



SEAL

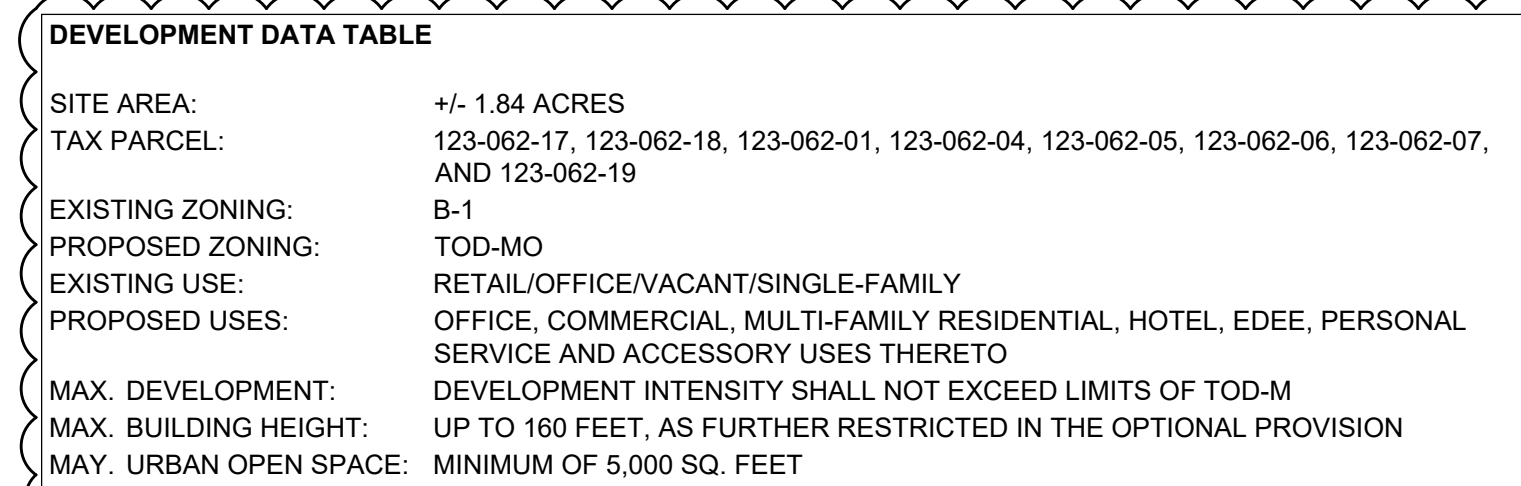
 $\Delta_2$ 

PROJECT \_\_\_\_\_

■



SHEET NUMBER \_\_\_\_\_





DEVELOPMENT DATA TABLE

|                       |                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------|
| SITE AREA:            | +/- 1.84 ACRES                                                                                         |
| TAX PARCEL:           | 123-062-17, 123-062-18, 123-062-01, 123-062-04, 123-062-05, 123-062-06, 123-062-07, AND 123-062-19     |
| EXISTING ZONING:      | B-1                                                                                                    |
| PROPOSED ZONING:      | TOD-MO                                                                                                 |
| EXISTING USE:         | RETAIL/OFFICE/VACANT/SINGLE-FAMILY                                                                     |
| PROPOSED USES:        | OFFICE, COMMERCIAL, MULTI-FAMILY RESIDENTIAL, HOTEL, EDEE, PERSONAL SERVICE AND ACCESSORY USES THERETO |
| MAX. DEVELOPMENT:     | DEVELOPMENT INTENSITY SHALL NOT EXCEED LIMITS OF TOD-M                                                 |
| MAX. BUILDING HEIGHT: | UP TO 160 FEET, AS FURTHER RESTRICTED IN THE OPTIONAL PROVISION BELOW                                  |
| URBAN OPEN SPACE:     | MINIMUM OF 5,000 SQ. FEET                                                                              |

1. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BEACON PARTNERS ("PETITIONER") TO REZONE PROPERTY TAX PARCEL NUMBERS 123-062-17, 123-062-18, 123-062-01, 123-062-04, 123-062-05, 123-062-06, 123-062-07, AND 123-062-19 (THE "SITE") FROM THE B-1 ZONING DISTRICT TO THE TOD-MO ZONING DISTRICT IN ORDER TO ACCOMMODATE A TRANSIT ORIENTED MIXED-USE DEVELOPMENT, AS DEPICTED ON THE REZONING PLAN.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING PLAN IS INTENDED TO REFLECT MAXIMUM DEVELOPMENT RIGHTS, BUILDING ENVELOPES, THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.

UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

ALTERATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT PROPOSED OR SIGNIFICANTLY ALTER THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, OR CONSTITUTE CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT, SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

2. OPTIONAL PROVISIONS

PETITIONER SEEKS APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:

- TO ALLOW UP TO: (a) 100 FEET OF BUILDING HEIGHT WITHIN BUILDING ENVELOPE A AND (b) 160 FEET OF BUILDING HEIGHT WITHIN BUILDING ENVELOPE B, EXCLUSIVE OF ORNAMENTAL ROOF STRUCTURES SUCH AS PARAPETS, SPIRES, MANSARDS, DOMES, DORMERS OR OTHER ARCHITECTURAL FEATURES.
- TO ALLOW WALL SIGNS LOCATED ABOVE THE SECOND FLOOR OF THE PROPOSED BUILDINGS TO HAVE UP TO 250 SQUARE FEET OF SIGN AREA PER BUILDING WALL.
- TO ALLOW ONE (1) GROUND MOUNTED SIGN UP TO 10 FEET IN HEIGHT AND CONTAINING UP TO 75 SQUARE FEET OF SIGN AREA ON THE SITE.
- TO ALLOW A PHASED DEVELOPMENT THAT EXCEEDS THE PARKING MAXIMUMS OF THE ORDINANCE, AS LONG AS, WHEN THE FINAL PHASE OF THE DEVELOPMENT IS COMPLETED, THE TOTAL NUMBER OF PARKING SPACES ARE IN COMPLIANCE WITH THE TOD-M PARKING STANDARDS OF THE ORDINANCE.
- TO ALLOW PARKING, DROP-OFF AND MANEUVERING BETWEEN BUILDINGS AND THE STREET.
- TO ALLOW UPPER FLOORS OF BUILDINGS LOCATED IN BUILDING + PARKING ENVELOPE A TO ENCROACH INTO THE SETBACK ALONG WEST BOULEVARD A MAXIMUM OF THREE (3) FEET AND A MINIMUM OF FOURTEEN (14) FOOT CLEAR OVERHEAD. FOR THE SAKE OF CLARITY, THE GROUND FLOOR OF ALL PROPOSED BUILDINGS SHALL NOT ENCROACH INTO THE SETBACK.

**NOTE:** THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE TOD-M DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF TOD-M STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES

THE SITE MAY BE DEVOTED TO ANY USE CONTEMPLATED IN THE TOD ORDINANCE STANDARD TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH, AS FURTHER RESTRICTED IN SECTION 6, BELOW.

4. MAXIMUM DEVELOPMENT

DEVELOPMENT SHALL NOT EXCEED THE MAXIMUM ALLOWABLE DEVELOPMENT IN THE TOD ORDINANCE STANDARDS. OFFICE USES SHALL CONSTITUTE AT LEAST 20% OF THE GROSS FLOOR AREA DEVELOPED ON THE SITE (EXCLUSIVE OF PARKING STRUCTURES). OFFICE USES SHALL NOT BE THE SOLE USE ON THE SITE.

5. TRANSPORTATION

- VEHICULAR ACCESS POINTS SHALL BE LIMITED TO ONE FULL-ACCESS DRIVEWAY ON WEST BOULEVARD AND ONE RIGHT-IN/RIGHT-OUT DRIVEWAY ON SOUTH TRYON STREET.
- PETITIONER SHALL COORDINATE WITH CDOT DURING THE PERMITTING PHASE OF REDEVELOPMENT REGARDING THE FINAL LOCATION OF PROPOSED VALET/LOADING SPACES. VALET/LOADING SPACES SHALL NOT AT ANY TIME BE LOCATED ON S. TRYON STREET.
- PETITIONER SHALL ACCOMMODATE A MINIMUM EIGHT (8) FOOT WIDE ON-STREET PARKING AREA, SIXTEEN (16) FOOT HARDSCAPE AMENITY ZONE AND A FIVE (5) FOOT WIDE BIKE LANE ALONG THE SITE'S FRONTAGE OF WEST BOULEVARD.
- PETITIONER SHALL ACCOMMODATE A MINIMUM SIXTEEN (16) FOOT HARDSCAPE AMENITY ZONE ALONG THE SITE'S FRONTAGE OF SOUTH TRYON STREET PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR BUILDINGS LOCATED IN BUILDING AND PARKING ENVELOPE A.
- PETITIONER SHALL ACCOMMODATE AN EIGHT (8) FOOT WIDE ON-STREET PARKING AND LOADING AREA, SIX (6) FOOT WIDE PLANTING ZONE WITH TREE GRATES, AND TEN (10) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF HAWKINS STREET PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR BUILDINGS LOCATED IN BUILDING ENVELOPE B.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE IN FEE SIMPLE CONVEYANCE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- UNLESS OTHERWISE STATED ABOVE, THE PETITIONER SHALL SUBSTANTIALLY COMPLETE ALL TRANSPORTATION IMPROVEMENTS BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

6. ARCHITECTURAL STANDARDS

- THE PETITIONER IS PROPOSING AN ECLECTIC STYLE OF ARCHITECTURE, REFLECTING THE HISTORICAL ROOTS OF SOUTH END AND RESPECTING THE MORE RECENT SOUTH END RENAISSANCE OF COMMERCIAL AND RESIDENTIAL ARCHITECTURE.
  - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, GLASS, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, FIBER CEMENT, CORRUGATED METAL, STEEL ACCENTS, ARCHITECTURAL SHINGLES OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
  - PROHIBITED EXTERIOR BUILDING MATERIALS: THE PETITIONER WILL NOT UTILIZE (1) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM) OR (2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- ALL PRIMARY BUILDINGS SHALL HAVE A MINIMUM GROUND FLOOR TRANSPARENCY (MEASURED 3' TO 10' FROM GRADE) OF 60% FOR COMMERCIAL USES AND 25% FOR RESIDENTIAL USES ALONG THE SITE'S FRONTAGE OF WEST BOULEVARD. UPPER FLOOR TRANSPARENCY SHALL BE A MINIMUM OF 15% FOR ALL PRIMARY BUILDINGS.
- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
  - BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 2 FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.
  - BUILDING LENGTHS SHALL NOT EXCEED 400 FEET ALONG A RIGHT-OF-WAY.

d. ARCHITECTURAL ELEVATION DESIGN: ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

- BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS, WITH A MINIMUM HEIGHT OF SIXTEEN (16) FEET FOR COMMERCIAL USES. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
- BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS (BUT NOT LIMITED TO) BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- ACTIVE GROUND FLOOR USES SHALL OCCUPY AT LEAST 80% OF THE SITE'S LINEAR STREET-LEVEL BUILDING FRONTAGE OF WEST BOULEVARD. ADDITIONALLY, GROUND FLOOR USES FRONTING SOUTH TRYON STREET AND THE WILMORE CENTENNIAL PARK SHALL CONTAIN A MINIMUM OF 50% ACTIVE GROUND FLOOR USES.
- AT LEAST 75% OF ALL PARKING STRUCTURES SHALL BE SCREENED FROM PUBLIC STREETS AT THE PEDESTRIAN LEVEL OR STREET LEVEL BY ACTIVE USES FRONTING WEST BOULEVARD.
- PROMINENT ENTRANCE SPACING SHALL BE PROVIDED AT MAXIMUM OF SEVENTY-FIVE (75) FEET FOR BUILDINGS ONE HUNDRED (100) FEET OR GREATER IN LENGTH FRONTING SOUTH TRYON STREET AND WEST BOULEVARD. ALL PROMINENT ENTRANCES SHALL BE VISUALLY DISTINCTIVE FROM THE REMAINING PORTIONS OF THE FAÇADE ON WHICH THEY ARE LOCATED. ALL GROUND FLOOR ENTRANCES SHALL INCLUDE DIRECT PEDESTRIAN CONNECTIONS BETWEEN STREET FACING DOORS TO ADJACENT SIDEWALKS.

7. OPEN SPACE

- IN ORDER TO STIMULATE PEDESTRIAN ACTIVITY, THE SITE SHALL BE DESIGNED TO INCORPORATE AN URBAN OPEN SPACE AREA AS AN ENTRY POINT INTO THE SITE VIA WEST BOULEVARD, PROVIDING PEDESTRIAN ACCESS TO WILMORE CENTENNIAL PARK AT SOUTH END.
- THE SITE SHALL CONTAIN A MINIMUM OF 5,000 SQUARE FEET OF URBAN OPEN SPACE THROUGHOUT THE SITE, IN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN. URBAN OPEN SPACES SHALL CONTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, BENCHES, TABLES, UMBRELLAS, DOG WALKING STATIONS, GAZEBOS, SCULPTURES OR ARTWORK, DECORATIVE PAVING, AND/OR ENHANCED PLANTINGS AND GARDEN AREAS.

8. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

9. LIGHTING

ALL FREE-STANDING LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.

10. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

KEY MAP

SEAL

PROJECT

COMMON SQUARE

BEACON PARTNERS  
CHARLOTTE, NC  
REZONING PETITION 2018-XXX

LANDDESIGN PROJ.# 1018243

REVISION / ISSUANCE

| NO. | DESCRIPTION                | DATE     |
|-----|----------------------------|----------|
| 1   | INITIAL REZONING SUBMITTAL | 11.21.18 |
| △   | 2ND REZONING SUBMITTAL     | 01.14.19 |
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DESIGNED BY: LD  
DRAWN BY: SAH  
CHECKED BY: DAW

SCALE NORTH

VERT: N/A  
HORZ:

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ-2



KEY MAP

SEAL

REZONING  
PETITION  
NUMBER 2018-148

PROJECT

COMMON SQUARE

BEACON PARTNERS

CHARLOTTE, NC

REZONING PETITION 2018-XXX

LANDDESIGN PROJ.# 1018243

REVISION / ISSUANCE

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CHECKED BY: DAW

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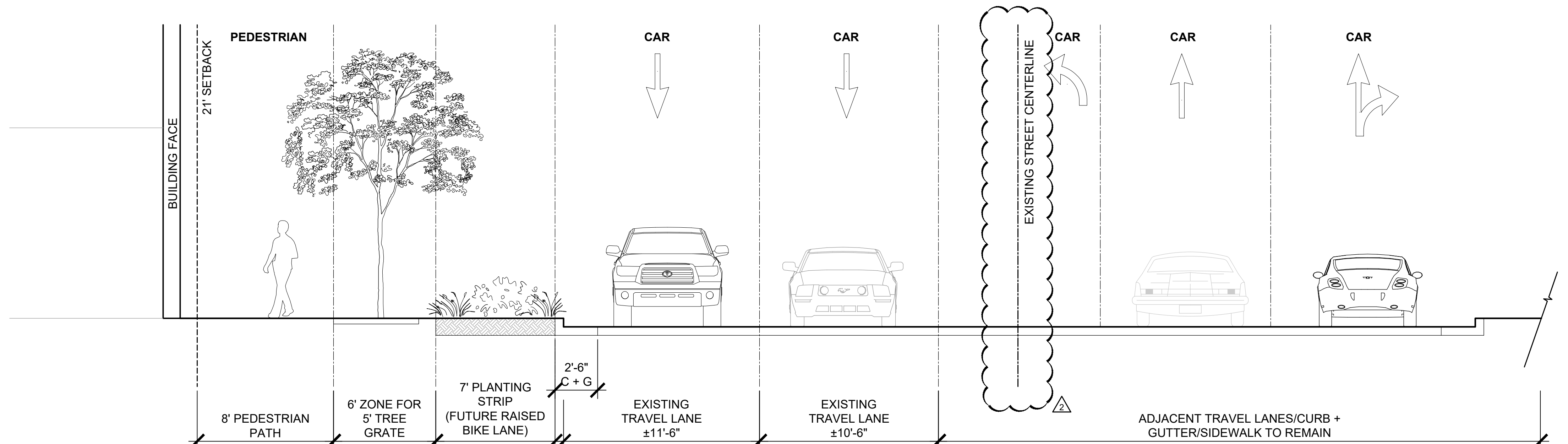
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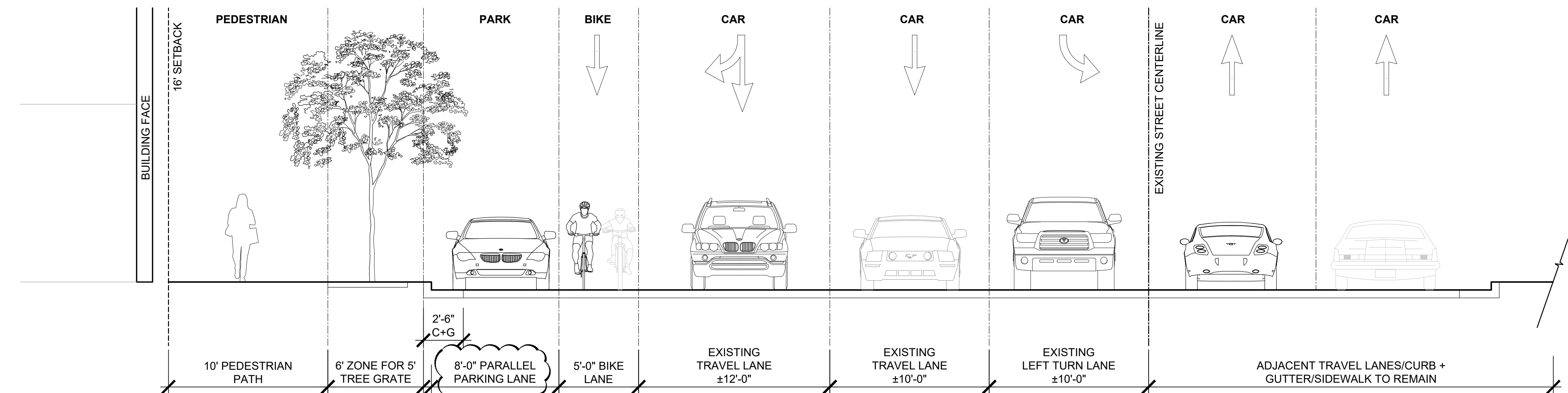
STREET CROSS-SECTIONS

SHEET NUMBER

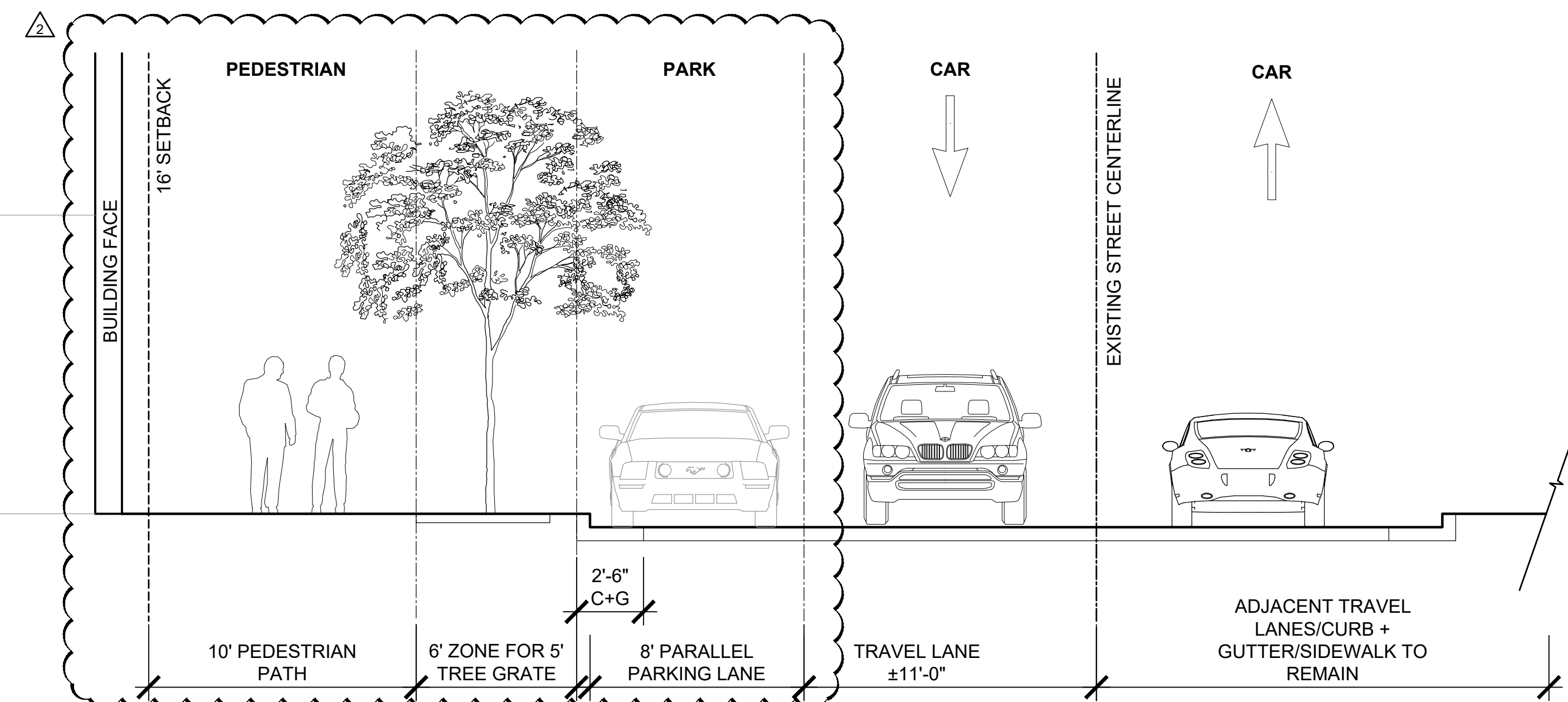
RZ-3



SECTION A - SOUTH TRYON STREET  
SCALE: 1/4" = 1'-0"



SECTION B - WEST BOULEVARD  
SCALE: 1/4" = 1'-0"



SECTION C - HAWKINS STREET  
SCALE: 1/4" = 1'-0"



KEY MAP

SEAL

REZONING  
PETITION  
NUMBER 2018-148

COMMON SQUARE

BEACON PARTNERS  
CHARLOTTE, NC

REZONING PETITION 2018-XXX

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| 2   | 2ND REZONING SUBMITTAL     | 01.14.19 |

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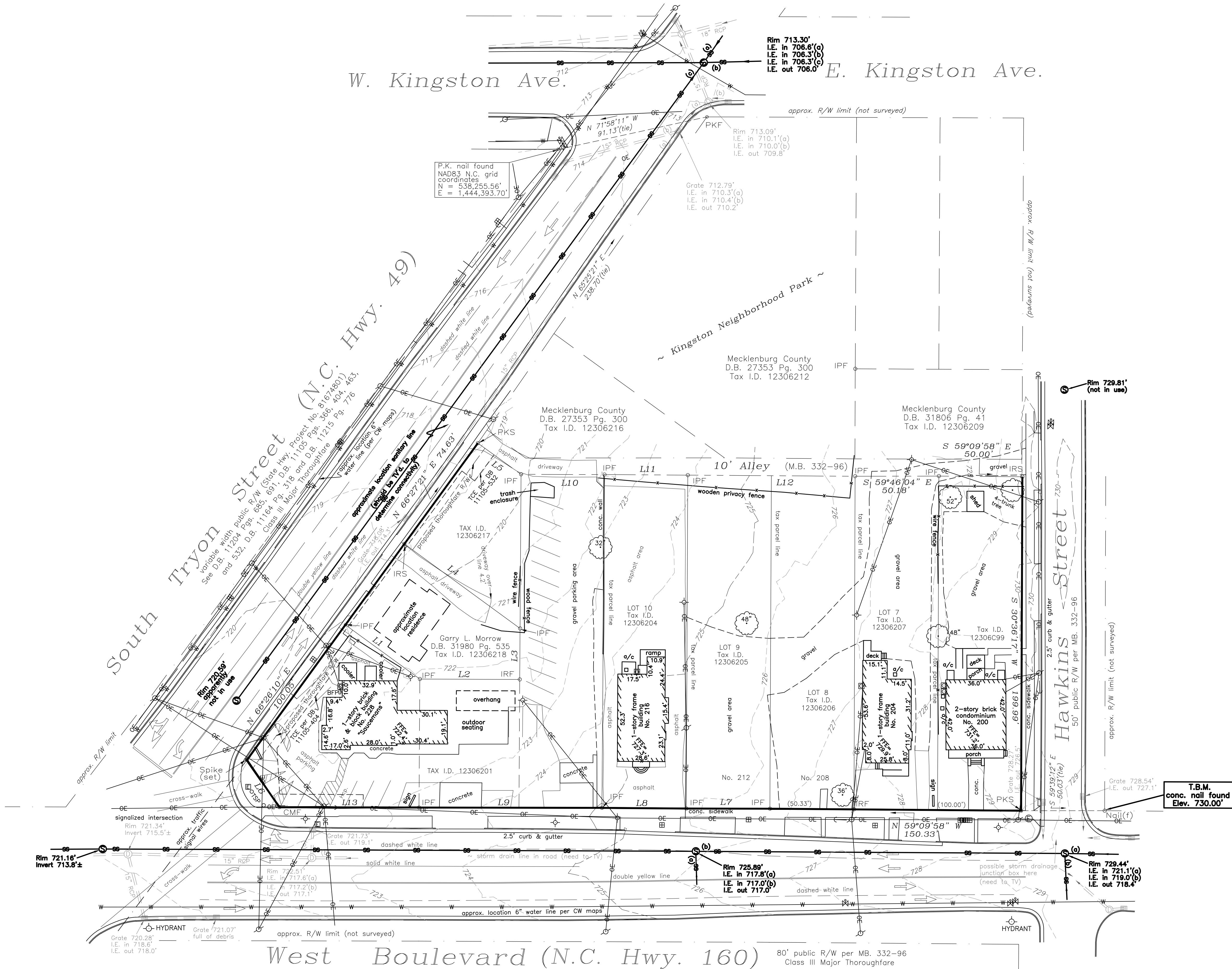
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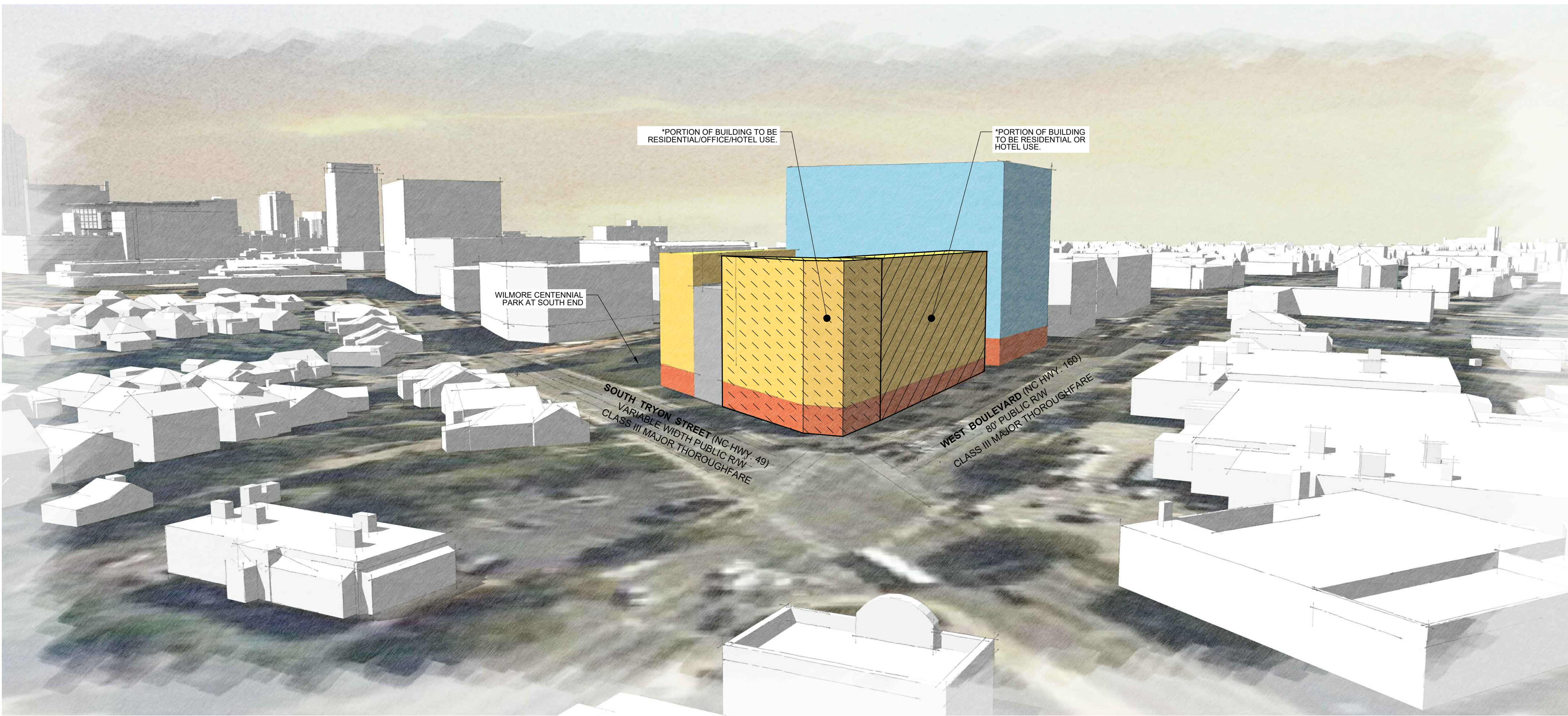
EXISTING CONDITIONS

SHEET NUMBER

RZ-4



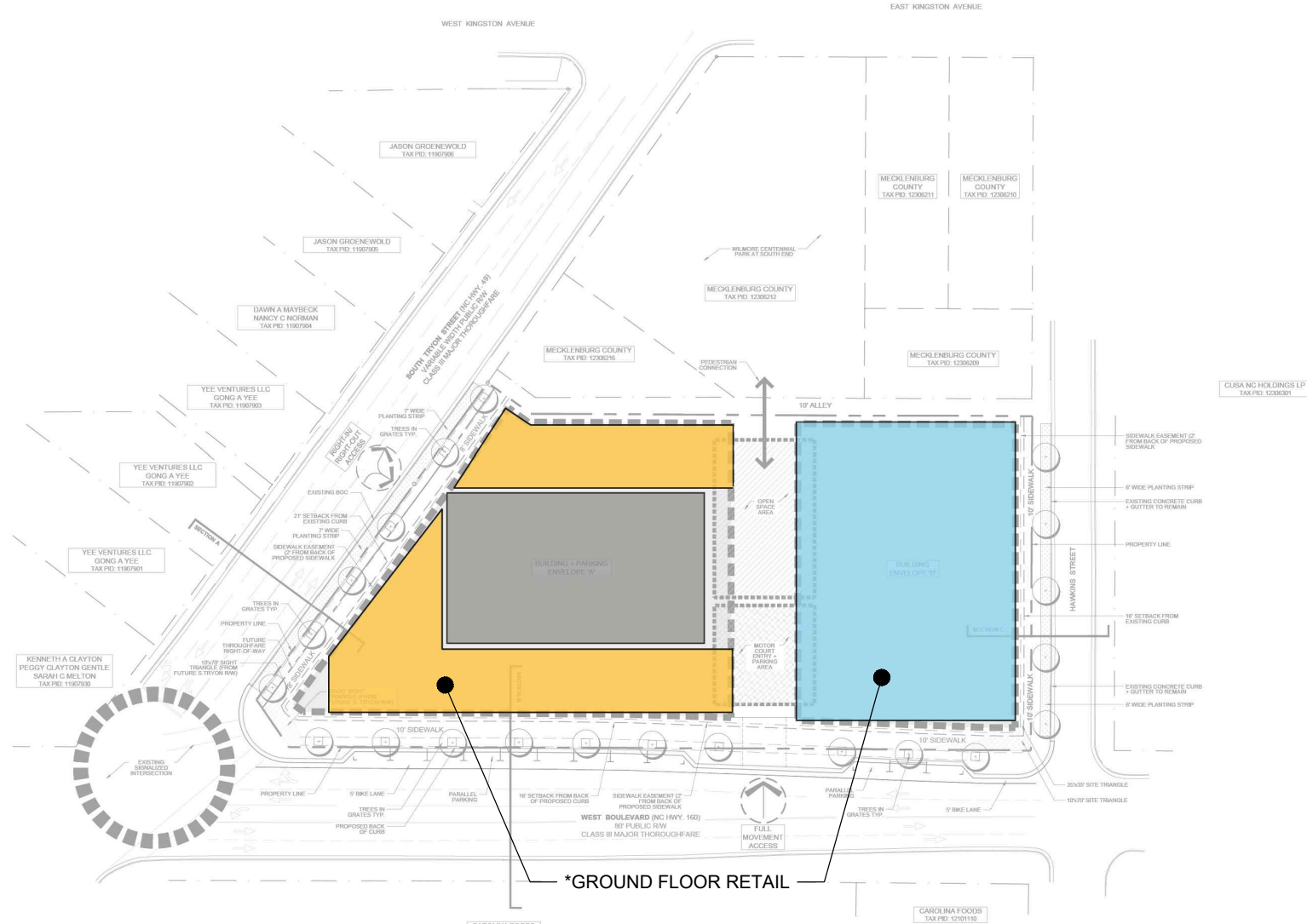




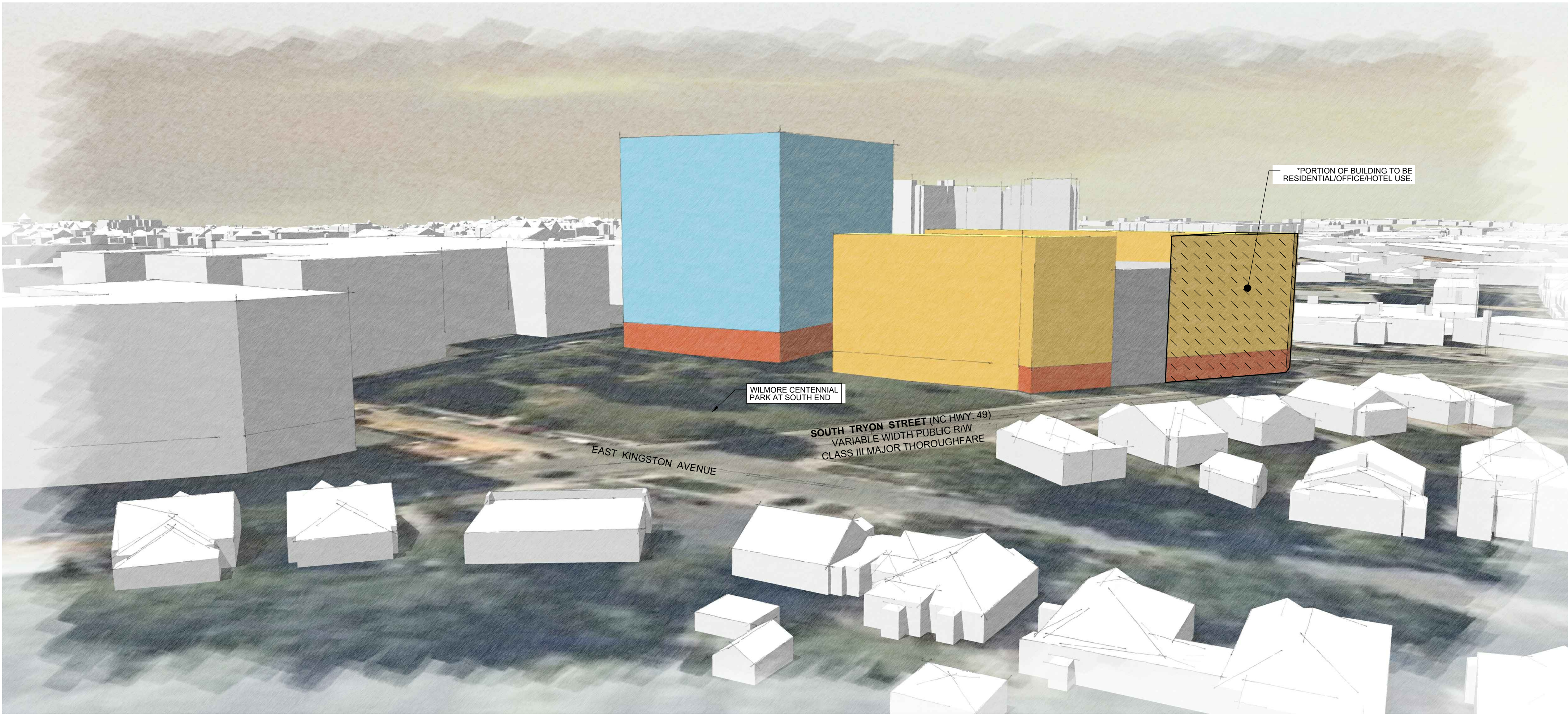
PERSPECTIVE A

**LEGEND**

- RESIDENTIAL
- OFFICE
- RETAIL
- PARKING STRUCTURE



KEY PLAN



PERSPECTIVE B

KEY MAP

SEAL

REZONING  
PETITION  
NUMBER 2018-148

PROJECT

COMMON SQUARE

BEACON PARTNERS  
CHARLOTTE, NC  
REZONING PETITION 2018-XXX

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CHECKED BY: DAW

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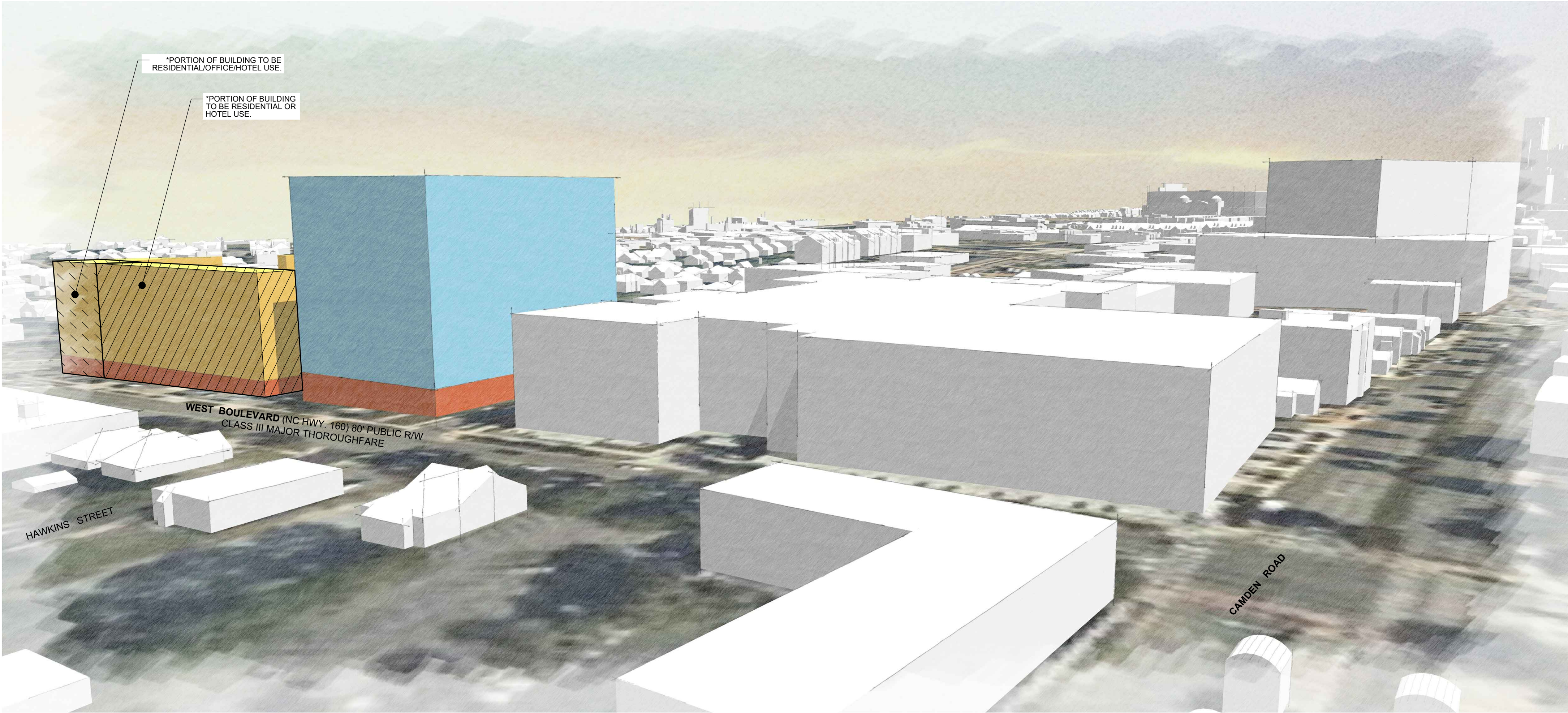
SHEET TITLE

MASSING VIEWS

SHEET NUMBER

RZ-5





PERSPECTIVE C

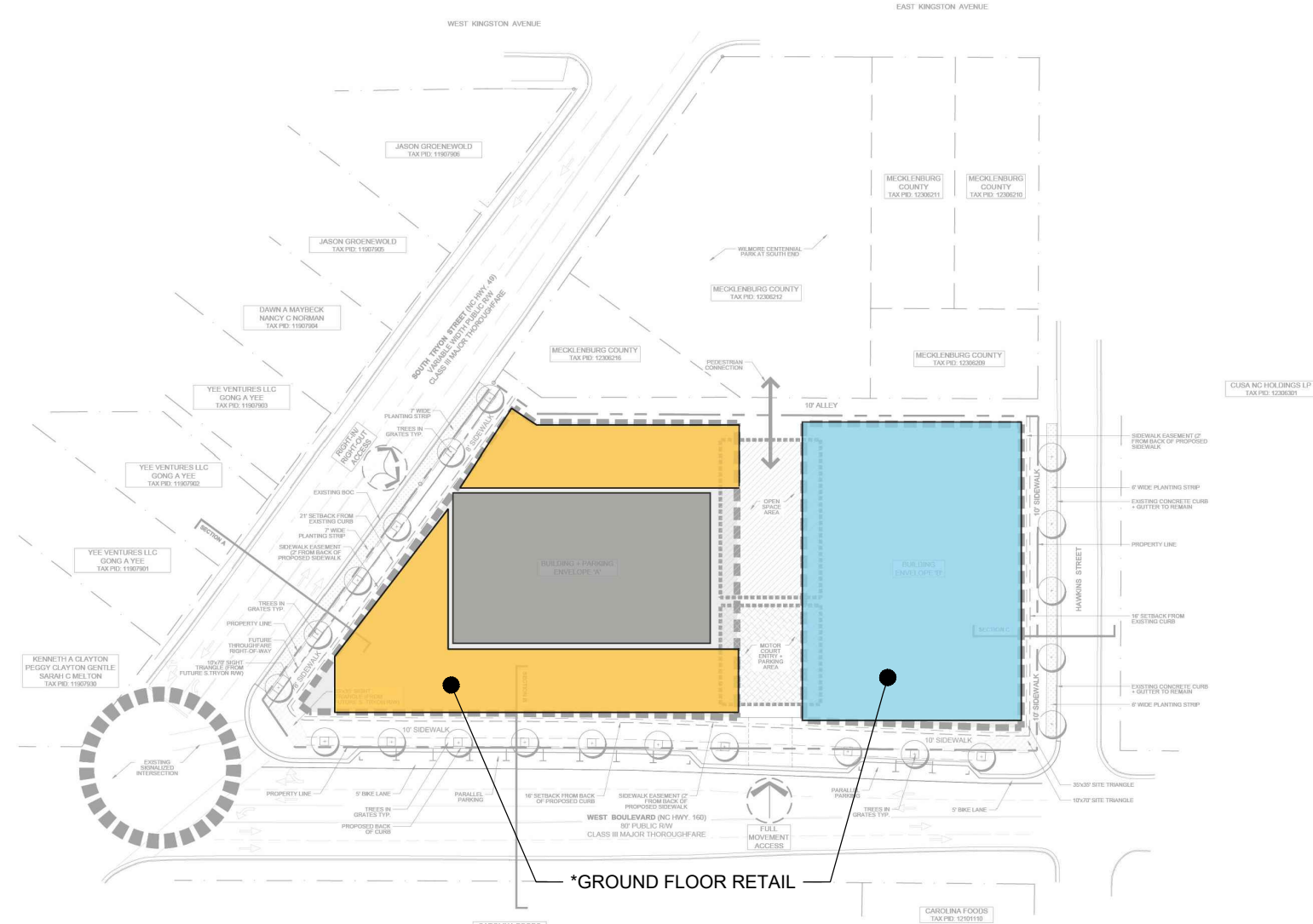
**LEGEND**

RESIDENTIAL

OFFICE

RETAIL

PARKING STRUCTURE



KEY PLAN

KEY MAP

SEAL

REZONING  
PETITION  
NUMBER 2018-148

PROJECT

COMMON SQUARE

BEACON PARTNERS  
CHARLOTTE, NC  
REZONING PETITION 2018-XXX

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DRAWN BY: SAH  
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SCALE NORTH

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MASSING VIEWS

SHEET NUMBER

RZ-6