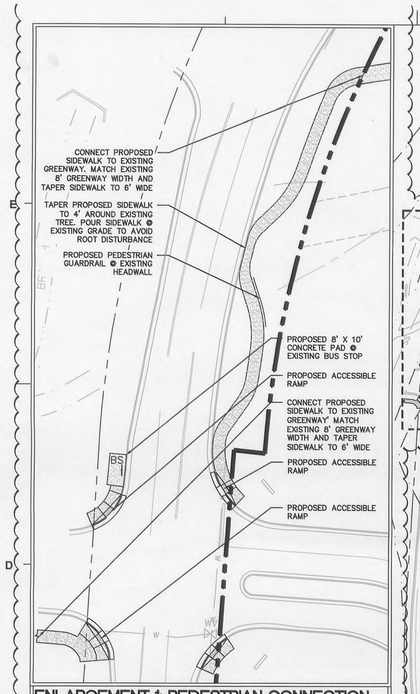


ENLARGEMENT 1: PEDESTRIAN CONNECTION TO PROPOSED BUS STOP - WEST

SCALE: 1"=30'

0 15' 30' 60'

SEE NOTE 5

EXISTING BRIDGE TO BE REPAIRED

PROPOSED IMPROVEMENTS TO PEDESTRIAN TUNNEL:
- 8' WIDE CONCRETE SIDEWALK APPROACH ON EACH SIDE (10'-15' PAD) SUBJECT TO SWIM BUFFER REQUIREMENTS
- GRADING TO ALLOW POSITIVE DRAINAGE AT TUNNEL AND SIDEWALK
- REPAIR LIGHTING IN TUNNEL

EXISTING PEDESTRIAN TRAIL TO BE MAINTAINED BY ELECTROLUX

SEE ENLARGEMENT 2 THIS SHEET

SEE ENLARGEMENT 1 THIS SHEET

EXISTING GRAVEL PATH

EXISTING 4' SIDEWALK

PROPOSED PUBLIC STREET #2

100.00' LANDSCAPE SETBACK

PROPOSED CONNECTION TO EXISTING 4' SIDEWALK

PROPOSED FUTURE PUBLIC STREET #2 PER SUBDIVISION REGULATION WITH 24' SETBACK FROM BACK OF CURB

DEVELOPMENT AREA 1

DEVELOPMENT AREA 2A

DEVELOPMENT AREA 2

DEVELOPMENT AREA 3

EXISTING URBAN OPEN SPACE

EXISTING ELECTROLUX BUILDING

EXISTING URBAN OPEN SPACE

PROPOSED 4' SIDEWALK

PROPOSED 6' SIDEWALK

PROPOSED ACCESSORY BUILDING

PROPOSED OUTDOOR COURT

PROPOSED URBAN OPEN SPACE

PROPOSED EXPANSION

FUTURE EXPANSION

PROPOSED COURTYARD

PROPOSED DETENTION AND WATER QUALITY

PROPOSED DETENTION AND WATER QUALITY

PROPOSED DETENTION AND WATER QUALITY

PROPOSED PRIVATE STREET

10'x70' SIGHT TRIANGLE

35'x35' SIGHT TRIANGLE

END OF PROPOSED PUBLIC STREET #1 RIGHT-OF-WAY.

FUTURE ROAD EXTENSION TO CONFORM TO GUIDELINES SET FOR IN THE UNIVERSITY RESEARCH PARK SMALL AREA PLAN.

35'x35' SIGHT TRIANGLE

10'x70' SIGHT TRIANGLE

30' LANDSCAPE SETBACK FROM BACK OF CURB ALONG DEVELOPMENT AREA 2 (RE-3(O))

20' LANDSCAPE SETBACK FROM RIGHT-OF-WAY ALONG DEVELOPMENT AREA 3 (O-1(CD))

EXISTING PROPERTY LINE

DEVELOPMENT AREA LINES OFFSET 8' FOR GRAPHIC CLARITY, TYP.

30.00' LANDSCAPE SETBACK

10.00' SIDE YARD

30.00' REAR YARD

EXISTING 60' PUBLIC RIGHT-OF-WAY

PROPOSED 100' LANDSCAPE SETBACK

10'x70' SIGHT TRIANGLE

35'x35' SIGHT TRIANGLE

PROPOSED ELECTROLUX WAY CONNECTION TO DAVID TAYLOR DRIVE (FULL MOVEMENT)

10'x70' SIGHT TRIANGLE

35'x35' SIGHT TRIANGLE

100.00' LANDSCAPE SETBACK

30.00' LANDSCAPE SETBACK

8' PLANTING STRIP 6' SIDEWALK TYP.

PROPOSED VARIABLE WIDTH PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CHARLOTTE.

PROPOSED 6' SIDEWALK AND 8' PLANTING STRIP TO BE PROVIDED ALONG FUTURE PUBLIC STREET.

ELECTROLUX WAY (PUBLIC STREET)

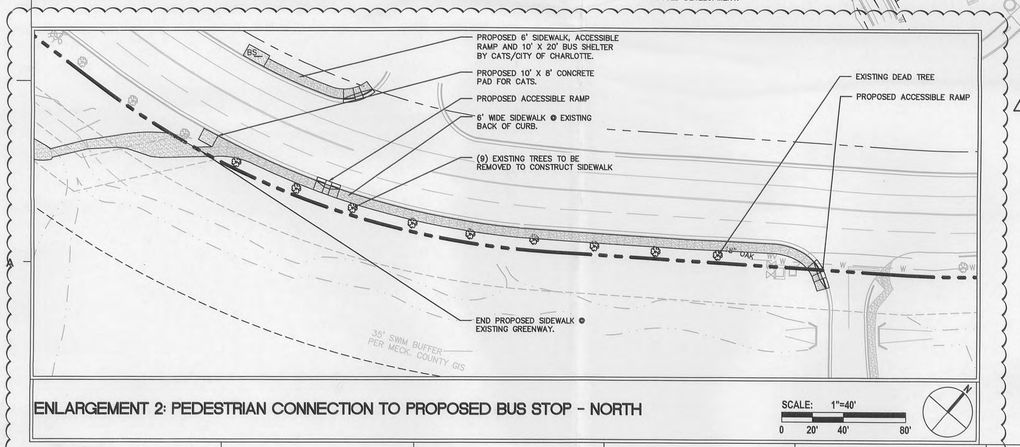
EXISTING PUBLIC WATERLINE TO PROVIDE SERVICE TO PROPOSED DEVELOPMENT.

EXISTING PUBLIC SANITARY SEWER LINE TO PROVIDE SERVICE TO PROPOSED DEVELOPMENT.

DEVELOPMENT AREA LINES OFFSET 8' FOR GRAPHIC CLARITY, TYP.
EXISTING PROPERTY LINE

SCALE: 100'

0 50' 1"=100' 200'



ENLARGEMENT 2: PEDESTRIAN CONNECTION TO PROPOSED BUS STOP - NORTH

SCALE: 1"=40'

0 20' 40' 80'

LEGEND

SYMBOL

- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING STREET CONNECTION
- FUTURE STREET CONNECTION
- DEVELOPMENT AREAS

GENERAL REZONING NOTES

2
1. SEE SHEET RZ-3 FOR ZONING EXHIBIT
2. SEE SHEET RZ-3 FOR BUILDING AND PARKING ENVELOPES
3. SEE SHEET RZ-3 FOR ACCESS AND CONNECTIVITY MAP
4. SEE SHEET RZ-2 FOR REZONING NOTES
5. GREENWAY: INFORMATIONAL AND DIRECTIONAL GREENWAY SIGNAGE BY UNIVERSITY CITY PARTNERS OR MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT WILL BE PERMITTED WITHIN THE ELECTROLUX SITE OR ADJACENT TO THE PEDESTRIAN TRAIL.

REZONING SUMMARY	Petition No. 2014-035
PETITIONER:	ELECTROLUX NORTH AMERICA, INC 10200 DAVID TAYLOR DRIVE CHARLOTTE, NC 28262
PROPERTY OWNER:	ELECTROLUX NORTH AMERICA, INC 10200 DAVID TAYLOR DRIVE CHARLOTTE, NC 28262
TAX PARCEL #:	04742105 04738111 04715401
SITE AREA:	90 ACRES ±
EXISTING ZONING:	RE-2
2 REZONING SITE AREA: DEVELOPMENT AREA 1 + 2 + 2A: DEVELOPMENT AREA 3:	83.3 AC ± 6.6 AC ±
PROPOSED ZONING: DEVELOPMENT AREA 1 + 2: DEVELOPMENT AREA 3:	RE-3(O) O-1(CD)
MAX BUILDING SQ FT.: DEVELOPMENT AREA 1 + 2: DEVELOPMENT AREA 3:	1,170,000 SF (276,126 SF EXISTING) 75,000 SF
MAX. BUILDING HEIGHT: 2 DEVELOPMENT AREA 1 + 2: DEVELOPMENT AREA 3 + 2A:	150' PER OPTIONAL PROVISION PER ORDINANCE
PARKING REQUIREMENTS: 2 DEVELOPMENT AREA 1 + 2 + 2A: DEVELOPMENT AREA 3:	1 SPACE/450 SF PER OPTIONAL PROVISION PER ORDINANCE
URBAN OPEN SPACE REQUIREMENTS: *SEE NOTE 5 of SHEET RZ-2 FOR URBAN OPEN SPACE REQUIREMENTS.	
REQUIRED OPEN SPACE:	1 SF/200 SF OF GROSS LOT AREA. (83.3 AC X 43,560 SF = 3,628,548 SF) (3,628,548 SF/200 = 18,143 SF) 18,143 SF OPEN SPACE REQUIRED
PROVIDED OPEN SPACE:	20,000 SF (PROPOSED NEW)



ELECTROLUX HDQ-R&D

REZONING

10200 David Taylor Drive Charlotte, NC 28262

ColeJenest & Stone
Shaping the Environment Realizing the Possibilities
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

LS3P
227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

COLEJENEST & STONE P.A. SEAL C-1393 C-1103 NORTH CAROLINA

APPROVED BY CITY COUNCIL

JUL 21 2014

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2014 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
1	CITY COMMENTS	04.21.14
2	PUBLIC HEARING COMMENTS	06.20.14

PROJECT: 9107-131580/CJS 4140
DATE: 2014 FEB 24
DRAWN BY: JDB
CHECKED BY: SGF

REZONING PLAN

RZ-1

REZONING DOCUMENTS APRIL 21, 2014

REZONING NOTES

Electrolux North America, Inc.
Development Standards
2 **06/19/14**
Rezoning Petition No. 2014-035

Site Development Data:

--**Acreage:** ± 90.0 acres
--**Tax Parcel #s:** 047-154-01; 047-421-05; and 047-381-11
--**Existing Zoning:** RE-2
--**Proposed Zoning:** RE-3(O) and O-1(CD) and five (5) year vested rights.
--**Existing Uses:** Offices, Laboratories for testing products and materials, Research uses and Vacant.
2 --**Proposed Uses:** Uses permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the RE-3 zoning district and the O-1 zoning district (as more specifically described and restricted below in Section 3).
--**Maximum Gross Square feet of Development:** (i) within the RE-3(O) zoning district: up to 1,170,000 (276,126 existing) square feet of gross floor area of uses allowed by right and under prescribed conditions; and (ii) within the O-1(CD) zoning district: up to 75,000 gross square feet of uses allowed by right and under prescribed conditions.
--**Maximum Building Height:** As allowed by the Ordinance in the area zoned O-1(CD). In the area zoned RE-3(O), building height will be limited to 150 feet in Development Area 1 and 2 as allowed by the Optional Provisions below (for the purposes of this height limit, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).
2
--**Parking:** As required by the Ordinance for the O-1(CD) portion of the Site; and for the RE-3(O) portion of the Site as required by the Ordinance except that the parking requirement for "All Other Uses" (as listed in the RE-3 zoning district) will be modified to one parking space per 450 gross square feet of floor area as described in the Optional Provisions below.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Electrolux North America, Inc. ("Petitioner") to accommodate an expansion of the existing uses as well as future development on an approximately 90.0 acre site located on the southeast quadrant of the intersection of David Taylor Drive and Claude Freeman Drive (the "Site").

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 the RE-3(O) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (ii) the regulations established under the Ordinance for the O-1(CD) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of 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: (i) on the portions of the Site zoned RE-3(O) and developed for uses allowed in the RE-3 zoning district shall not exceed seven (7); and (ii) on the portions of the Site zoned O-1(CD) and developed for uses allowed in the O-1 zoning district shall not exceed three (3). 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.

e. **Planned/Unified Development**. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, 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 site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site 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 shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site 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.

2. Optional Provisions for RE-3(O) Area.

The following optional provisions shall apply to the portions of the Site designated RE-3(O) on the Technical Data Sheet:

a. To allow vehicular parking, maneuvering and service between the proposed buildings and: (i) David Taylor Drive; (ii) Claude Freeman Drive; and (iii) Electrolux Way; and (iv) public street # 2, in the manner generally depicted on the Rezoning Plan. However, retail sales uses and restaurants uses located in Development Area 2A will not be allowed to provide parking between the buildings and public street #2.
2
b. To allow buildings within Development Areas 1 and 2 to be constructed to a building height of 150 feet exclusive of roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment.
2
c. To allow the Public Urban Open Space requirements to be met with Private Urban Open Space. This optional provision will not apply to retail sales and restaurants uses are located in that Development Area 2A.
2
d. To allow parking for "All Other Uses" to be provided at the minimum rate of one parking space per 450 gross square feet (the minimum parking requirements for the other uses listed in Section 11.705.(9)(a) will not change).
2
e. To allow the setbacks required by the University Research Park Area Plan (The "URP Area Plan") to be reduced to 30 feet along Electrolux Way and 24 feet along public street # 2. The setbacks to be measured as specified in the Ordinance.

f. To not require a six (6) foot sidewalk along the majority of David Taylor Drive and
2
Claude Freeman Drive due to the location of the existing street trees and the severe changes in topography located directly behind the existing street trees. A sidewalk will be provided
2
along portions of David Taylor Drive and Claude Freeman Drive; this sidewalk will be connected to the existing pedestrian trail along Claude Freeman Drive as generally depicted and detailed on Sheet RZ-1 of the Rezoning Plan.

g. To not require doorways to be recessed into the face of buildings. This optional
2
provision will not apply to retail sales and restaurants uses located within Development Area 2A.

h. To not require each building facade oriented to a street to have an operable pedestrian entrance. This optional provision will not apply to retail sales and restaurants
2
uses located within Development Area 2A.

i. To allow the buildings on the Site to provide at least one loading dock space for each 200,000 square feet of building area.

j. To allow detached lights to be up to 30 feet high and to allow the existing Site lighting to remain.

k. To require buildings with more than six (6) stories to comply with the base of high rise requirements.

l. To allow two (2) detached Identification signs and two (2) detached directory signs per street front the detached Identification signs may have up to 50 square feet of sign area and be seven (7) feet high, the detached directory signs may have up to 24 square feet of
2
sign area and be up to five (5) high.

m. To allow the existing four (4) foot sidewalk connecting the Site to Claude Freeman Drive to be extend at the same width (this sidewalk is located along the existing northern most driveway on Claude Freeman Drive). At locations where the existing grade can
2
accommodate a wider sidewalk the width of the sidewalk may be increased to six (6) feet. This sidewalk may be used to meet the requirements of section 12.529 of the Ordinance.

n. To allow retail sales permitted in the B-1 zoning district over 10,000 square feet. The total amount of retail sales uses permitted in the B-1 zoning district that can be
2
constructed on the Site will be limited to 70,000 square feet of gross floor area. The maximum size of a single retail sales tenant will be limited to 35,000 square feet of gross floor area.

Note: The optional provision regarding signs is an addition/modification to the standards for signs in the RE-3 district and is to be used with the remainder of RE-3 standards for signs not modified by these optional provisions.

3. Permitted Uses, Development Area Limitations:

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 1 (2, 2A) and 3 (each a "Development Area" and collectively the "Development Areas").
2
2 b. Subject to the restrictions and limitations listed below, the principal buildings constructed within Development Areas 1, 2 and 2A on the Site may be developed: with up to 1,170,000 (276,126 existing) square feet of gross floor area of uses permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the RE-3(O) zoning district. The allowed square footage will be distributed between the Development Areas (1, 2 and 2A) there currently exist within Development Area 1 a total of 276,126 square feet of gross floor area. Development Area 2 and 2A may be developed with up to 893,874 square feet of gross floor area. Of the total allowed square
2
footage only up to 70,000 square feet may be used for retail sales allowed in the B-1 zoning district. The Petitioner reserves the right to add buildings and square footage to Development Area 1 by transferring allowed square footage from Development Area 2 and 2A.

c. The following uses will not be allowed in Development Areas (1, 2 and 2A): residential dwelling units; family childcare homes; nursing homes, rest homes, homes for the aged and elderly and disabled housing; religious institutions; single retail sales tenant with
2
more than 35,000 square feet of gross floor area and motion picture theaters.

d. Only one use with an accessory drive-through window will be allowed on the Site.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a 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 equipment access (such as stairs, elevator shafts, vestibules, roof top equipment 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 required by the Ordinance or these development standards).

e. Subject to the restrictions and limitations listed below, Development Area 3 may be developed with up to 75,000 square feet of gross floor area of uses allowed by right and under prescribed conditions together with accessory uses allowed in the O-1 zoning district. The following uses will not be allowed within Development Area 3: residential dwellings units; active adult retirement communities; bed and breakfasts; childcare centers in a residence; equestrian oriented subdivisions; family childcare homes; jails and prisons; nursing homes, rest homes, homes for the aged, elderly and disabled housing; and orphanages, children's homes, and similar nonprofit institutions providing domiciliary care for children.

4. Transportation Improvements and Access:

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, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

2 *The following Transportation Improvements are also illustrated on Sheet RZ-3. Exhibits 1A and 1B and 2A and 2B on Sheet RZ-3 are to be used in conjunction with the following notes to determine the extent of the proposed improvements.*

1. Phase One Improvements.

de. Electrolux Way:

- Construct Electrolux Way as generally depicted on the Rezoning Plan, with five (5) foot bike lanes in each direction.

b. At the Intersection of W.T. Harris and Research/IBM:

- On Research side of W.T. Harris add a left turn lane with 420' of storage (by removal of the existing landscaped median), with an appropriate taper, changing the current left through lane to a through lane, and leaving the existing right turn lane as is;
- Modify existing signal operation as needed; and
- Provide pedestrian improvements on the Research Drive side of the intersection; the total cost of the pedestrian improvements required to be provided by the Petitioner will not exceed $50,000.

c. At the Intersection of Mallard Creek and Governor Hunt:

- Add a second westbound left turn lane on Governor Hunt Road with 150 feet of storage with an appropriate taper;
- Remark westbound Governor Hunt Road for the full length of the existing median to provide two travel lanes for the length of the existing median;
2
- Extend the existing northbound right turn lane storage on Mallard Creek Road from 75 feet to 175 feet with an appropriate taper; and
- Modify the existing signal as needed.

d. At the Intersection of Mallard Creek Church and Claude Freeman:

- Add a second westbound left turn lane from Mallard Creek Church Road onto Claude Freeman Drive with 200 feet of storage with an appropriate taper;
- Extend the existing westbound left turn lane from Mallard Creek Church Road onto Claude Freeman from 140 feet to 200 feet of storage with an appropriate taper;
- Install a second northbound left turn lane on Claude Freeman Drive with 175 feet of storage with an appropriate taper within the existing landscape median; Mallard Creek Church Road will need to be widened to provide the second westbound left turn lane; CDOT and NCDOT will allow lane width reductions to minimize costs;
- To ensure good use of the westbound left turn lanes, the existing CATS bus stop located on southbound Claude Freeman Drive will need to be relocated further south on Claude Freeman Drive;
- Modify the existing signal as needed; and
- Replace any pedestrian infrastructure removed as a result of the improvements.

e. At the Intersection of Research Drive and David Taylor Drive:

- Add a channelized westbound right turn lane with 225 feet of storage and with an appropriate bay taper from Research Drive onto David Taylor Drive (with appropriate corner island) under yield control.

f. At the Intersection of Electrolux Way and David Taylor Drive:

- Improve Electrolux Way with one northbound ingress lane and two southbound egress lanes (one lane that terminates as a left turn lane and the other that terminates as right turn lane with a minimum of 150 feet of storage and with an appropriate bay taper);
- An eastbound left turn lane on David Taylor Drive with 150 feet of storage, appropriate bay and through lane bay tapers; this will also require a through lane taper on the east side of the intersection a minimum 200 feet in length; and
- A westbound right turn lane on David Taylor Drive with 200 feet of storage with an appropriate bay taper.

II. Phase Two Improvements.

a. Public Street # 2:

- Construct Public Street # 2 in the location generally depicted on the Rezoning Plan; and
- The roadway cross-section for Proposed Public Street # 2 should include three lanes; one travel lane in each direction; a two-way left-turn lane to be marked with appropriate left turn lanes at intersections, and a five (5) foot bike lane in each direction. No turn lanes are required on David Taylor Drive.

b. At the Intersection of Mallard Creek Road & Governor Hunt Road:

- Construct the same improvements as described above in Section 4.I.c Phase One Improvements, with the following modifications:
- The 2nd westbound left turn lane storage length on Governor Hunt Road will be extended from the initial 150 feet to 350 feet with an appropriate bay taper (all within the existing median); and
- The existing northbound right turn lane storage on Mallard Creek Road will be extended from the initial 175 feet to 250 feet with an appropriate bay taper; and
- Modify the existing signal as needed.

c. At the Intersection of Mallard Creek Church Road & Claude Freeman Drive:

- Construct the same improvements as described above in Section 4.I.d Phase One Improvements for this intersection, with the following modifications:
- The existing westbound left turn lane storage on Mallard Creek Church Road will be extended from the initial 200 feet to 300 feet and the recommended 2nd westbound left turn lane should match this 300 feet with an appropriate taper;
- The existing northbound left turn lane storage on Claude Freeman Drive will be extended from the initial 175 feet to 300 feet; and the recommended 2nd northbound left turn lane should match this 300 feet with an appropriate bay taper (within the existing median and two-way left-turn lane); and
- Modify the existing signal as needed.

d. At the Intersection of Mallard Creek Church Road & Senator Royall Place:

- Construct a 2nd northbound left turn lane on Senator Royall Place with 365 feet of storage to match the existing left turn lane with an appropriate bay taper (within the existing median).
3
e. At the Intersection of David Taylor Drive & Governor Hunt Road/Existing Access "B":

- Construct a northbound right turn lane on Governor Hunt Road with 100 feet of storage with an appropriate bay taper; and
- Extend the existing westbound left turn lane storage on David Taylor Drive from 100 feet to 225 feet with an appropriate bay taper.

III. Standards, Phasing and Other Provisions.

a. CDOT/NCDOT Standards. All of the foregoing public roadway improvements will be subject to the 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 the broad north Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

b. Phasing.

2 (i) The Petitioner will be allowed to construct on the Site and obtain a certificate of occupancy for up to 390,000 square feet of gross floor area of allowed uses upon the substantial completion of the roadway improvements listed above in Section 4.I. a. - f. Phase One Improvements; and
(ii) The Petitioner will be allowed to construct on the Site and obtain a certificate of occupancy for up to 968,874 square feet of gross floor area of the allowed uses upon the substantial completion of the roadway improvements listed above in Section 4.I a. - f. plus the completion of the improvements listed above in Section 4.II Phase Two Improvements a. - e.

2 **c. Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.III.b above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.III.a above provided, however, in the event all roadway improvements 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 the Petitioner will work with City Staff to determine a process 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.

d. Right-of-way Availability. It is understood that some of the public roadway 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 over a minimum of a 60 day period, 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 agree 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 and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in
2 connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process 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.

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, and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

IV. Access.

2 a. Access to the Site will be from David Taylor Drive, Claude Freeman Drive and Public Electrolux Way and # 2 as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
b. The number and location of access points to the internal public streets may be modified from what is indicated on the Rezoning Plan, the actual number and location will be determined during the building permit process and thereafter additional or fewer driveways may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

2 c. The Petitioner as part of the development of Development Area 2A located south of Public Street # 2 will as part of the development occurring within this area construct a vehicular and pedestrian connection (either as a private drive, private street or an additional public street) between Electrolux Way and Public Street # 2. The intent of this vehicular and pedestrian connection is to allow internal vehicular and pedestrian circulation between the different buildings and uses on the Site. This vehicular and pedestrian connection may be gated and only available to the tenants and users of the Site. The Petitioner will consult with CDOT on the configuration, design and location of this connection.

d. The alignment of the internal public streets, 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 so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Streetscape, Landscaping Open Space and Screening:

a. A 100 foot landscape setback will be provided along Claude Freeman Drive and David Taylor Drive and a 30 foot landscape setback will be provide along Electrolux Way and a 24 foot setback will be provided along public street # 2 for the portion of the Site
2 zoned RE-3(O). The setback will be measured from the back of the existing or proposed curb whichever is applicable. A 20 foot landscape setback will be provided along Electrolux way as required by the O-1 zoning district for the portion of the Site zoned O-1(CD). The landscape setbacks may be graded as needed to accommodate the development of the Site. Grading within the landscape setbacks will be allowed for but not limited to grading for roadway improvements, sight distance requirements, water quality and storm water detention, utilities, retaining walls and other Site elements and features. The portion of the landscape setbacks that are graded will be replanted with trees and shrubs.

2 b. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along both sides of Electrolux Way and Public Street # 2.

c. The Petitioner will provide an on-site walking trail/sidewalk for use of the employees of the Site as generally depicted on the Rezoning Plan.

d. Private Urban Open Space will be provided on the portion of the Site zoned RE-3(O) at the same rate as Public Urban Open Space is required in the locations as generally depicted on the Rezoning Plan and as allowed by the Optional Provisions above.

e. Meter banks will be screened where visible from public view at grade level.

f. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

6. Parking and Maneuvering Restrictions.

2 a. Parking and Maneuvering for parking, other than driveways providing access to parking areas, will not be allowed within: (i) the 100 foot setback established along David Taylor Drive and Claude Freeman Drive; (ii) the 30 foot setback provided along Electrolux Way; and (iii) the 24 foot setback provided along public street # 2 as generally depicted on the Rezoning Plan.

b. Parking will be provided as required by the Ordinance for the portion of the Site zoned O-1(CD). For the portion of the Site zoned RE-3(O) parking will be provided at the rate of one parking space per 450 gross square feet for "All Other Uses" as allowed by the Optional Provisions above; and as required by the ordinance for the other uses listed in Section 11.705.(9)(a) of the Ordinance.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. 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. Adjustment may be necessary to accommodate actual storm water treatment requirements and natural discharge points.

c. The Site will comply with the Tree Ordinance. The tree save requirements of the Tree Ordinance may be met on each individual parcel/Development Area or may be located throughout the Site and on different parcels/Development Areas as long as the total amount of tree save area provided meets the requirements of the Tree Ordinance (e.g. the tree save
2 requirements for Development Area 3 may be located on Development Areas 1, 2 and/or 2A. Conversely the tree save requirements for Development Areas 1, 2 and 2A may be located on Development Area 3.).

8. Signage:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

9. 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 streets, will be limited to 25 feet in height as allowed by the Optional Provisions.

2 **10. CATS Waiting Pad.**

a. The Petitioner will install a waiting pad for CATS transit riders, per CATS standards along Claude Freeman Drive as generally depicted on Sheet RZ-1.

2 **11. 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.

2 **12. 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.



ELECTROLUX HDQ-R&D

REZONING

10200 David Taylor Drive Charlotte, NC 28262

ColeJenest & Stone
Shaping the Environment Realizing the Possibilities
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

LS3P
227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-100 NORTH CAROLINA

APPROVED BY CITY COUNCIL
JUL 21 2014

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
COPYRIGHT 2014 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

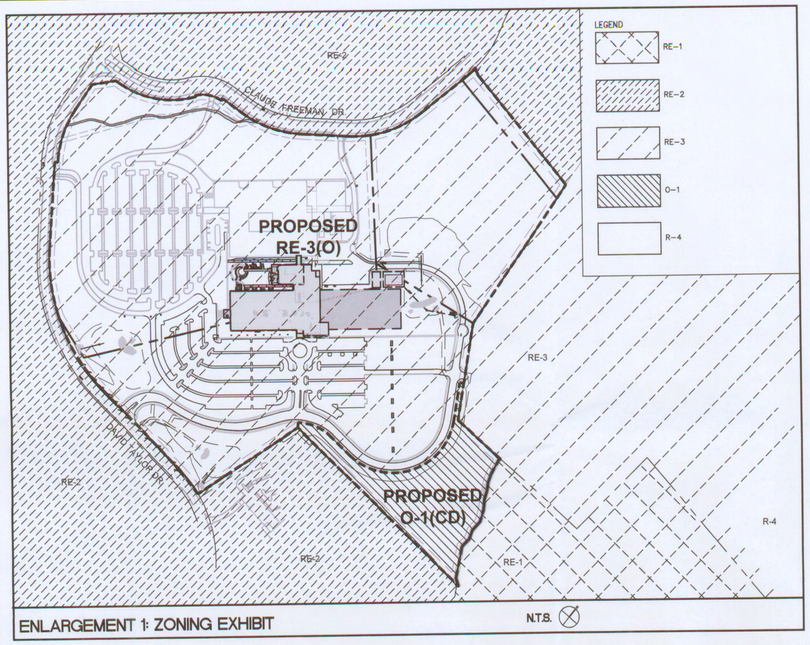
REVISIONS:

No.	Description	Date
1	CITY COMMENTS	04.21.14
2	PUBLIC HEARING COMMENTS	06.20.14
3	TRANSPORTATION COMMENTS	07.18.14

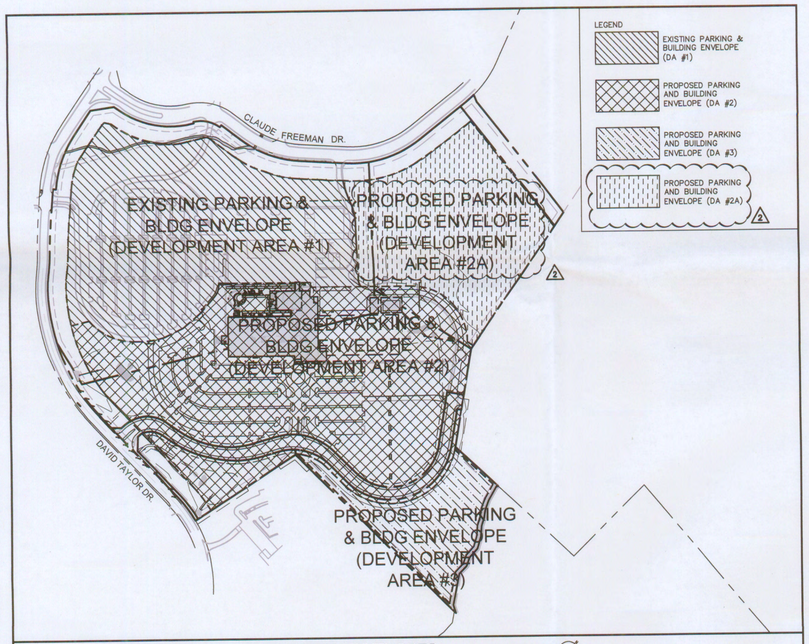
PROJECT: 9107-131580/CJS 4140
DATE: 2014 FEB 24
DRAWN BY: JDB
CHECKED BY: SGF

REZONING NOTES

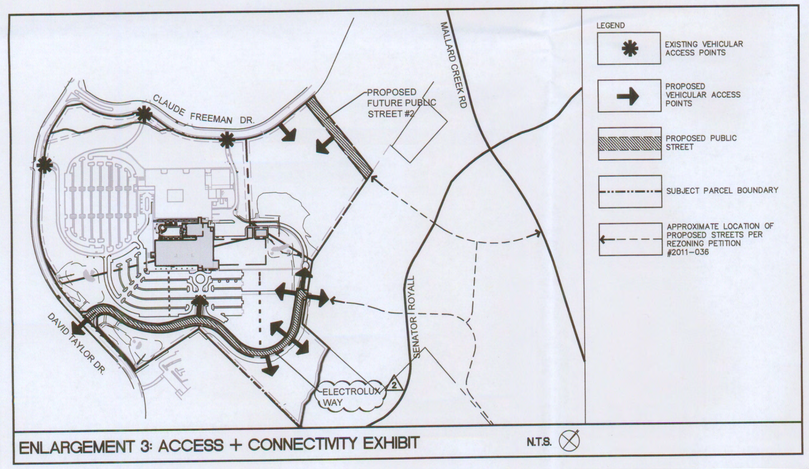
RZ-2



ENLARGEMENT 1: ZONING EXHIBIT N.T.S.



ENLARGEMENT 2: PARKING AND BUILDING ENVELOPES N.T.S.



ENLARGEMENT 3: ACCESS + CONNECTIVITY EXHIBIT N.T.S.

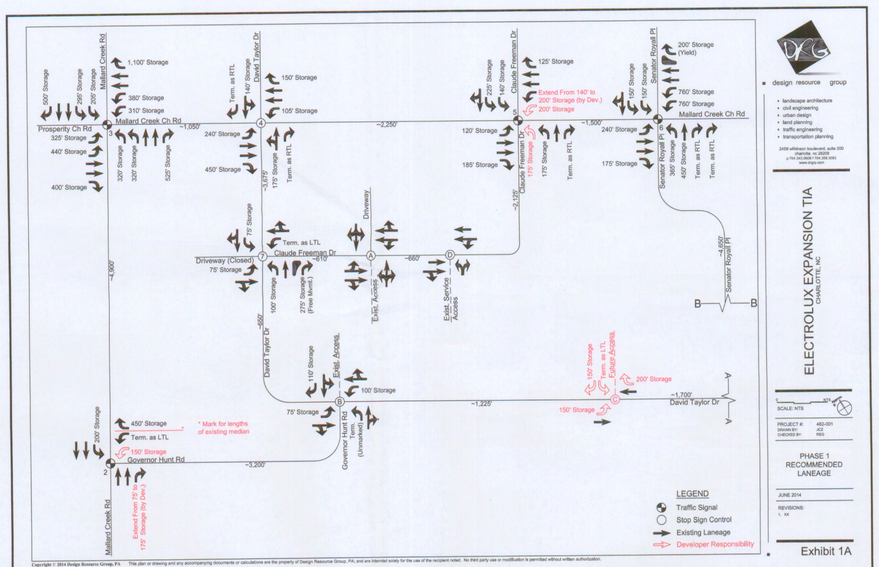


EXHIBIT 1A: PHASE 1 RECOMMENDED LANEAGE

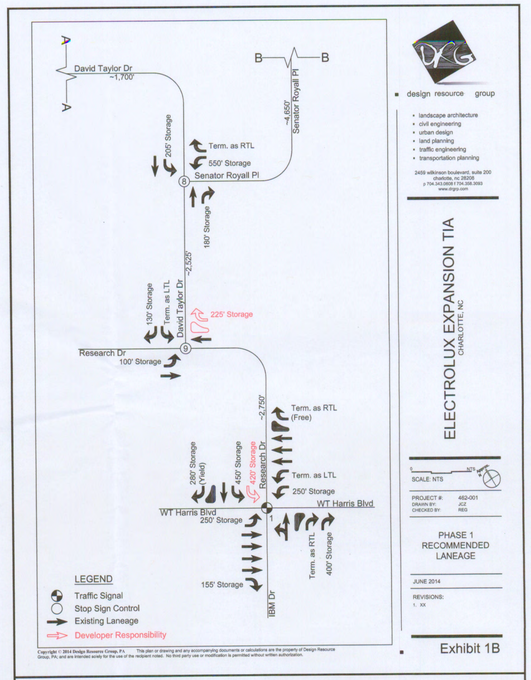


EXHIBIT 1B: PHASE 1 RECOMMENDED LANEAGE

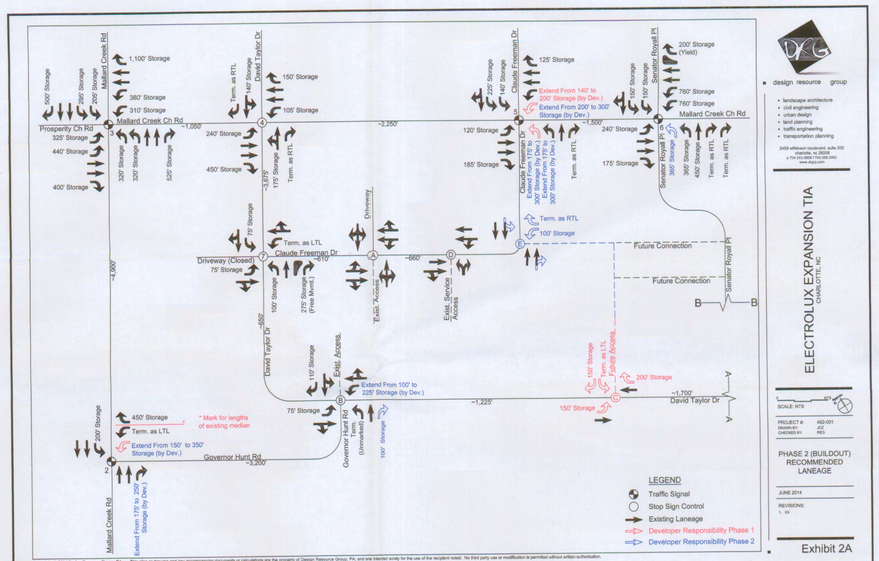


EXHIBIT 1B: PHASE 2 (BUILD OUT) RECOMMENDED LANEAGE

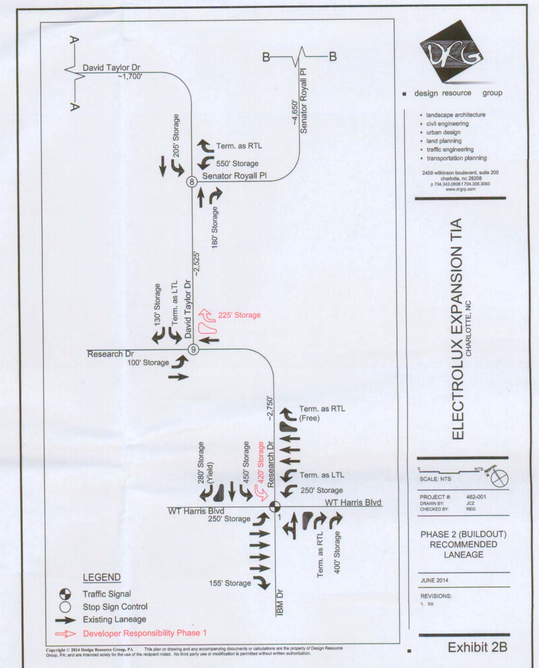


EXHIBIT 2B: PHASE 2 (BUILD OUT) RECOMMENDED LANEAGE



ELECTROLUX HDQ-R&D

REZONING

10200 David Taylor Drive Charlotte, NC 28262

ColeJenest & Stone
Shaping the Environment Realizing the Possibilities
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

LS3P
227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1381 NORTH CAROLINA

APPROVED BY CITY COUNCIL
JUL 21 2014

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2014 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
1	CITY COMMENTS	04.21.14
2	PUBLIC HEARING COMMENTS	06.20.14

PROJECT: 9107-131580/CJS 4140
DATE: 2014 FEB 24
DRAWN BY: JDB
CHECKED BY: SGF

REZONING EXHIBITS

RZ-3 2





APPROVED
CITY COUN
JUL 21 2014

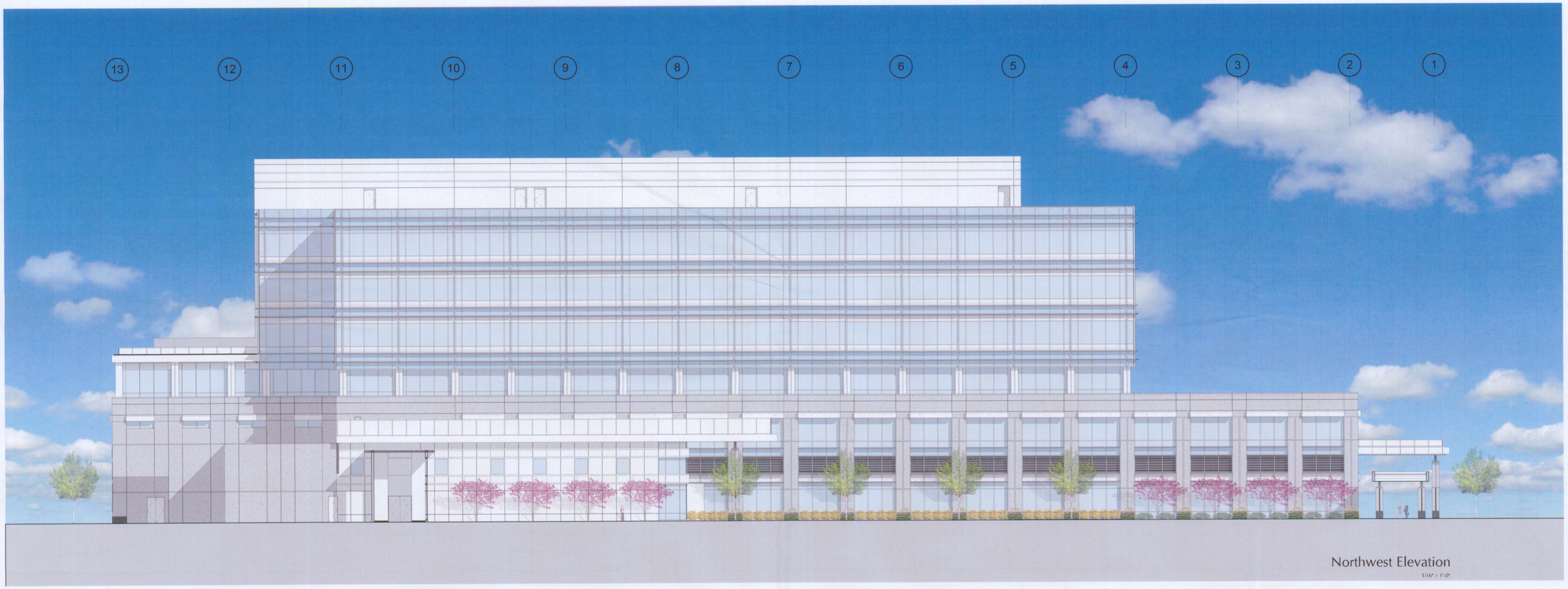
"This elevation is provided to reflect the architectural style and quality of the building that may be constructed on the Site (the actual building constructed may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained."

2014

Electrolux

ELECTROLUX HDQ-R&D
ELEVATIONS

LS



Northwest Elevation

1/16" = 1'-0"



Front Elevation

1/16" = 1'-0"

"This elevation is provided to reflect the architectural style and quality of the building that may be constructed on the Site (the actual building constructed may vary from this illustration as long as the general architectural concepts and intent illustrated is maintained."

APPROVE
CITY COU
JUL 21 20

2014 APR

Electrolux

ELECTROLUX HDQ-R&D
ELEVATIONS

LS3