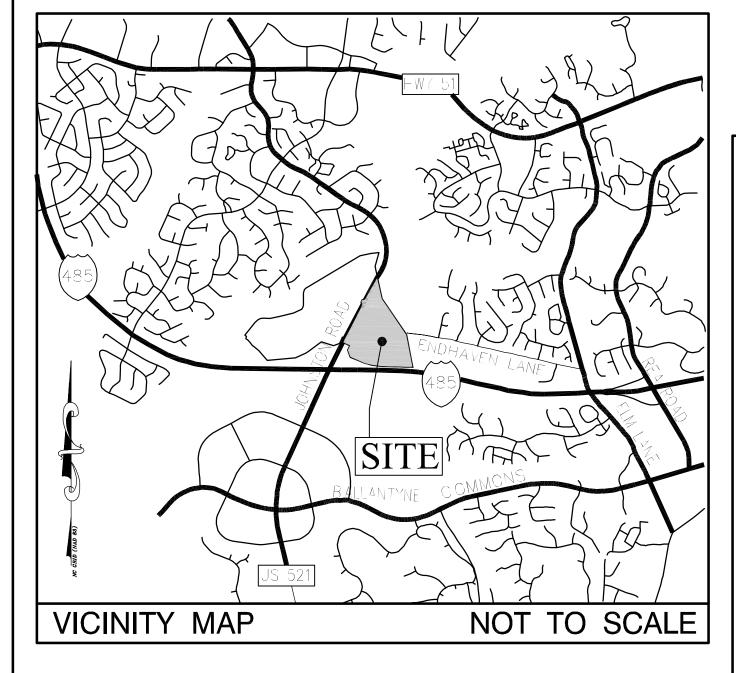
TORINGDON REZONING PLAN

TORINGDON DEVELOPMENT

2014 REZONING PETITION # 2014 - 025



SITE DEVELOPMENT DATA: --ACREAGE: ± 8.50 ACRES

--TAX PARCEL #S: 223-231-59 AND 60 --EXISTING ZONING: CC BY REZONING PETITION NO. 2010-035 --PROPOSED ZONING: CC (SPA).

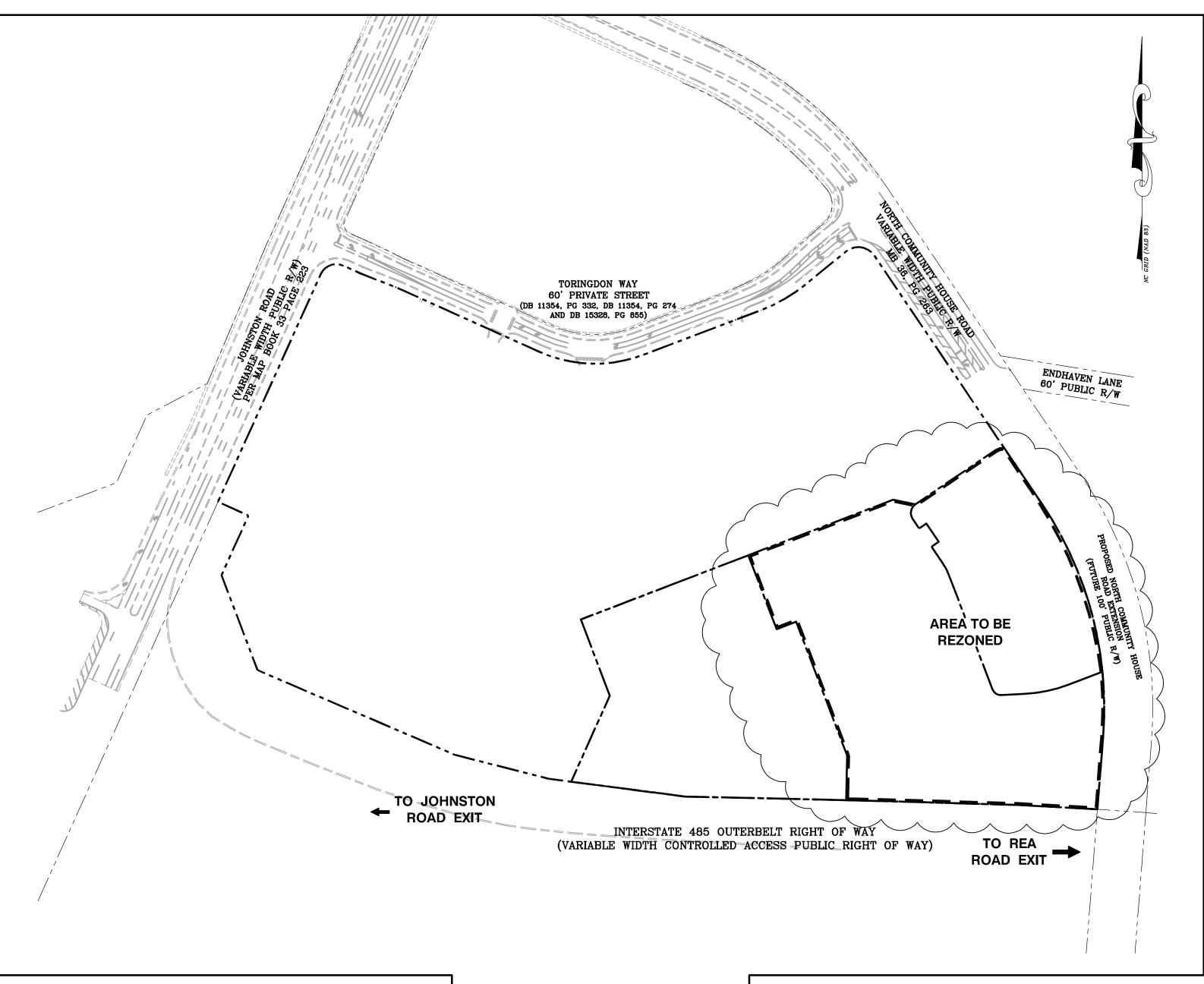
--EXISTING USES: VACANT

--PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, BANK/FINANCIAL INSTITUTION, HOTEL, RETAIL, RESTAURANT, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW).

-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 200,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES; (II) HOTEL USES WITH UP TO 120 ROOMS; AND (III) UP TO 13,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, RESTAURANT, BANK/FINANCIAL INSTITUTION, AND PERSONAL SERVICES USES. IN ADDITION TO THE ABOVE-REFERENCED USES, ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES MAY BE LOCATED WITHIN OFFICE BUILDINGS ON THE SITE, PROVIDED THAT SUCH ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES WILL NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR AREA OF SUCH OFFICE BUILDINGS.

--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE AND INDICATED ON THE REZONING

--PARKING: AS REQUIRED BY THE ORDINANCE.



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TRINITYCAPITAL

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OWNER: TORINGDON FUTURE DEVELOPMENT, LLC 440 S. CHURCH ST SUITE 800

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LOCATION MAP SCALE: 1'' = 150'

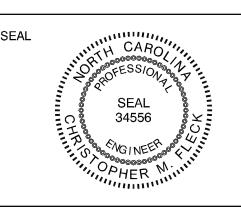
> FOR PUBLIC HEARING PETITION # 2014 - 025

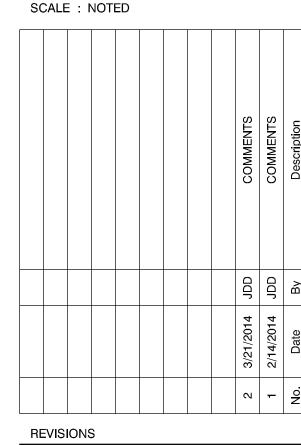
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Dewberry°

REZONING DOCUMENT NOT FOR

CONSTRUCTION



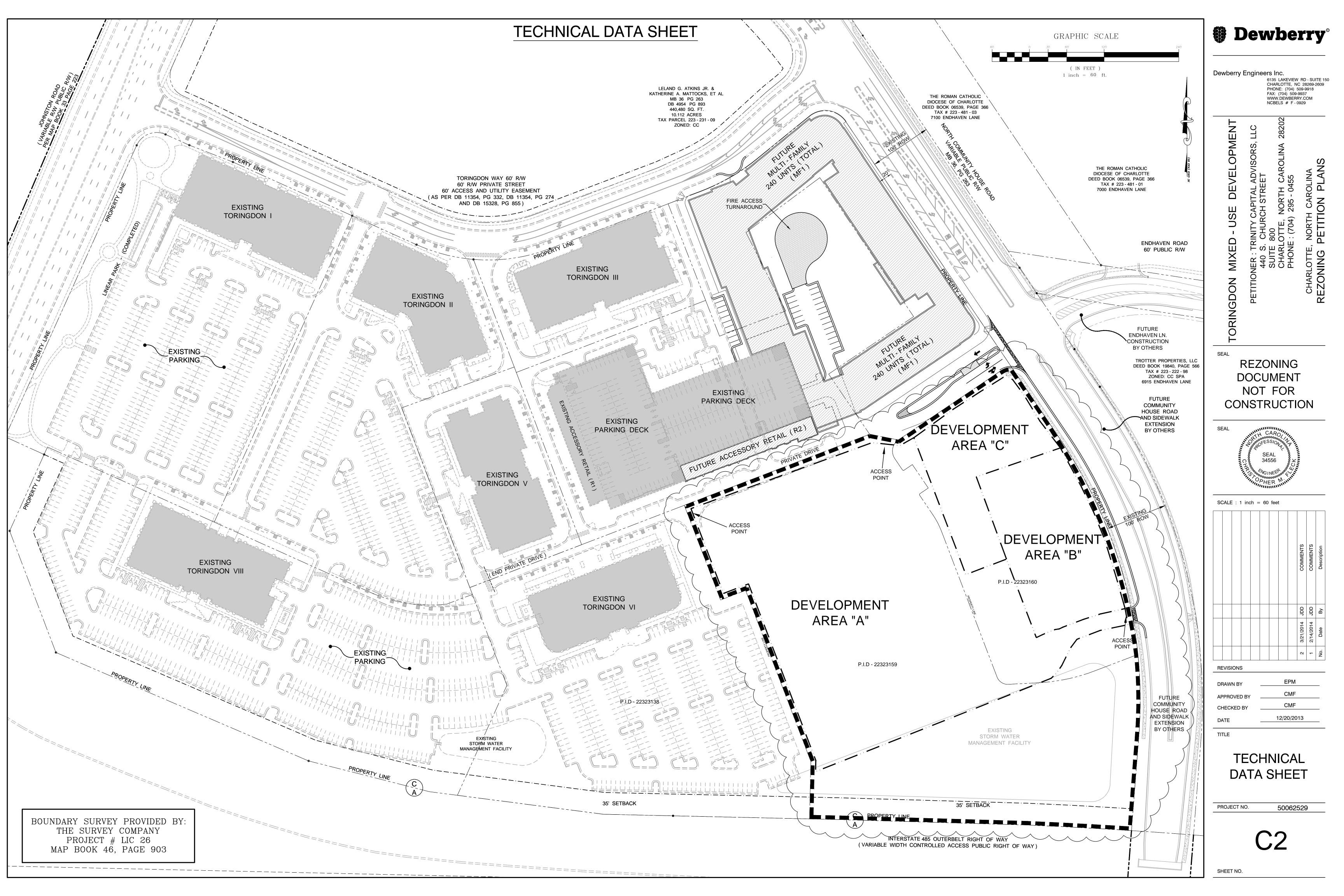


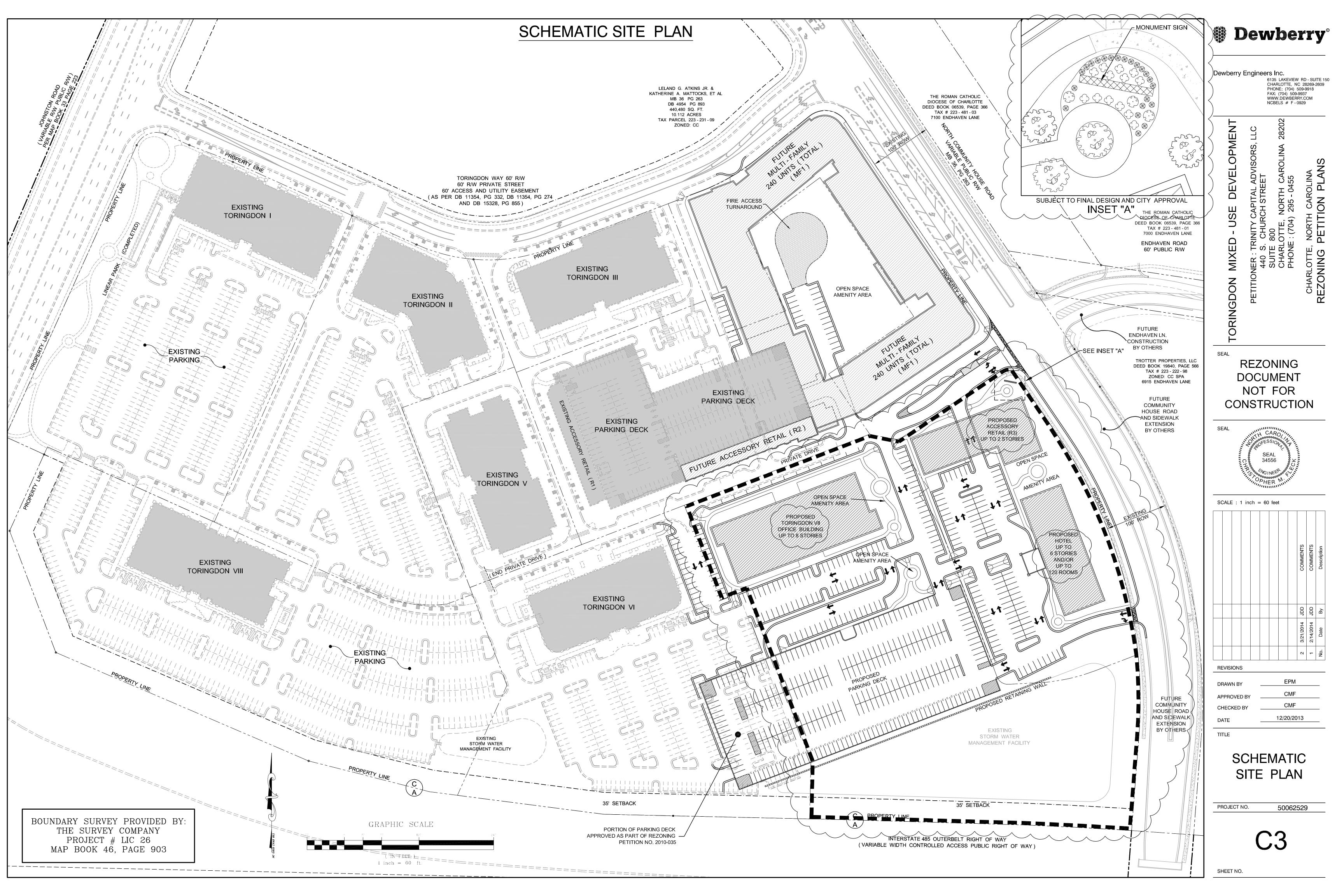
12/20/2013

COVER SHEET

PROJECT NO. 50062529

SHEET NO.





–ACREAGE: \pm 8.50 ACRES

--TAX PARCEL #S: 223-231-59 AND 60 **-EXISTING ZONING:** CC BY REZONING PETITION NO. 2010-035

-- EXISTING USES: VACANT

--PROPOSED USES: GENERAL AND MEDICAL OFFICE USES, BANK/FINANCIAL INSTITUTION, HOTEL, RETAIL, RESTAURANT, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES

MEDICAL OFFICE USES; (II) HOTEL USES WITH UP TO 120 ROOMS; AND (III) UP TO 13,000 SQUARE FEET OF GROSS FLOOR AREA OF ABOVE-REFERENCED USES. ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES MAY BE LOCATED WITHIN OFFICE BUILDINGS ON THE SITE, PROVIDED THAT SUCH ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES WILL NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR AREA OF SUCH OFFICE BUILDINGS.

MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE AND AS INDICATED ON THE REZONING PLAN.

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRINITY CAPITAL ADVISORS, LLC ("PETITIONER") TO ACCOMMODATE THE FURTHER DEVELOPMENT OF A MIXED USE CORPORATE OFFICE PARK WITH OFFICE, RETAIL, PERSONAL SERVICE, HOTEL, BANK/FINANCIAL INSTITUTION AND RESTAURANT USES IN A PEDESTRIAN-FRIENDLY DEVELOPMENT PATTERN ON AN APPROXIMATELY 8.5 ACRE SITE LOCATED ON
- 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
- DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE
- REVIEWBLAND APPROVADAS ALLOWED BY SECTION 6.207 OF THEORDINANCE.
- PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL B SECTION 2 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN (THE EXTERIOR OTE: THESE DEVELOPMENT STÂNDARDS REPLICE AND SUPERSEDE THI PREVIOUS DEVILOPMENT STANDARDS APPROVED AS PART

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, AND CERTAIN BUILDING EDGE TREATMENTS

a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE SUBJECT TO THE RESTRICTIONS AND LIMITATIONS SET FORTH IN THIS SECTION 2, THE PRINCIPAL BUILDINGS CONSTRUCTED GENERAL AND MEDICAL OFFICE USES. (II) A HOTEL WITH UP TO 120 ROOMS. AND (III) UP TO 13.000 SOUARE FEET OF GROSS FLOOR WITHIN OFFICE BUILDINGS ON THE SITE, PROVIDED THAT SUCH ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT SPACE WILL NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR AREA OF SUCH OFFICE BUILDINGS

FOR PURPOSES OF THE DEVISLOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS BUTHOF TO BE CONSTRUED AS LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EOUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EOUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS

BEQUIRED BY SHE ORDINANCE OR THESE DEVELOPMENT, STANDARDS). SŮBJECT ŤO THE ŘESTRICŤIONS AND LIMÍTATIONS SET FÖRTH IN THIS SECTION 2. DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 200.000 SOUARE FEET OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USES, TOGETHER WITH ACCESSORY USES ALLOWED IN THE CC ZONING DISTRICT. IN ADDITION TO THE ABOVE-REFERENCED USES, ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES MAY BE LOCATED WITHIN THE OFFICE BUILDING(S), PROVIDED THAT SUCH ADDITIONAL RETAIL/PERSONAL SERVICES/RESTAURANT USES WILL NOT OCCUPY MORE THAN 50% OF THE GROUND FLOOR AREA OF SUCH OFFICE BUILDING(S). THE ALLOWED SQUARE FOOTAGE DESCRIBED IN THIS SUBSECTION MAY BE CONSTRUCTED IN TWO ADDITIONAL BUILDINGS OR ONE ADDITIONAL BUILDING.

SÛRLECT TO THE RESTRICTIONS AND LIMITATIONS SELFORTH IN THIS SECTION 2. DEVELORMENT AREAS MAY BÊDEVELORED WITH A HOTEL WITH UP TO 120 ROOMS, TOGETHER WITH ACCESSORY USES ALLOWED IN CC ZONING DISTRICT.

- E. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS SET FORTH IN THIS SECTION 2, DEVELOPMENT AREA C MAY BE DEVELOPED WITH UP TO 13,000 SQUARE FEET OF RETAIL, RESTAURANT, BANK/FINANCIAL INSTITUTION, GENERAL AND MEDICAL OFFICES AND REIRSONAL SER VICES USES, TOORTHER WITH ACCESSORY INSES ALKOWED IN THE CC ZONING DISTINCT. OŇE USE WITH AČCESSORY DRIVĚ-THROÙGH WIŇDOWS MAY BE DEVELOPED WITHIN DEVELOPMENT ARĚA C. THE USES WITH AN ACCESSORY DRIVE-THROUGH WINDOW(S) WILL BE LIMITED TO EITHER: (I) A BANK/FINANCIAL INSTITUTION; OR (II) A LIMITED SERVICE RESTAURANT NOT TO EXCEED 1.800 SOUARE FEET OF GROSS FLOOR AREA. A "LIMITED SERVICE RESTAURANT," SHALL MEAN A RESTAURANT SERVING PRIMARILY ITEMS SUCH AS COFFEE, ICE CREAM, YOGURT, JUICES, BAGELS, MUFFINS, PASTRIES. SANDWICHES AND SIMILAR FOODS THAT DO NOT REQUIRE ON-PREMISE COOKING OF FOOD (OTHER THAN HEATING). NO OTHER USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED ON THE SITE.
- IF A BANK/FINANCIAL INSTITUTION IS CONSTRUCTED ON THE SITE AS THE ALLOWED USE WITH ACCESSORY DRIVE-THRU WINDOWS IT MUST BE CONSTRUCTED WITH AN INTERNAL DRIVE-THROUGH WINDOW. AN INTERNAL DRIVE-THROUGH WINDOW WILL BE DEFINED AS THE DRIVE-THROUGH LANES DESIGNED IN SUCH A MANNER THAT: (I) THE AREA WHERE A CAR(S) STOPS TO UTILIZE THE PICKUP WINDOW(S) IS LOCATED BETWEEN TWO BUILDINGS; OR (II) A SOLID BUILDING EDGE/WALL COVERS AT LEAST 80% OF THE LENGTH OF THE AREA WHERE A CAR(S) STOPS TO UTILIZE THE PICKUP WINDOW(S) ASSOCIATED WITH THE
- . IF A LIMITED SERVICE RESTAURANT, AS DEFINED ABOVE, IS CONSTRUCTED ON THE SITE AS THE ALLOWED USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW IT MAY NOT BE DEVELOPED AS A FREE STANDING USE, IT MUST BE PART OF A BUILDING DESIGNED FOR MORE THAN ONE TENANT OR MORE THAN ONE USE. IN ADDITION THE LIMITED SERVICE RESTAURANT MUST BE CONSTRUCTED WITH AN INTERNAL DRIVE-THROUGH WINDOW AS DEFINED ABOVE.
- ARE PETATRONED RESERVES THE RIGHTA'S CONSTRUCTA SURFA'SE PARRING LOTEN LIEÚ SE APARKINA DECK PATRIE ARÊM. CURRENTLY ILLUSTRATED FOR A PARKING DECK ON THE SCHEMATIC SITE PLAN.

a. ACCESS TO THE SITE WILL BE FROM COMMUNITY HOUSE ROAD AND FROM AN INTERNAL PRIVATE DRIVE AS GENERALLY

- DEPICTED ON THE REZONING PLAN. b. THE TOTAL NUMBER OF INGRESS/EGRESS POINTS INDICATED ALONG THE INTERNAL PRIVATE DRIVE ON THE TECHNICAL DATA SHEET ARE FOR ILLUSTRATIVE PURPOSES AND DO NOT LIMIT THE NUMBER OF ACCESS POINTS THAT MAY BE PROVIDED ALONG THE INTERNAL PRIVATE DRIVE. CONSEQUENTLY, THE PETITIONER MAY MODIFY THE NUMBER AND PLACEMENT OF ACCESS POINTS ALONG THE FRONTAGE OF THE SITE WITH THE INTERNAL DRIVE AS LONG AS THE FINAL DESIGN AND LOCATIONAL
- REQUIREMENTS MEET THE REQUIREMENTS OF COOT 2. A SIDEWALK NETWORK WILL BE PROVIDED THROUGHOUT THE SITE. THE SIDEWALK NETWORK WILL LINK EACH OF THE BUILDINGS ON THE SITE TO EACH OTHER AND TO THE SIDEWALK ALONG COMMUNITY HOUSE ROAD.
- d. CONSTRUCTION TRAFFIC TO THE SITE WILL ACCESS THE SITE ONLY FROM JOHNSTON ROAD AND/OR COMMUNITY HOUSE ROAD. ENDHAVEN LANE WILL NOT BE USED FOR CONSTRUCTION TRAFFIC ACCESS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

DEVELOPMENT STANDARDS

TRANSPORTATION IMPROVEMENTS: PROPOSED IMPROVEMENTS:

- HE 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, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC
- CONSTRUCTION OF THE REMAINING PORTION OF COMMUNITY HOUSE ROAD WHICH IS ADJACENT TO THE SITE. THE EXACT
- OTHER ALLOWED USES ON THE SITE (OTHER THAN THE EXISTING TORINGDON VI USES) MAY NOT BE ISSUED UNTIL
- c. UNLESS UNDERTAKEN BY OTHERS, THE PETITIONER WILL RE-ALIGN AND CONNECT ENDHAVEN LANE TO THE NEW SECTION OF HOTEL USE SHALL BE ISSUED PRIOR TO THE SUBSTANTIAL COMPLETION OF THIS RE-ALIGNMENT; BUT A CERTIFICATE OF LINTIL THIS RE-ALIGNMENT IS COMPLETED IN A MANNER REASONABLY ACCEPTABLE TO CDOT
- IMPROVEMENTS MUST EITHER BE SUBSTANTIALLY COMPLETED OR A SUITABLE BOND POSTED FOR THEIR COMPLETION PRIOF e. UNLESS UNDERTAKEN BY OTHERS, THE PETITIONER WILL CONTRIBUTE UP TO \$75,000, TOWARD THE FUTURE SIGNALIZATION OF THE ENDHAVEN LANE/ELM LANE INTERSECTION. THIS AMOUNT MAY BE REDUCED IF THE COST OF THE SIGNAL IS LESS AS INDICATED BY A COST ESTIMATE PROVIDED AND PREPARED BY CDOT. THIS CONTRIBUTION WILL BE MADE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NEXT BUILDING TO BE CONSTRUCTED ON THE SITE

- STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. 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

- TUŘAL DEŠIGN AND PLACĚMENT ÓF THE BUILDINGS WILL EMPHASIZE ARČHITECTURAL MASSING AS A "STREET BUILDINGS LOCATED ALONG THE INTERNAL PRIVATE DRIVE WILL BE DESIGNED WITH BUILDING FACADES THAT FACE THE INTERNAL PRIVATE DRIVE HAVING A MINIMUM OF 50% FENESTRATION. THESE BUILDINGS WILL ALSO HAVE AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE FROM THE BUILDING TO INTERNAL PRIVATE DRIVE. EXPANSES OF BLANK WALLS GREATEI THAN 20 FEET WILL NOT BE ALLOWED. WHERE A BLANK WALL IS UNAVOIDABLE DUE TO BUILDING OR ARCHITECTURAL REQUIREMENTS A COMBINATION OF DESIGN ELEMENTS SHALL BE USED ON THE BUILDING FAÇADE, OR INCORPORATED INTO THE SITE DESIGN. THESE DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING; ORNAMENTATION; MOLDING: STRING COURSES: CHANGES IN MATERIAL OR COLOR: ARCHITECTURAL LIGHTING: WORKS OF ART: FOUNTAINS AND POOLS; STREET FURNITURE; LANDSCAPING AND GARDEN AREAS; AND DISPLAY AREAS.
- BUN ORDER TO CONTINUE THE QUALITY AND ARCHITECTURAL THEME ESTABLISHED FOR TOMOGDON BY THE EXISTING BUILDINGS, THE PETITIONER WILL PROVIDE THAT NEW BUILDINGS CONSTRUCTED ON THE SITE WILL BE ARCHITECTURALLY COMPATIBLE TO THE EXISTING BUILDINGS. THIS MAY BE ACCOMPLISHED BY THE USE OF SIMILAR BUILDING MATERIALS AND COLORS AS WELL AS SIMILAR OR COMPLEMENTARY ARCHITECTURAL STYLES.

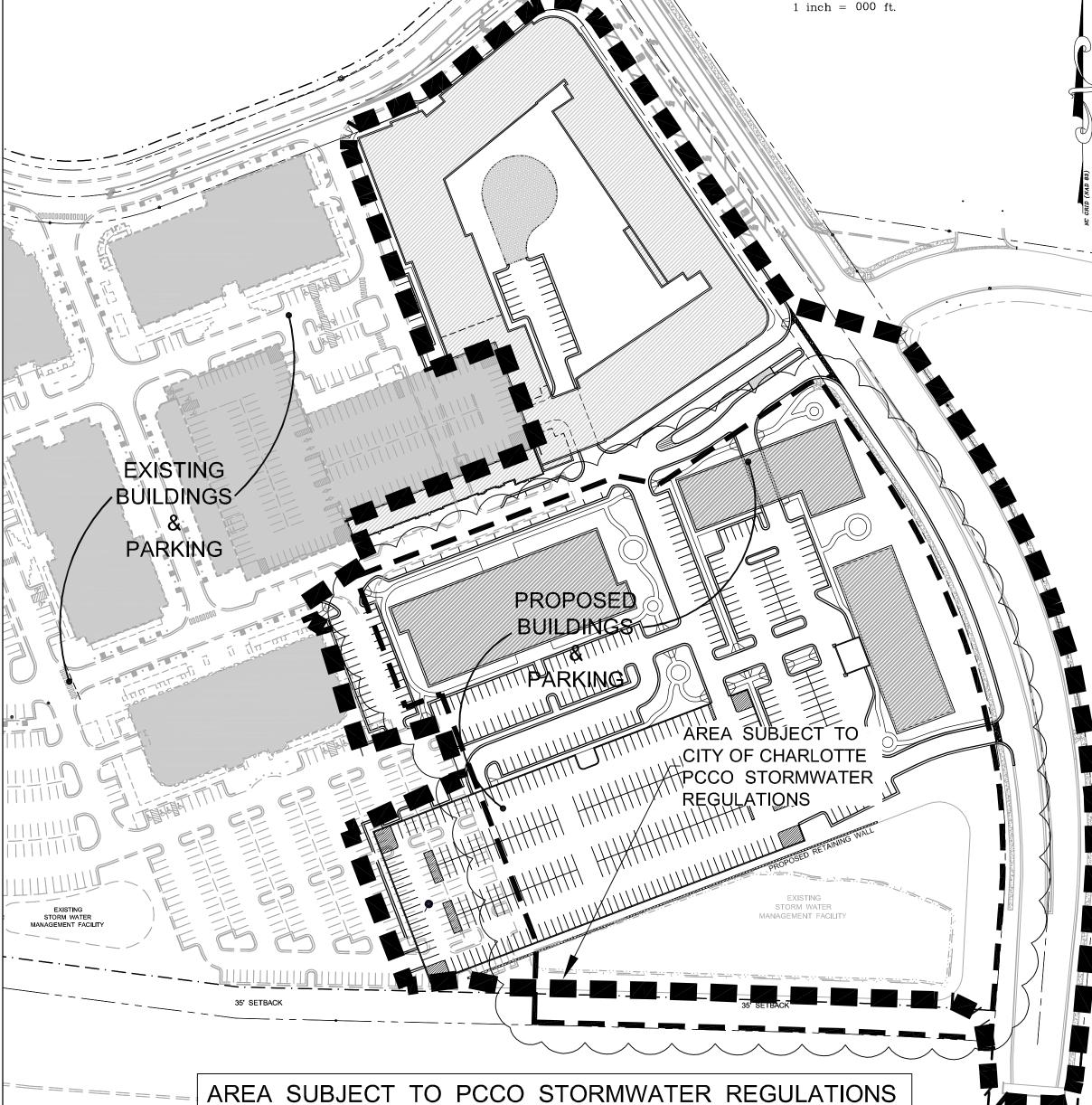
 2. THE BUILDING(S) CONSTRUCTED WITHIN DEVELOPMENT AREA C, IF CONSTRUCTED AS SINGLE STORY BUILDING(S), WILL BE DESIGNED AS TO HAVE THE APPEARANCE OF A MULTI-STORY BUILDING BY THE UTILIZATION OF DESIGN ELEMENTS THAT GIVE THE BUILDING THE APPEARANCE OF HAVING MORE THAN ONE FLOOR/STORY, THE MINIMUM AVERAGE HEIGHT OF THE ONE
- BE CONSTRUCTED WITH MULTIPLE USABLE STORIES. . THE USE WITH ACCESSORY DRIVE-THROUGH WINDOWS LOCATED WITHIN THE DEVELOPMENT AREA C MAY NOT HAVE MORE THAN THREE (3) DRIVE-THROUGH LANES IN TOTAL. THE ALLOWED DRIVE-THROUGH LANES MUST BE LOCATED INTERNALLY TO THE PROPOSED BUILDING AS DEFINED ABOVE IN SECTION 2 ABOVE.

STORY BUILDING WILL BE NO LESS THAN 25 FEET AS MEASURED TO THE TOP OF THE PARAPET WALL. THE BUILDING MAY ALSO

- <u>THY BYPOSKID PORTIONS OF THE STRUCTURED PARKING DECKS WILL BE EMISHED TO CONFORM ARCHITECTURALLY TO THE</u> ADJOINING BUILDRINGS. BUILDINGS WITHIN DEVELOPMENT AREAS A, B AND C THAT HAVE FRONTAGE ON COMMUNITY HOUSE ROAD OR THE PRIVATE DRIVE INDICATED ON THE TECHNICAL DATA SHEET WILL BE DESIGNED TO ADDRESS THE ABUTTING STREET OR DRIVE AND WILL ALSO HAVE AN ENTRANCE THAT FACES THE PUBLIC STREET, EXCEPT THAT BUILDINGS WITH FRONTAGE ON TWO STREETS
- (EITHER PUBLIC OR PRIVATE) MAY HAVE AN ENTRANCE TO ONLY ONE STREET. OFF-STREET PARKING AREAS, MANEUVERING FOR PARKING OR DRIVE-THROUGH WINDOWS WILL NOT BE LOCATED BETWEEN COMMUNITY HOUSE ROAD, THE INTERNAL PRIVATE DRIVE AND THE PROPOSED BUILDINGS; HOWEVER, VEHICULAR PARKING AND MANEUVERING MAY BE LOCATED TO THE SIDE OR BEHIND SUCH BUILDINGS.
- . THE BUILDING(S) LOCATED WITHIN DEVELOPMENT AREA B WILL NOT ORIENT THE SERVICE SIDE OF SUCH BUILDING(S) TO COMMUNITY HOUSE ROAD AND THE BUILDING(S) CONSTRUCTED WITHIN DEVELOPMENT AREA A WILL NOT ORIENT THE SERVICE SIDE OF THE BUILDING(S) TO THE INTERNAL PRIVATE DRIVE. HOWEVER, THE SERVICE SIDE OF THE BUILDINGS MAY BE LOCATED ON THE SIDES OF THE BUILDINGS.
- THE SERVICE AREAS OF THE BUILDINGS CONSTRUCTED ON THE SIZEWILL BE SCREENED FROM THE ADJOINING STREETS WITH WALLS DESIGNED TO COMPLEMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE
- PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS. ALL DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE METAL GATE. THE SOLID WALL WILL UTILIZE BUILDING MATERIALS SIMILAR TO OR IDENTICAL TO THE BUILDING MATERIALS USED ON THE ADJOINING PRINCIPLE USE BUILDINGS. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE
- MEPER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL . RŎOF TOP HVAC ĂND REĽATED MĚCHANÍCAL EQUIPMENŤ WILL BE SCREĚNED FROM PUBLIC VIEW AT GRĂDE LEVEL. HVÁC AND RELATED MECHANICAL EQUIPMENT LOCATED AT GRADE WILL BE SCREENED FROM THE ADJOINING PUBLIC STREETS OR THE INTERNAL PRIVATE DRIVE WITH EITHER LANDSCAPING OR ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE METAL GATE, THE ENCLOSURE WILL BE DESIGNED TO COMPLEMENT THE BUILDING'S ARCHITECTURE.
- STREETSCAPE, LANDSCAPING, BUFFERS AND OPEN SPACE: a. ALONG COMMUNITY HOUSE ROAD, THE PETITIONER WILL PROVIDE A 20 FOOT SETBACK FROM THE BACK OF THE CURB. THIS SETBACK REPRESENTS A REDUCTION OF THE REQUIRED CC SETBACK AS ALLOWED BY THE ORDINANCE. THE BUILDINGS ALONG THIS SETBACK WILL COMPLY WITH SECTION 11.405.(7)(A) OF THE ORDINANCE
- b. A 35 FOOT MINIMUM SETBACK WILL BE ESTABLISHED ALONG 1-485 AS MEASURED FROM THE EXISTING RIGHT-OF-WAY. c. THE PETITIONER WILL PROVIDE A MINIMUM SETBACK OF 16 FEET AS MEASURED FROM THE BACK OF CURB ALONG THE NEW INTERNAL PRIVATE DRIVES AS SPECIFICALLY DESIGNATED AND DEPICTED ON THE REZONING SITE PLAN. THE FIRST FLOOR OF BUILDINGS PLACED ALONG THESE NEW INTERNAL PRIVATE DRIVES WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE INTEREST AND ACTIVITY. BLANK WALLS WILL NOT BE ALLOWED. THE BUILDINGS ALONG THE NEW
- PRIVATE DRIVES WILL COMPLY WITH SECTION 11.405.(7)(A) OF THE ORDINANCE. d. A UNIFIED STREETSCAPE TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE ALONG EXISTING AND PROPOSED PUBLIC STREETS AND PRIVATE DRIVES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE STREETSCAPE TREATMENTS WILL INCLUDE AT A MINIMUM: (I) AN EIGHT (8) FOOT PLANTING STRIP OR TREE GRATES, (II) A SIX (6) FOOT SIDEWALK, (III) PEDESTRIAN SCALE DECORATIVE LIGHTING AND (IV) STREET TREES.
- . TREES IN PLANTING STRIPS AND IN TREE GRATES WILL BE PROVIDED WITH AUTOMATIC IRRIGATION. SIDEWALK AND PLANTING STRIPS ALONG INTERNAL DRIVES MAY BE INSTALLED IN PHASES IN ASSOCIATION WITH NEARBY
- DEVELOPMENT AND AS THE PROJECT DEVELOPS. z. THE PETITIONER WILL NOT BE REQUIRED TO PROVIDE A BUFFER BETWEEN THE PROPOSED NON-RESIDENTIAL USES AND THE PREVIOUSLY APPROVED RESIDENTIAL USE TO BE LOCATED ACROSS THE INTERNAL PRIVATE DRIVE. ANY REQUIRED BUFFERS WILL BE WATVED AS ALDOWED BY SECTION 11.495(5) OF THE CC SONTION DISTRICT h. AN OPEN SPACE AREA WILL BE LOCATED WITHIN DEVELOPMENT AREA C AT THE INTERSECTION OF COMMUNITY HOUSE ROAD AND THE INTERNAL PRIVATE DRIVE AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. THIS OPEN SPACE AREA WILL BE DESIGNED AS A FOCAL POINT FOR THE DEVELOPMENT AND WILL INCLUDE ATTRACTIVELY LANDSCAPE AREAS AND MAY ALSO INCLUDE DEVELOPMENT SIGNAGE AS WELL AS OTHER ARCHITECTURAL FEATURES. OTHER OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN. THESE OPEN SPACE

AREAS WILL BE IMPROVED WITH APPROPRIATE LANDSCAPING OR WITH LANDSCAPING AND HARDSCAPE TREATMENTS INCLUDING BUT NOT LIMITED TO WALKING PATHS. SEATING MAY BE PROVIDED IN THE OPEN SPACE AREAS LOCATED

ADJACENT TO OR IN BETWEEN BUILDINGS.



ENVIRONMENTAL FEATURES:

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (SEE LETTER DATED JULY 16TH 2010 FROM STORM WATER SERVICES FOR DETAILS AND SPECIFICS REGARDING
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN IS SUBJECT TO ADJUSTMENT IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AS APPLICABLE c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

10. PARKING:

- a. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- b. THE PETITIONER MAY UTILIZE SECTION 12.203 SHARED PARKING AND SECTION 12.209 ALLOWABLE REDUCTIONS AND RESTRICTIONS OF PARKING OF THE ORDINANCE TO REDUCE THE TOTAL NUMBER OF REQUIRED PARKING SPACES ON THE SITE (SEE PROVISIONS ON SHARED PARKING APPROVED FOR THE SITE BY REZONING PETITION NO. 2010-035)
- c. PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES AS GENERALLY INDICATED ON THE SITE PLAN. PARALLEL AND ANGLED PARKING MAY BE PROVIDED ALONG INTERNAL PRIVATE DRIVES.
- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

b. DETACHED SIGNS WILL BE LIMITED TO GROUND MOUNTED SIGNS.

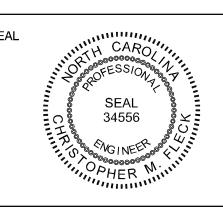
- c. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE, CONSEQUENTLY SIGNS MAY BE LOCATED THROUGHOUT THE SITE, INCLUDING, THE OTHER PORTIONS OF THE TORINGDON OFFICE PARK PREVIOUSLY ZONED UNDER PRIOR PETITIONS. THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE.
- d. THE PETITIONER WILL DEVELOP A MASTER SIGNAGE PLAN FOR THE SITE TO COORDINATE IDENTIFICATION AND DIRECTIONAL INFORMATION FOR THE STRUCTURES, STREETS, AND PEDESTRIAN AREAS OF THE SITE. SIGNAGE FOR THIS PORTION OF TORINGDON WILL BE COORDINATED WITH THE OTHER PORTIONS OF TORINGDON PREVIOUSLY APPROVED AND CONSTRUCTED.
- 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 WILL BE LIMITED TO 30 FEET IN HEIGHT.
- c. POLE MOUNTED LIGHTING ON THE TOP LEVEL OF DECKS SHALL BE CAPPED AND DIRECTED DOWNWARD. d. AS THE SITE DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS
- THAT BORDER THE SITE. **MISCELLANEOUS:**
- a. ALL NEW UTILITY LINES WILL BE PLACED UNDERGROUND AS REQUIRED BY THE ORDINANCE (SECTION 12.509).
- 14. 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.

15. 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

CHARLOTTE, NC 28269-2609

REZONING



SCALE: 1 inch = 60 feet

REVISIONS

DRAWN BY

APPROVED BY CHECKED BY 12/20/2013 DATE

TITLE

PROJECT NO. 50062529

SHEET NO.