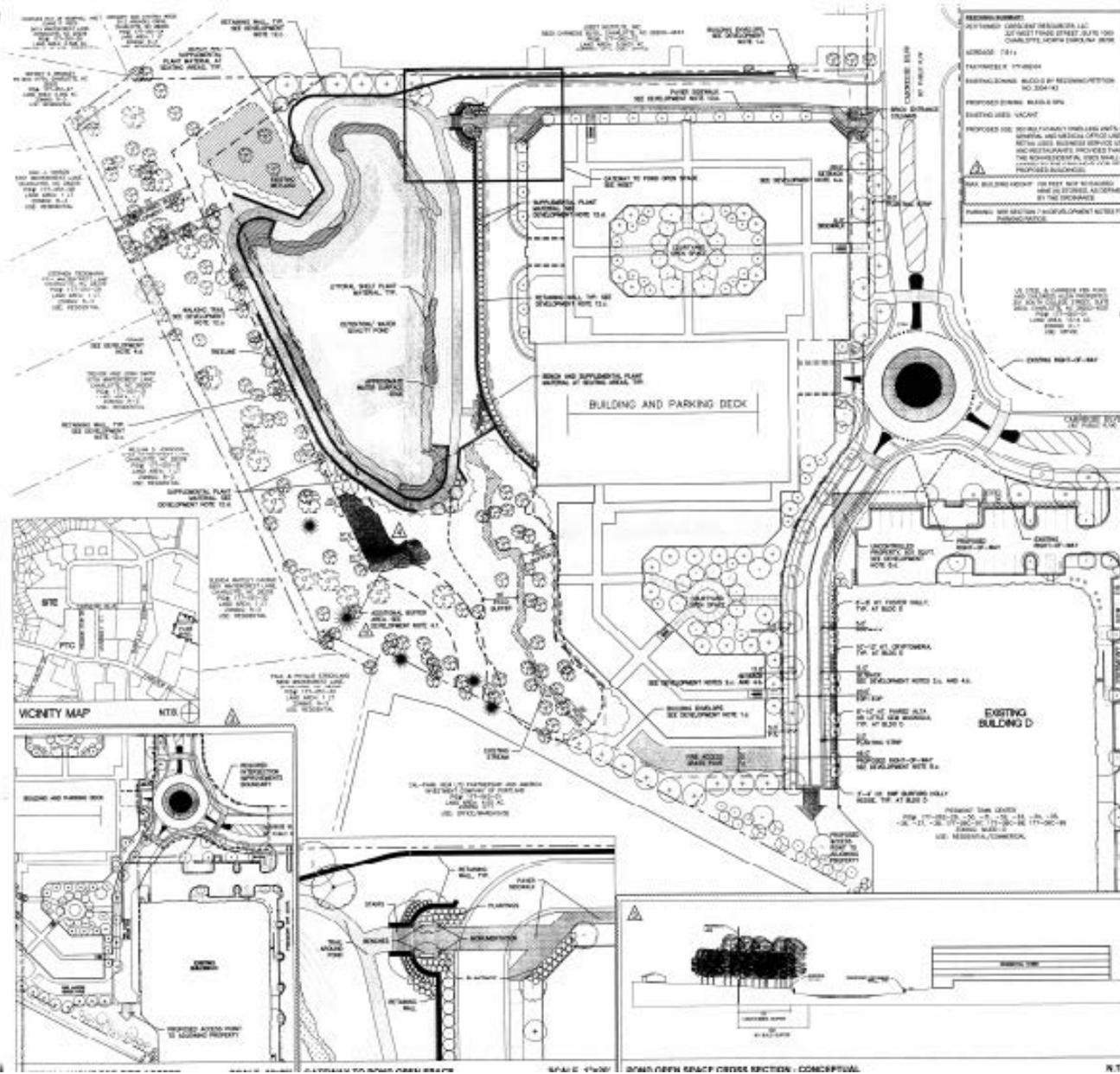
REVISIONS
R-3



Crescent Site







RECOMMENDATION
 RECOMMENDED BY: CONSULTING ENGINEERS, INC.
 207 WEST THIRD STREET, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28202

APPROVED BY CITY COUNCIL
 APR 21 2011

CRESCENT RESOURCES
 Post Office Box 3300
 Charlotte, North Carolina 28221-1300

CIRCLE AT PIEDMONT
 Cornelia Boulevard
 Charlotte, North Carolina

REZONING PLAN
 Petition #: 2011-009

Project No.
 1021

Revised
 10/10/11 - 10/10/11 BY: [Signature]
 10/10/11 - 10/10/11 BY: [Signature]
 10/10/11 - 10/10/11 BY: [Signature]

SCALE: 1"=40'-0"

RZ1.0 of 1

FOR PUBLIC HEARING
 PETITION #2011-009

SCALE: 1"=40'-0"

DATE/TIME: 8:00 AM - 5:00 PM - MONDAY, APRIL 25, 2011

N.T.E.



The image features a blue bokeh background with a central orange band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange band is a solid, vibrant color that spans the width of the image. Centered within this band is the text 'JLB' in a white, sans-serif font.

JLB

The Planner has also provided a Conceptual Site Plan and Architectural Rendering which is intended to illustrate the proposed development of the Site and the layout of the site and the location of the buildings and other structures on the site. The site plan and architectural rendering are intended to illustrate the proposed development of the Site and the layout of the site and the location of the buildings and other structures on the site. The site plan and architectural rendering are intended to illustrate the proposed development of the Site and the layout of the site and the location of the buildings and other structures on the site.



PIEDMONT ROW DRIVE

ASSEMBLY STREET

1 CONCEPTUAL SITE PLAN
Scale: 1" = 50'



JOY FRANKELL RUBIO ARCHITECTURE INTERIOR DESIGN
300 Carolina Parkway, Suite 300, Atlanta, Georgia 30309
Phone: (404) 525-1111
www.jfrankell.com

DATE	DESCRIPTION
07/20/2011	SUBMITTAL #1
08/04/2011	REVISION #1
03/20/2012	REVISION #2

APPROVED BY CITY COUNCIL

03/15/2012

CONCEPTUAL SITE PLAN
CARNegie BLVD. REZONING
6000 CARNegie BLVD.
CHARLOTTE, NORTH CAROLINA

REVISIONS
R-3



APPROV
CITY CO
W 18

RENDERIN





2014 Rezoning







DEVELOPMENT DATA

- A. PHASE I NORTH OFFICE TOWER
33 FLOORS UP TO 230,000 SF
- D. PHASE II SOUTH OFFICE TOWER
30 FLOORS UP TO 200,000 SF
- C. RESTAURANT/RETAIL 40,000 SQ FT
- E. PARKING STRUCTURE
4 LEVELS ABOVE GROUND
1 LEVEL BELOW GROUND
- E. ENTRY PLAZA
- F. DUPLEX/RETAIL
80,000 SQ FT
- G. RESTAURANT/RETAIL
80,000 SQ FT

0 30 60 120
SCALE 1" = 60'-0"



**CAPITOL TOWER
AT CARNEGIE**



REVISION DATE: 10/20/11 2:12 PM

**APPROVED BY
CITY COUNCIL**
10/17/11

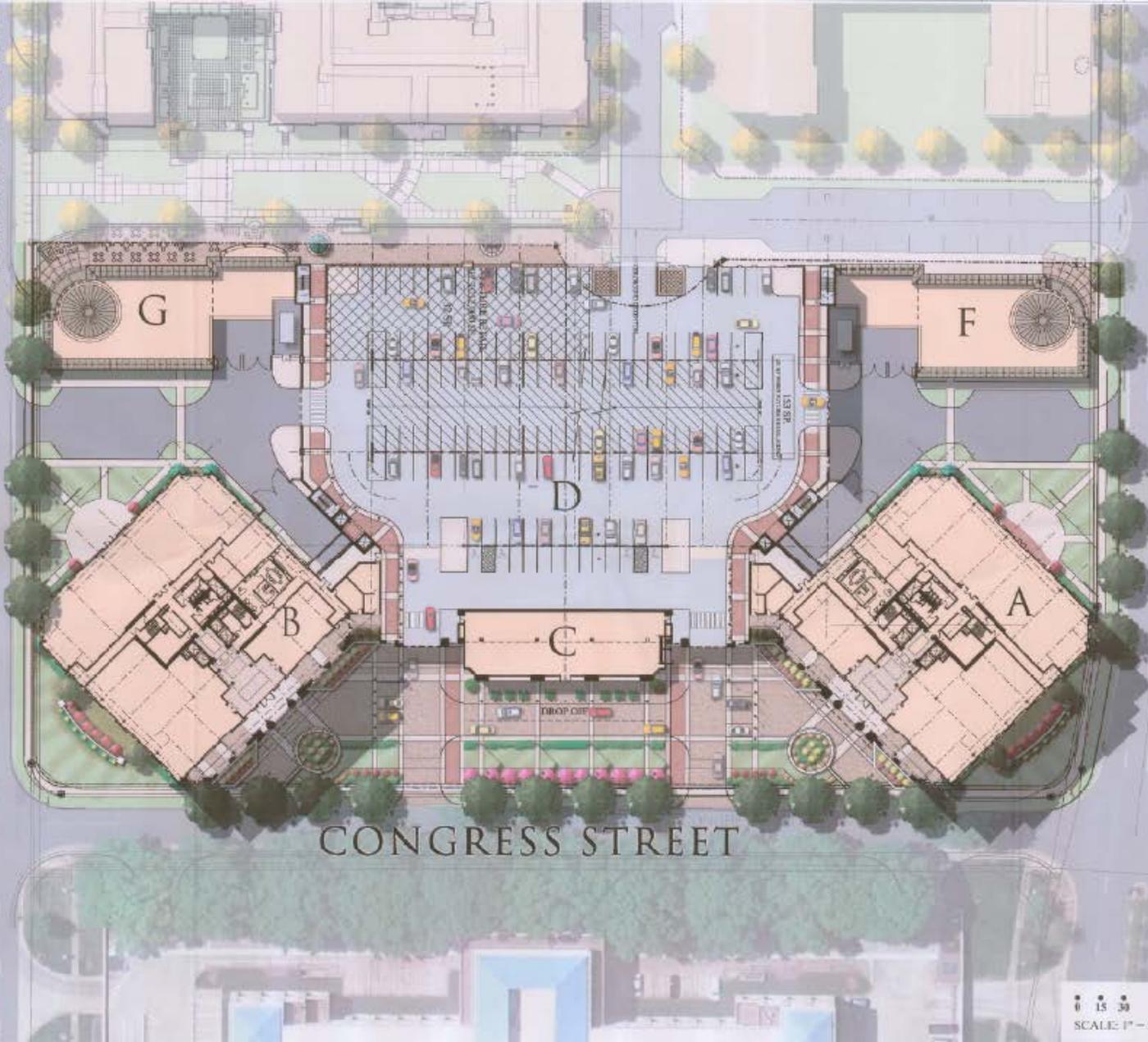
PROJECT: 1110 0100
DATE: 10/17/11
DRAWN BY:
CHECKED BY:

RZ3.0
ILLUSTRATIVE
MASTER PLAN
REDLINE/PETITION 10/17/11

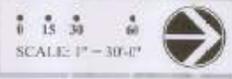
SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN

NEGIE BLVD.

NEGIE BLVD.



CONGRESS STREET



CAPITOL TOWER AT CARNEGIE



LS3P

LS3P ASSOCIATES LTD.
307 WEST TRADE STREET SUITE 100
CHARLOTTE, NORTH CAROLINA 28202
TEL: 704.333.0000 FAX: 704.333.9999
WWW.LS3P.COM

REVISION DATE:
21 AUGUST 2013

APPROVED BY
CITY COUNCIL

08-17-13

PRINTED BY THE ARCHITECT UNLESS OTHERWISE NOTED
COPYRIGHT 2013 ALL RIGHTS RESERVED
PRINTED ON ELECTRONIC DRAWING
EXCHANGE PAPER THAT MAY BE RECYCLED
IN ANY FORM WITHOUT THE WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

APPENDIX:

PROJECT: RZ4.0000
DATE: 08/17/13
DRAWING NO.:
COUNCIL NO.:

RZ4.0

CONCEPTUAL
SITE PLAN

RESOLVING PETITION NO. 2013-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN

**SITE PLAN AMENDMENT
REZONING PETITION NO. 2014-012
DEVELOPMENT STANDARDS
025.2014**

I. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by Lincoln Harris to modify the Development Standard established by Rezoning Petition No. 2010-056 in order to accommodate redevelopment of an approximately 5.5-acre tract depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on the Site. The Petitioner has also provided an illustrative Master Plan, Conceptual Site Plan and a Conceptual Elevation which accompany the Technical Data Sheet. Alterations or modifications, which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet in its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.30(1) or (2) of the Ordinance, as applicable.

2. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-Optional provisions to allow for the following optional deviations:

- Deviations that would allow short-term surface level parking and drive-up areas between public or private streets and buildings fronting these streets to accommodate drop-off areas in front of office buildings, pickup and drop-off areas in front of restaurants and residential buildings, valet parking and service areas for uses such as mail delivery, loading and delivery.

- Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of commercial roof structures such as parapets, signs, masts, domes, spires or other architectural features, on Tract A/B, as generally depicted on the Conceptual Perspective Rendering.

3. Permitted Use

Subject to the Maximum Development provisions set forth under Section 4, Tract A/B of the Site may be devoted to office, bank, retail, and restaurant uses together with any incidental uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District.

4. Maximum Development

- Tract A/B may be developed with up to 470,000 square feet of office, financial, bank or restaurant use. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitation, but outdoor dining areas for restaurants shall be oriented toward the required parking calculation.

Floor area calculation for office development shall include area used for building and connect access (such as stairs, elevators shafts and maintenance crawl space), service areas, utility equipment rooms, storage areas and mechanical and electrical rooms.

- Tract A/B may be developed with up to 18,000 square feet of retail, bank or restaurant use. However, this amount may be increased to 25,000 square feet in the event that the retail allocation allotted by Tract B by Rezoning Petition 2010-056e is eliminated through an administrative amendment to that rezoning plan. The total amount of retail and/or restaurant use developed on Tract A/B shall not exceed, in the aggregate, 25,000 square feet.

5. Transportation

- Prior to the issuance of building permits for vertical development on Tract A/B, the Petitioner agrees to contribute to the City of Charlotte the sum of \$240,000.00. In the event that thousands have not been dedicated to street improvements within the boundaries of the SouthPark Small Area Plan within seven (7) years of the contribution they shall be refunded to the Petitioner by the City.

- The Site's internal street system shall be composed of private streets front to public street frontages.

- The Petitioner reserves the right to deviate from the street alignments depicted on the Technical Data Sheet, provided any proposed change in alignment is approved in advance by CDOT and the Planning Department.

- All private streets may be extended to public streets at the Petitioner's option.

- Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and design and to any stipulations imposed by CDOT for approval.

6. Architectural Standards/Streetcapes and Landscaping

- The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stucco, architectural pre-cast concrete panels, and/or architectural face block construction materials. The Conceptual Elevations are intended to describe the conceptual architectural theme proposed for the Site. Alterations to the architectural theme must be approved by the Planning Director within his/her discretion.

- Except as otherwise provided under Section 2, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.85D of the Ordinance.

- Entrance areas will be enclosed on all four sides by an opaque wall with one side being a glazed opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then its side or rear wall may be substituted for a side.

- Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.

- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

- All other screening and landscaping shall conform to the standards of the Ordinance.

- The street elevations of the first floors of all buildings which ground floor Commercial uses are to be located on Carnegie Boulevard will be designed to encourage and complement pedestrian - scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that

the uses are visible from and accessible to the street.

- Exposures of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements:

- awnings,
- display windows,
- art,
- sculptures,
- murals,
- mosaics,
- installations,
- marking,
- string courses,
- bell courses,
- fountains,
- screen facades,
- landscaping and garden areas, or
- display areas.

Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

- Materials, backflow preventers, and similar items will be screened from public view.

- Except as otherwise provided in these Development Standards, the streetscape treatment along the Carnegie Boulevard and Congress Street frontages will meet or exceed the standards of the Ordinance and include: large exterioring trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may encroach to preserve existing trees.

- Off-street parking may be provided either through surface lots or through parking structures.

- Petitioner shall design and construct the western elevation of its ground floor level of the parking structure in a manner that will allow the portion of the structure that fronts the Pedestrian Friendly Corridor to be converted into retail or office space in the future.

- Petitioner shall provide two separate pedestrian connections through the parking structure in order to provide direct connections between the east and west sides of the parking structure as depicted on LZ8. Entrances to these pedestrian connections shall be clearly defined as primary pedestrian entries through the use of architectural details similar to those used for the primary office entries such as signage, lighting, screens, awnings or recesses. Pedestrian connections shall include pedestrian oriented decorative lighting.

7. Signage

No building sign over forty feet above average grade mounted on any building elevation which faces in a westerly direction shall be permitted. All signage shall meet the requirements of the MUDD zoning district.

8. Pedestrian Friendly Corridor

The Technical Data Sheet, conceptual landscape and pedestrian friendly corridor plan in a generally southerly to northerly direction from Carnegie Boulevard and the western boundary of Tract A/B and extending as a street corridor, to Carnegie Boulevard (the "Corridor"). Buildings fronting on the Corridor shall be designed as generally depicted on the Conceptual Site Plan and Conceptual Elevation.

9. Environmental Features

- The Petitioner shall satisfy the requirements of the Post Construction Control Ordinance and, in addition, provide for a reduction of the peak flow into 100-year storm created 50% or more over the conditions of the Site as they existed at the time Rezoning Petition No. 2010-056 was approved.

- If the Petitioner elects to satisfy the requirements of Paragraph (a) at this location with onsite stormwater detention facilities, each such facility shall be designed as a prominent water feature amenity for the Site.

10. Lighting

- Any lighting attached to an exterior building wall facing a residential neighborhood shall be capped and downwardly directed.

- Alarm and parking lot lighting sources will be shielded with full cut-off fixtures.

- Exterior facing wall-pole lighting will be prohibited throughout the Site.

- Pedestrian scale lighting will be provided within the Site along all interior streets.

11. Sidewalk, Side Yards and Rear Yards

The developer may install the use of the Terrace and/or patio area within the interior of the Tracts with no side or rear yards as part of a unified development plan.

12. Waiver of Sight Triangle Requirements

In addition to the deviation allowed under the MUDD optional provisions set forth under Section 2, the Petitioner reserves the right to request the Director of the Charlotte Department of Transportation (CDOT) to waive all or part of the sight triangle requirements of the Ordinance in accordance with the provisions of Section 12.100(7) hereof.

13. Parking

Off-street parking spaces shall satisfy or exceed the parking requirements of the G-1 Zoning District.

14. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the first Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 4 of the Ordinance.

15. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will apply in accordance with the manner provided under the Ordinance. In addition, the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

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

APPROVED BY
CITY COUNCIL

041 / 124

CAPITOL TOWERS
AT CARNEGIE



Colo-Jonost & Stone
Planning & Engineering
300 South Trade Street, 3013 Suite
Charlotte, NC 28202
Tel: 704.375.1211 / 344.2011
Fax: 704.375.1212



LS3P ASSOCIATES LTD.
107 WHITE TRAILS DRIVE SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
TEL: 704.371.6500 FAX: 704.373.0100
WWW.LS3P.COM

REVISION DATED:
19/09/2014 12:24:04

WARNING: IF THE ORIGINAL NOTICE OF REVISIONS
COPYRIGHT 2008. ALL RIGHTS RESERVED.
PROJECT OR SITE/TRACT INFORMATION AND
DESCRIPTIONS MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION FROM
THE DESIGN ARCHITECTURE FIRM.

REVISIONS

PRIORITY: 000-10000
DATE: 06/26/2014
DRAWN BY:
CHECKED BY:

RZ2.0
DEVELOPMENT
STANDARDS
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN

2. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- a) Deviations that would allow short-term surface level parking and drives within areas between public or private streets and buildings fronting these streets to accommodate: drop off areas in front of office buildings, pick-up and drop off areas in front of restaurants and residential buildings, valet parking; and service areas for uses such as mail delivery, loading and delivery;
- b) Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features, on Tract A/ B, as generally depicted on the Conceptual Perspective Rendering. 



OFFICE ENTRY ELEVATION

0 5 10 24
SCALE: 1" = 10'-0"



PARTIAL WEST ELEVATION

0 10 20 40
SCALE: 1" = 20'-0"



EAST ELEVATION

0 10 20 40
SCALE: 1" = 20'-0"



WEST ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"



LINCOLN
HARRIS



CatoJanest
& Stone
Architectural Firm
100 South 1st Street, Suite 1100
Durham, North Carolina 27602
919.286.1000 or 919.286.1001
www.catojanest.com



LS3P ASSOCIATES LTD.
307 WEST TRADE CENTER - SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL: 784.393.6644 FAX: 784.393.2993
WWW.LS3P.COM

REVISION DATES
FEBRUARY 2, 2016

APPROVED BY
CITY COUNCIL

REV: 17.2016

WORK OF TRADE ASSOCIATION OF ARCHITECTS
COPYRIGHT 2016. ALL RIGHTS RESERVED.
PRINTED ON ELECTRONIC DRAWINGS AND
REPRODUCTION MAY NOT BE REPRODUCED
BY ANY MEANS WITHOUT WRITTEN PERMISSION
FROM LS3P ASSOCIATES LTD.

REVISIONS:

PROJECT: NEW CITY
DATE: NOV. 26, 2015
DRAWN BY:
CHECKED BY:

RZ6.0

CONCEPTUAL
ELEVATIONS
REVISIONS PROVIDED BY: 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



**CAPITOL TOWERS
AT CARNEGIE**



LS3P ASSOCIATES LTD.
302 WEST ENDER STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28201
TEL: 704.332.6816 FAX 704.211.3508
WWW.LS3P.COM

REVISION DATE
FRIDAY, 21.03.14

**APPROVED BY
CITY COUNCIL**

09/17/2014

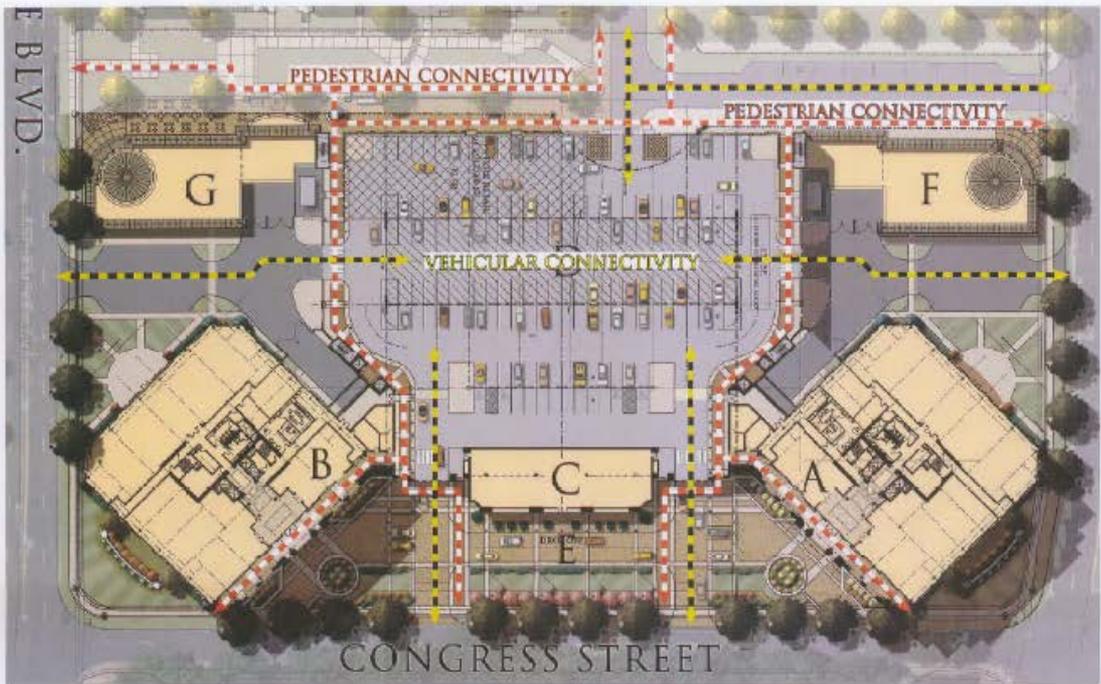
DESIGNED BY THE ARCHITECTURE OF LINCOLN HARRIS
COPYRIGHT © 2014 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC REPRODUCTION AND
TRANSMISSION IN ANY FORM OR BY ANY MEANS
WITHOUT PERMISSION IN WRITING IS STRICTLY
FORBIDDEN BY LS3P ASSOCIATES LTD.

REVISIONS:

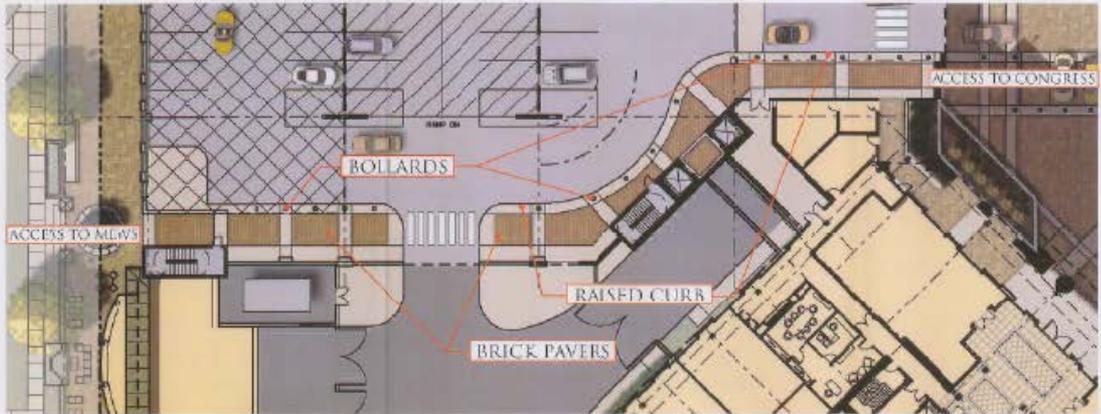
PROJECT: RZ7.0
DATE: 09/17/2014
DRAWN BY:
CHECKED BY:

RZ7.0
CONCEPTUAL
PERSPECTIVE
REVISIONS SETTING NO. 000-014

**SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN**
SCHEMATIC DESIGN



PEDESTRIAN CONNECTIVITY THROUGH DECK (ON GRADE)



PEDESTRIAN WALKWAY THROUGH DECK (ENLARGED VIEW)



EAST PEDESTRIAN ENTRY



WEST PEDESTRIAN ENTRY

CAPITOL TOWERS AT CARNEGIE



LS3P ASSOCIATES LTD.
207 WELLS TRADING STREET, SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL: 781.233.0888 FAX: 781.233.5820
WWW.LS3P.COM

APPROVED DATE:
17 FEBRUARY 21, 2018

APPROVED BY
CITY COUNCIL

1/17/2018

REVISIONS

PROJECT: 1701-0218
DATE: NOV. 10, 2015
PREPARED BY:
DESIGNED BY:



REGULATORY PERIOD NO. 2104402

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN
SCHEMATIC DESIGN



Today

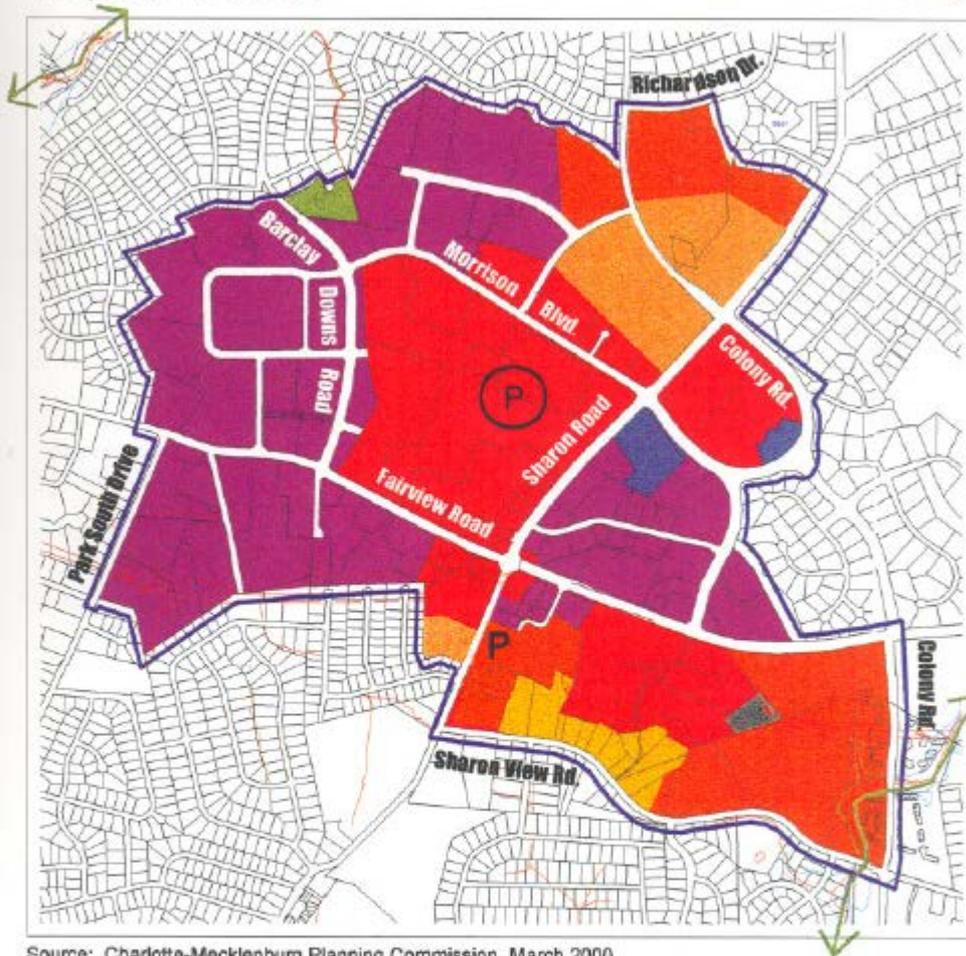




SouthPark Small Area Plan

Proposed Land Use

Map 5



Source: Charlotte-Mecklenburg Planning Commission, March 2000

- | | | |
|--|--|---|
| Multi-Family / Single Family Attached | Commercial or Commercial-Residential mixture | Recreation |
| Multi-Family with limited Retail / Service | Office or Office-Residential mixture | A public gathering space is proposed within the "core" of the study area. |
| Multi-Family / Single Family up to 12 d.u.a. | Institutional | Existing Park |
| Utilities | Proposed Greenway | |

Note:

Proposed land use is based on development of a zoning overlay district that provides more specific criteria for land use intensities and design standards.



Not to Scale



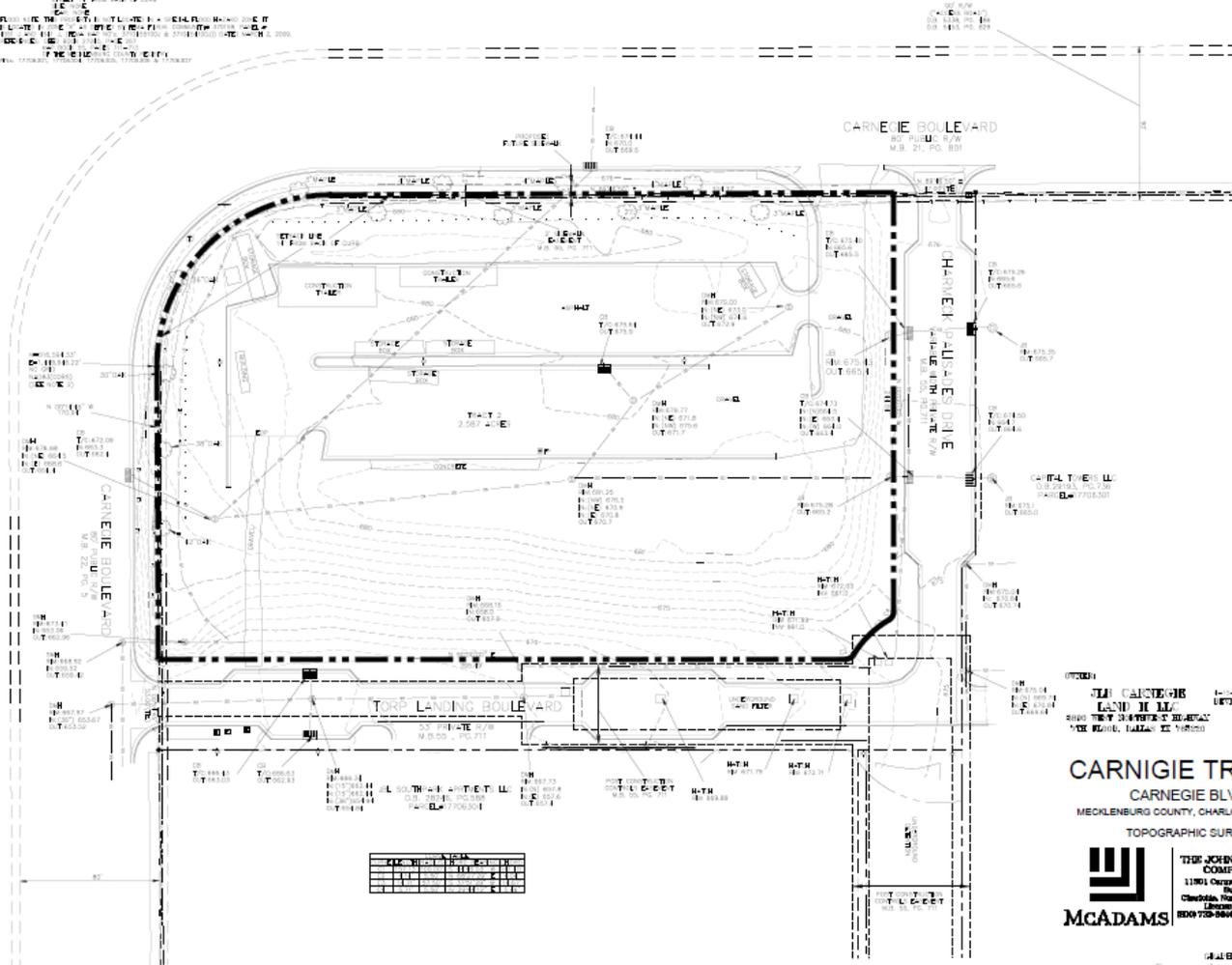
Proposed Rezoning





- GENERAL NOTES**
1. THIS SURVEY IS A PART OF A LARGER SURVEY OF THE ENTIRE TRACT.
 2. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE FIELD NOTES OF THE SURVEYOR.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. CONVEYANCE
 - 5. EASEMENT
 - 6. EASEMENT
 - 7. EASEMENT
 - 8. EASEMENT
 - 9. EASEMENT
 - 10. EASEMENT
 - 11. EASEMENT
 - 12. EASEMENT
 - 13. EASEMENT
 - 14. EASEMENT
 - 15. EASEMENT
 - 16. EASEMENT
 - 17. EASEMENT
 - 18. EASEMENT
 - 19. EASEMENT
 - 20. EASEMENT
 - 21. EASEMENT
 - 22. EASEMENT
 - 23. EASEMENT
 - 24. EASEMENT
 - 25. EASEMENT
 - 26. EASEMENT
 - 27. EASEMENT
 - 28. EASEMENT
 - 29. EASEMENT
 - 30. EASEMENT
 - 31. EASEMENT
 - 32. EASEMENT
 - 33. EASEMENT
 - 34. EASEMENT
 - 35. EASEMENT
 - 36. EASEMENT
 - 37. EASEMENT
 - 38. EASEMENT
 - 39. EASEMENT
 - 40. EASEMENT
 - 41. EASEMENT
 - 42. EASEMENT
 - 43. EASEMENT
 - 44. EASEMENT
 - 45. EASEMENT
 - 46. EASEMENT
 - 47. EASEMENT
 - 48. EASEMENT
 - 49. EASEMENT
 - 50. EASEMENT



LETTER THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.

NO.	DESCRIPTION	DATE
1	ISSUED	08/20/2019

THE JOHN R. MCADAMS COMPANY, INC.
 11701 Central Expressway Blvd.
 Suite 111
 Charlotte, North Carolina 28229
 License No. 000000
 800-738-8600 • McAdamsCo.com

CARNegie TRACT II
 CARNegie BLVD.
 MECKLENBURG COUNTY, CHARLOTTE NC, 28209

TOPOGRAPHIC SURVEY

DATE: 08/13/2019
 SCALE: 1" = 40'

REZONING PETITION NO. 2018-XXX



5954 CARNegie BLVD.

LINCOLN HARRIS
 5556 CARNegie
 CHARLOTTE, NC

08/20/2019

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	ISSUED	08/20/2019

ORDERED BY: N/A
 DRAWN BY: N/A
 CHECKED BY: N/A

DATE: N/A
 HOUR: N/A

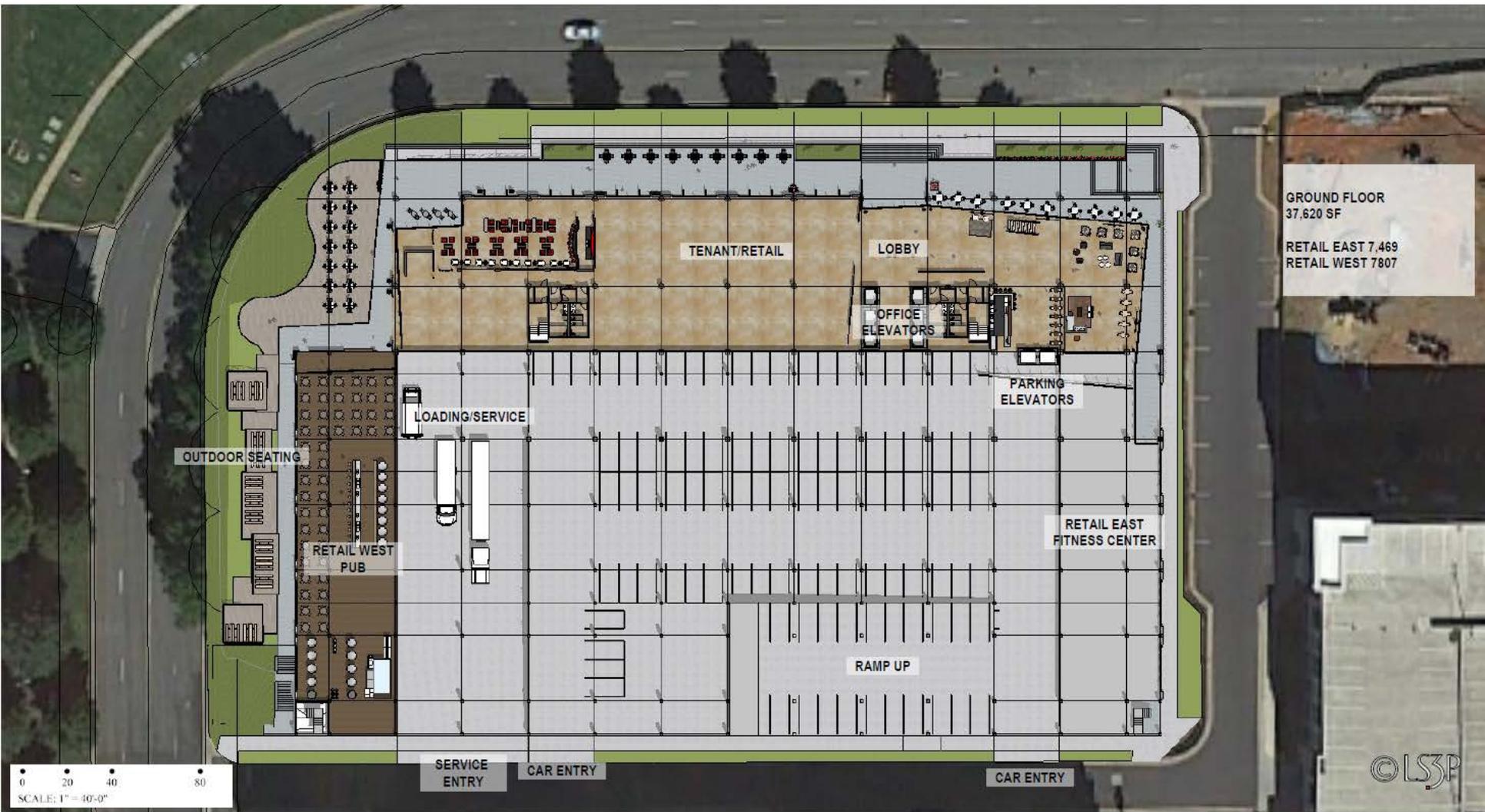
PROJECT: SURVEY

REVISION: RZ-2



Conceptual Images





GROUND FLOOR
37,620 SF
RETAIL EAST 7,469
RETAIL WEST 7807

0 20 40 80
SCALE: 1" = 40'-0"

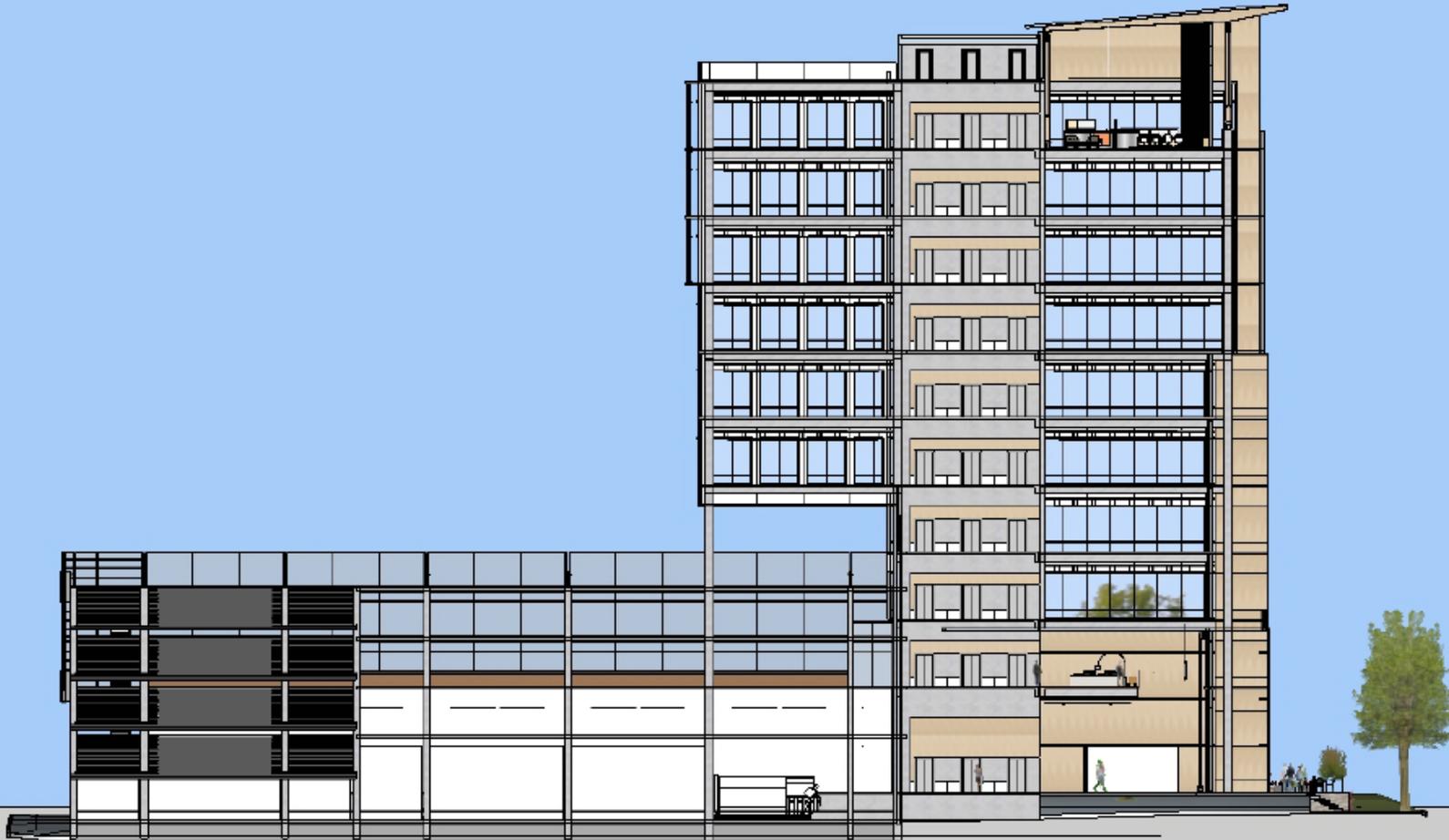
©LS3P





5TH AND 6TH FLOOR
37,944

7TH - 9TH FLOORS
38,875 SF

















©LSJP



Initial Feedback



FEEDBACK

- Generally positive response to office development versus more residential
- Generally positive response to conceptual architecture
- Concerns with lighting at existing Capital Towers
- Concerns with impact on views from Piedmont Row condominiums
- Requests to support CNIP projects, cultural loop, pedestrian improvements



Dome Lighting





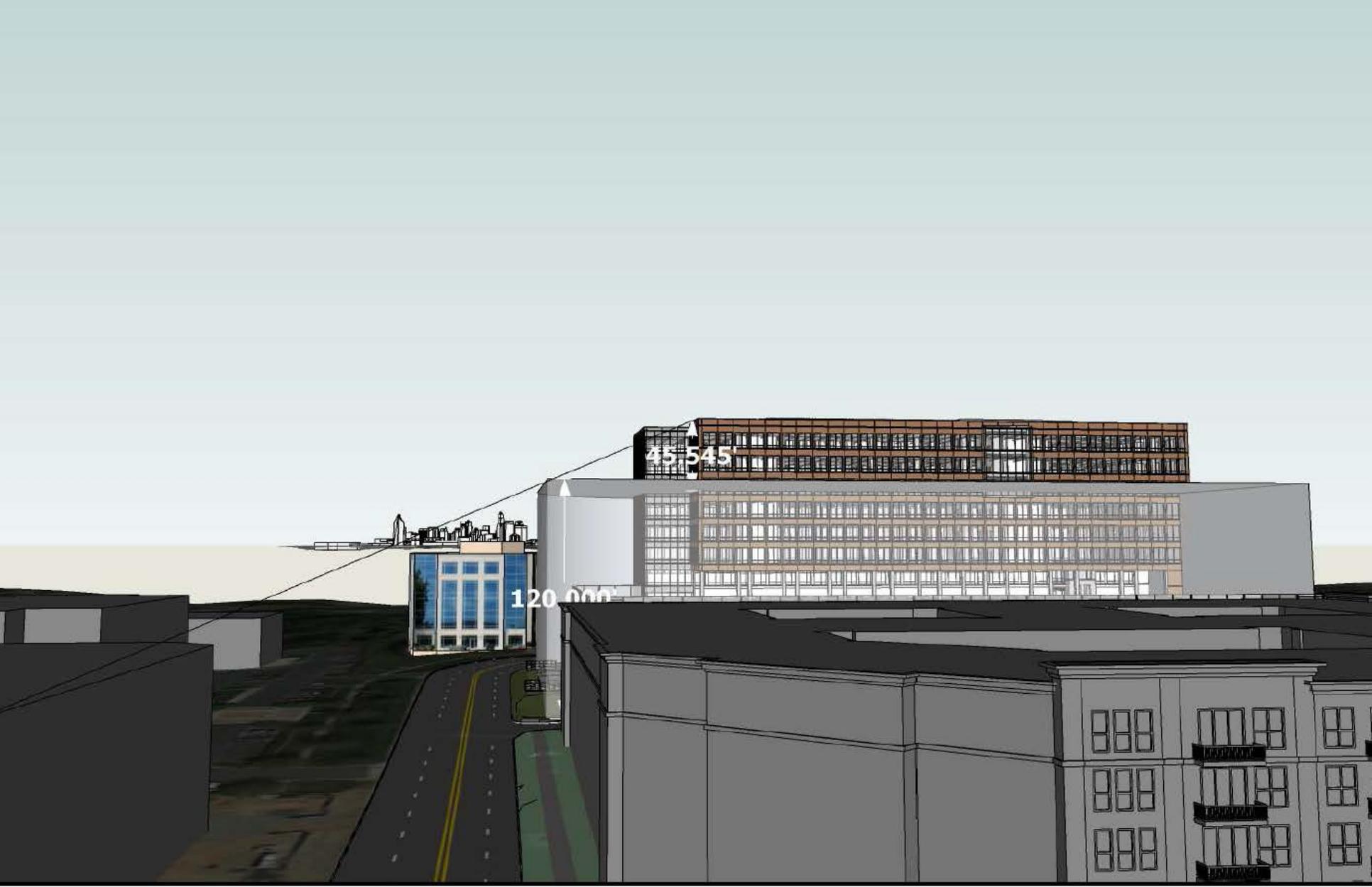
Piedmont Row Views







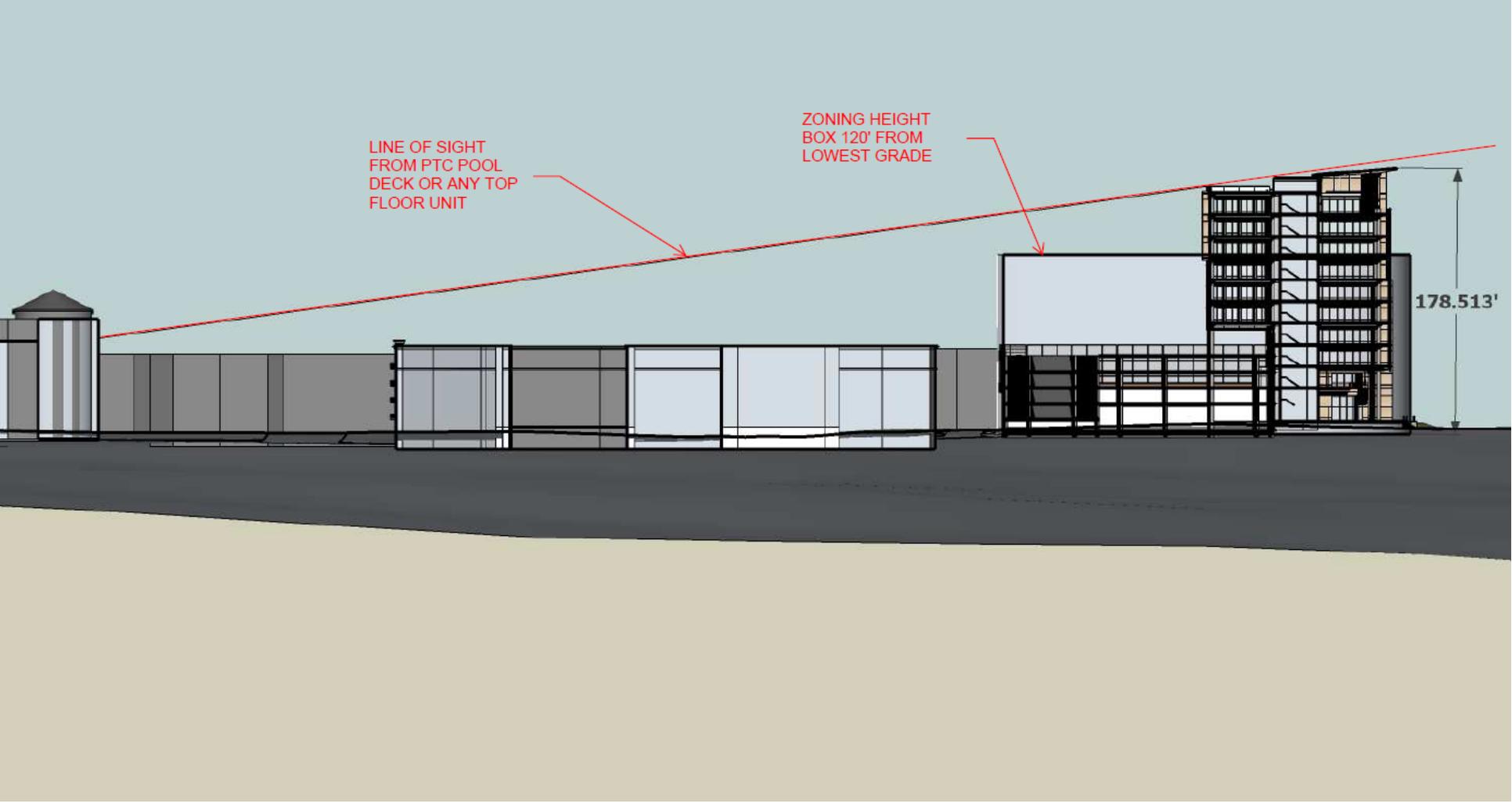




45,545'

120,000'





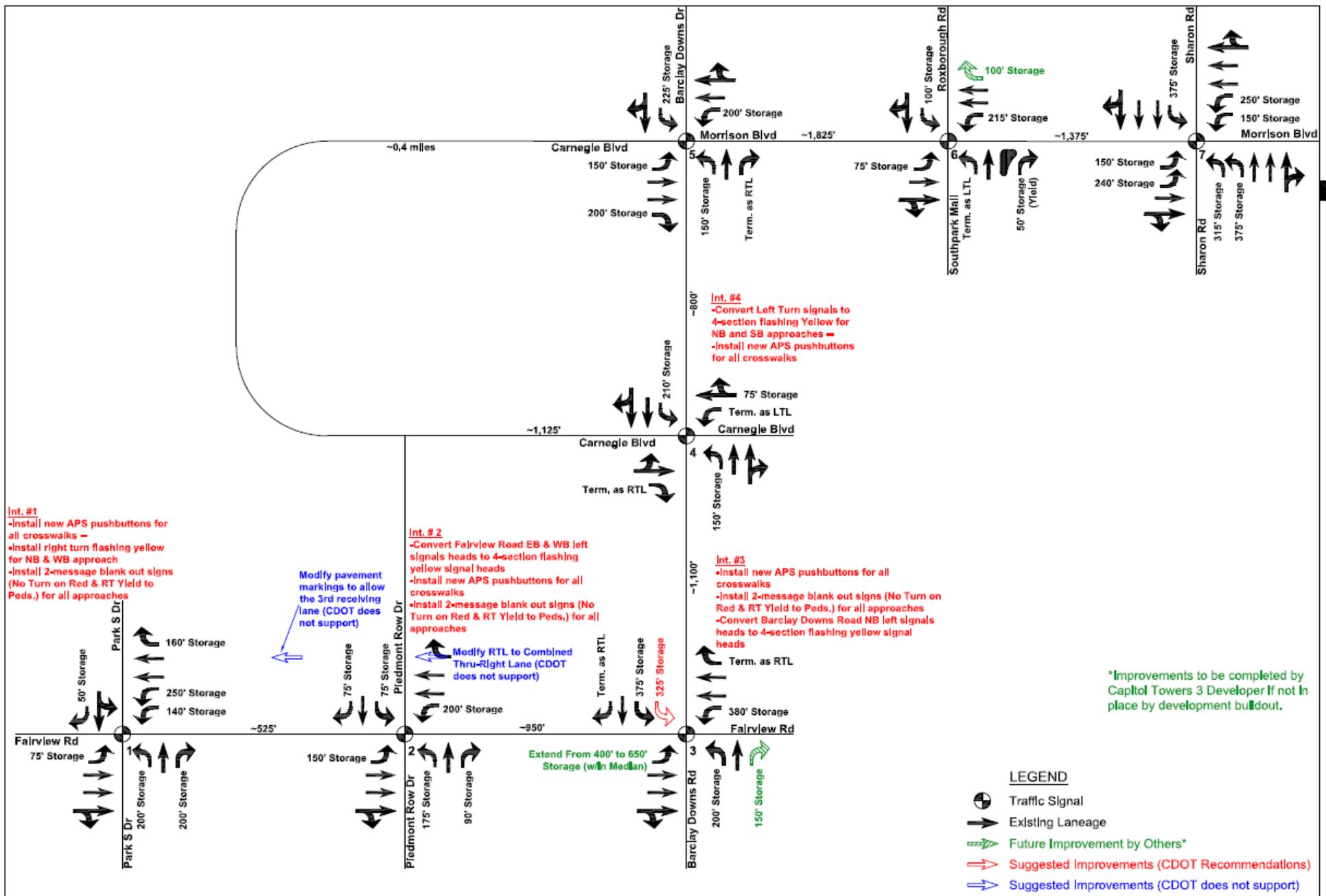
LINE OF SIGHT
FROM PTC POOL
DECK OR ANY TOP
FLOOR UNIT

ZONING HEIGHT
BOX 120' FROM
LOWEST GRADE

178.513'

The image features a blue bokeh background with a central orange band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange band is a solid, horizontal strip that spans the width of the image, and the text 'CNIP' is centered within it in a white, sans-serif font.

CNIP



K&L GATES