

Rezoning Petition Packet

Petitions:

2017-127 through 2017-141

Petitions that were submitted by August 28, 2017


Staff Review Meeting: **September 14, 2017**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
 JUL 28 2017
 BY:

2017-127

Petition #:	
Date Filed:	7/28/2017
Received By:	

Complete All Fields (Use additional pages if needed)

Property Owner: Blue Line LLC. \ Craig Smith

Owner's Address: 2000 Innovation Drive Indian Trail, NC, Zip: 28079

Date Property Acquired: Unknown

Property Address: 421 East Sugar Creek Road, Charlotte, NC 28213

Tax Parcel Number(s): 091-051-40

Current Land Use: Industrial/Vacant Size (Acres): +/- 1.49

Existing Zoning: I-2 Proposed Zoning: TOD-M (O)

Overlay: N/A *(Specify PED, Watershed, Historic District, etc.)*

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: April 18, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Reuse of an existing building for redevelopment.

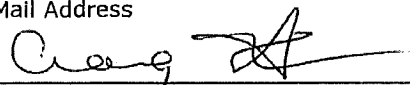
Casey P. Werner, PE ColeJenest & Stone
Name of Rezoning Agent

200 S. Tryon Suite 1400
Agent's Address

Charlotte, NC, 28202
City, State, Zip

704-971-4507
Telephone Number Fax Number

cwerner@colejeneststone.com
E-Mail Address


Signature of Property Owner

Craig Smith
(Name Typed / Printed)

Craig Smith
Name of Petitioner(s)

2000 Innovation Drive
Address of Petitioner(s)

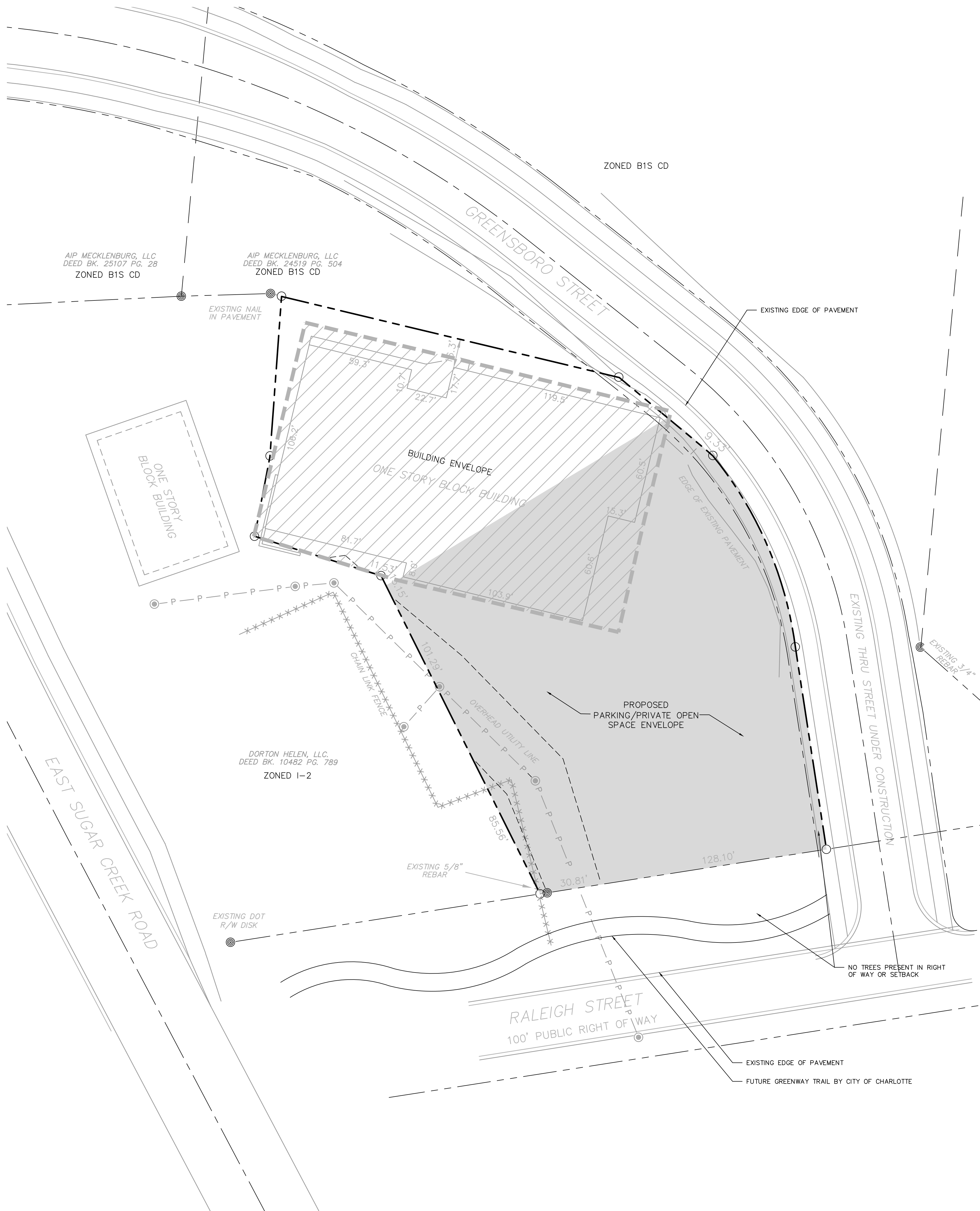
Indian Trail, NC, 28079
City, State, Zip

704-506-2367
Telephone Number Fax Number

csmith@innovativedigitalsystems.com
E-Mail Address

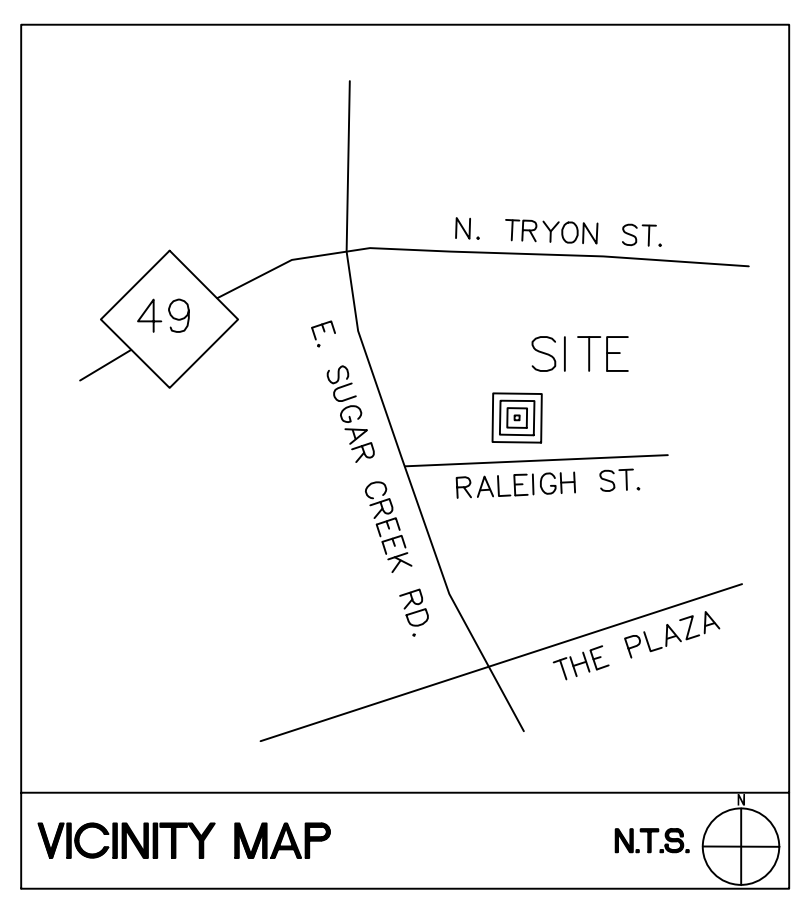

Signature of Petitioner

Craig Smith
(Name Typed / Printed)

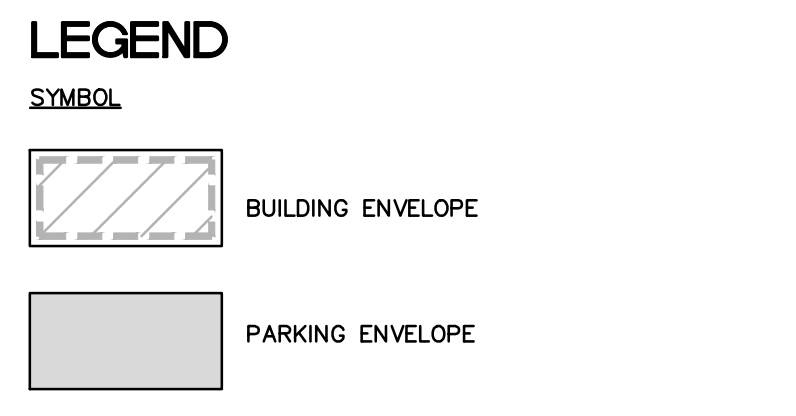


DEVELOPMENT STANDARDS
JULY 27, 2017

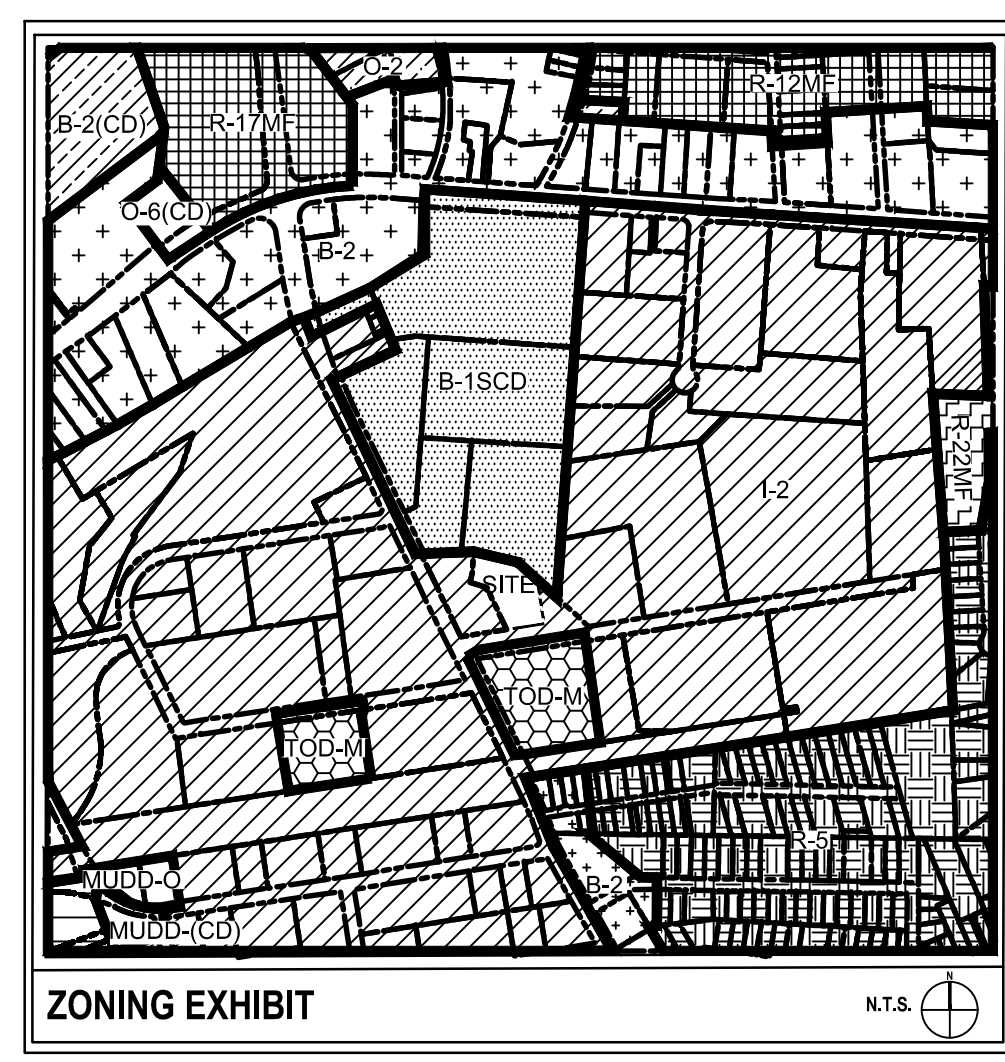
1. **GENERAL PROVISIONS**
 - A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE LINE LLC (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "PETITIONER") FOR AN APPROXIMATELY 1.49 ACRE SITE LOCATED ON THE NORTH SIDE OF RALEIGH STREET AT THE INTERSECTION OF RALEIGH STREET AND EAST SUGAR CREEK ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS CONSISTS OF TAX PARCEL NO. 091-051-40.
 - B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSIT ORIENTED DISTRICT ("TOD-M") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - C. THE PARCEL OF LAND THAT COMPRISES THE SITE MAY BE AT THE OPTION OF PETITIONER SUBDIVIDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
 - D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - E. A MAXIMUM OF 1 PRINCIPAL BUILDING MAY BE LOCATED ON THE SITE.
 - F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
2. **OPTIONAL PROVISIONS**
 - A. SURFACE PARKING AND VEHICULAR MANEUVERING AREAS SHALL BE PERMITTED BETWEEN BUILDING 1 AND THE REQUIRED SETBACK FROM RALEIGH STREET AND GREENSBORO STREET.
 - B. THERE SHALL BE NO MINIMUM PARKING REQUIREMENTS.
3. **PERMITTED USES**
 - A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE TRANSIT ORIENTED DEVELOPMENT-MIXED USE DISTRICT IN THE ZONING ORDINANCE.
 - B. THE EXISTING BUILDING MAY BE EXPANDED UP TO 5%. A REZONING WILL BE REQUIRED IF AN EXPANSION EXCEEDS 5%.
4. **TRANSPORTATION**
 - A. THE SITE WILL HAVE DRIVEWAY ACCESS TO GREENSBORO STREET AS WELL AS RALEIGH STREET. THE PROPOSED DRIVEWAY CONNECTION(S) WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
 - B. PARKING AREAS ARE INDICATED ON THE REZONING PLAN FOR THE SITE.
 - C. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - D. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
5. **ARCHITECTURAL STANDARDS - RESERVED**
6. **STREETScape AND LANDSCAPING - RESERVED**
7. **ENVIRONMENTAL FEATURES - RESERVED**
8. **PARKS, GREENWAYS AND OPEN SPACE - RESERVED**
9. **LIGHTING**
 - A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS, LANDSCAPING LIGHTING AND UPLIGHTING FOR THE BUILDINGS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.
 - C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
10. **FIRE PROTECTION - RESERVED**
11. **SIGNAGE - RESERVED**



SURVEY DISCLAIMER
BOWDEN SURVEYING & MAPPING, SURVEY ISSUE DATE OCTOBER 4, 2016. PROVIDED BY MICHAEL R. BOWDEN, 317 SOUTH LAUREL ST., LINCOLN, NC. (704) 691-5256



REZONING SUMMARY	
PARCEL AREA : (091-051-40)	±1.49 AC
TAX PARCEL #:	091-051-40
EXISTING ZONING:	I-2
PROPOSED ZONING:	TOD-M (O)
EXISTING USE:	INDUSTRIAL/"VACANT"
MINIMUM SETBACK:	16' (CLDS 9.1205 (18)(e))
MINIMUM SIDE YARD:	NONE
MINIMUM REAR YARD:	NONE
MAXIMUM BUILDING HEIGHT:	40 FEET
PARKING REQUIRED:	0
DEDICATED TREE SAVE:	DEVELOPER TO BUY OUT



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERSVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone
Shaping the Environment
Realizing the Possibilities
Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design
200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

BLUE LINE LLC.

2000 Innovation Drive
Indian Trail, NC 28079

TRYON THEATRE REDEVELOPMENT

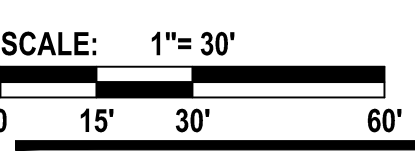
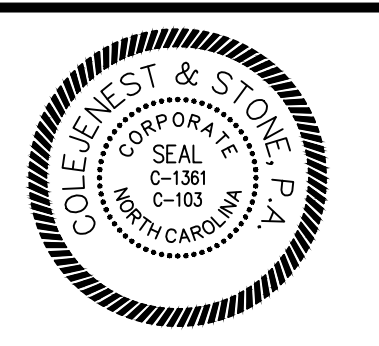
421 E. Sugar Creek Road
Charlotte, NC 28213

CONDITIONAL REZONING PLAN (2017-XXX)

Project No.
31886.17

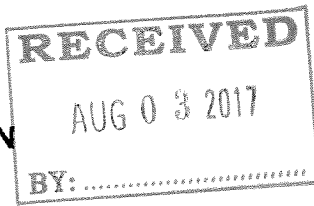
Issued
07/27/17

Revised



RZ-100

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.



2016-128

I. REZONING APPLICATION
CITY OF CHARLOTTE

Petition #:
Date Filed: 8/3/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Metropolitan Realty Company LLC c/o Sara Haight

Owner's Address: 1111 Metropolitan Avenue, Suite 300 City, State, Zip: Charlotte, NC 28204

Date Property Acquired: February 1, 2013

Property Address: 1055 Metropolitan Avenue

Tax Parcel Number(s): Tax Parcel No. 125-22C-97

Current Land Use: Office and Retail Size (Acres): +/- 8.042 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O S.P.A.

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Alan Goodwin et al.

Date of meeting: May 3, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To modify the approved MUDD-O Signage Package for portions of the site.

John Carmichael (Robinson Bradshaw)

Name of Rezoning Agent

101 N. Tryon Street, Suite 1900

Agent's Address

Charlotte, NC 28246

City, State, Zip

704-377-8341

Telephone Number Fax Number

jcarmichael@robinsonbradshaw.com

E-Mail Address

See Attached Signature Page

Signature of Property Owner

(Name Typed / Printed)

Metropolitan Realty Company LLC

Metropolitan Midtown Master Condominium Owners Association, Inc.

Name of Petitioner(s)

c/o Sara Haight

1111 Metropolitan Avenue, Suite 300

Address of Petitioner(s)

Charlotte, NC 28204

City, State, Zip

704-375-6418

Telephone Number Fax Number

shaight@bayerproperties.com

E-Mail Address

See Attached Signature Page

Signature of Petitioner

(Name Typed / Printed)

Signatures of Property Owner and Petitioners

METROPOLITAN REALTY COMPANY LLC

a Delaware limited liability company

By: Commingled Pension Trust Fund
(Strategic Property) of JPMorgan
Chase Bank, N.A.,
its sole member

By: JPMorgan Chase Bank, N.A.,
as Trustee

By: Mary Ann Cate
Name: Mary Ann Cate
Title: Executive Director

Date: ~~July~~ ^{August} 1, 2017

**METROPOLITAN MIDTOWN MASTER CONDOMINIUM OWNERS
ASSOCIATION, INC.**

By: Mary Ann Cate
Name: Mary Ann Cate
Title: President

Date: ~~July~~ ^{August} 1, 2017

METROPOLITAN SIGN PLAN



Approved 2/18/08
Signage package for
METROPOLITAN south of
the Charlotte-Towson Avenue
(Formerly Independence Blvd.)
RAM






This Application is Solely For The Purpose Of Amending The Approved Sign Plan For Portions Of The Metropolitan Development
Proposed Amendments To The Sign Plan Are Designated By Black Bold Face Type

Sign Plan Amendment 6/19/2017

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-Building E	
-Building F	
-Building P	
-Branded Entry Features	

This Application is Solely For The Purpose Of Amending The Approved Sign Plan For Portions Of The Metropolitan Development
Sign Plan Amendment 6/19/2017

  	TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Table of Contents	1. 00.00.00	3. 00.00.00	5. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		1

Introduction

This is the signage exhibit for (and an addendum to) the petition for MUDD-O for proposed mixed-use development in the Midtown area of Charlotte, NC by Pappas Properties, LLC, Colonial Properties and Collett & Associates.

As evidenced by all submitted components, significant effort has been made to create a dense, urban environment that succeeds in "disguising" large retail components which are more typically sited with acres of ground level parking.

The success of such a diverse mix of retail and business tenants, along with residential occupants, presents a unique communication and aesthetic challenge. This solution uses a high-density, richly urban mix of signs, banners, etc. to communicate to the public at large the exciting multiple functions and benefits "packed" on one site.

■ **Special Note from Charlotte Planning Commission:** "Staff is supportive of permitting administrative approval; content on a specific sign design, location and plan, for up to a 25% increase of allowed square footage or wall space, percentage based on unique, unusual and special circumstances."

The physical configuration of this "stratified" development presents unique communication challenges, both for its tenants and residents, and the visiting public, which suggest an "urban" density of signage. Such a mix of components required the "options" to the modest standard MUDD allowances depicted within.

Generally, the sign provisions outlined in Chapter 13 of the City of Charlotte Zoning Ordinance for Businesses (B1 & B2) and Shopping Centers, would meet the needs of the public and most tenants of this site, as they have for other enterprises within the City. However, this development's unique "layered" configuration of diverse tenants, the public's limited visual access, and its "indirect" physical access, especially in the cases of its larger retail tenants, called for specific considerations which follow the spirit if not always the present letter of more typical sign provisions.

The conditions of this project and the options allowed by MUDD-O are unique and are not intended to set precedents for any future project.

Rezoning Application: This Application Is For Changes To The Sign Plans Only

This request provides a solution for Branding the Development and encouraging marketing solutions for the Retail Tenants. The primary purpose for this request is to assure the success of the Development and the Retail Businesses in a unified and aesthetically pleasing manner.

Sign Plan Amendment 6/19/2017

Proposed Amendments To The Sign Plan Are Designated By Black Bold Face Type

  	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Introductory	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		2

Building A

	 	TITLE Building A: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 4
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Wall Sign Note:
Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed, may extend up to 4" away from building but may not extend above the building's parapet.

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq. ft. per sign, attached to the building.

Proposed Project ID Graphics
55 sq. ft. total (as shown)- individual halo-illuminated channel letters mounted on architectural building feature. Sign also to be located on opposite side of building feature.

NOTE: Project ID Graphics/Sign - 110 sq. ft. total allowed for individual letters, based on previously approved signage exhibit package. This allowable sign area to be utilized and divided into (2) Project Identity Signs on both sides of architectural building feature.

Project ID Graphics/Sign and Tenant ID Wall Signs
300 sq. ft. total (330 sq. ft. if individual letters/characters are used, an increase of 10%). Square footage allotments per Tenant(s) to be determined by Landlord.

Tenant Loading Entrance Sign(s) (35 sq. ft. maximum over each door, 38.5 sq. ft. if individual letters are used, an increase of 10%)

Location not to be limited to this location

Upper Level Tenant Wall Signs
for each Upper-Level Tenant 10% of leased building face, 200 sq. ft. total maximum (220 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq. ft. maximum.

Locations are only suggested by these depictions

(not used)

First Floor/Street Level Tenant Wall Signs for each Street-Level Tenant 10% of leased building face, 100 sq. ft. total maximum (110 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq. ft. maximum. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

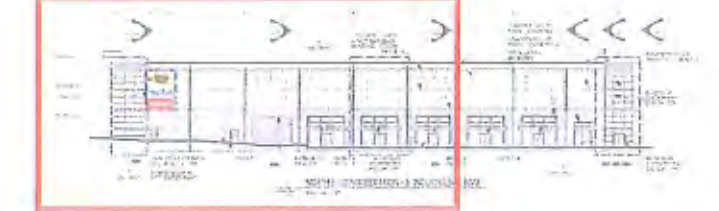
Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction.

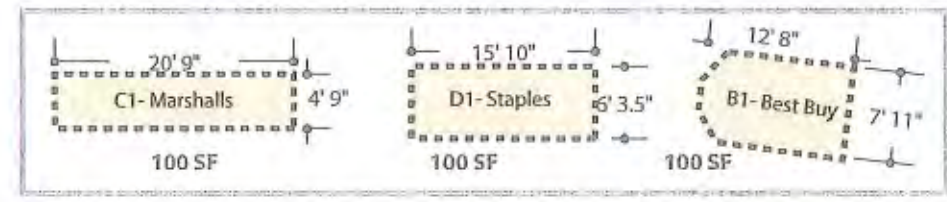
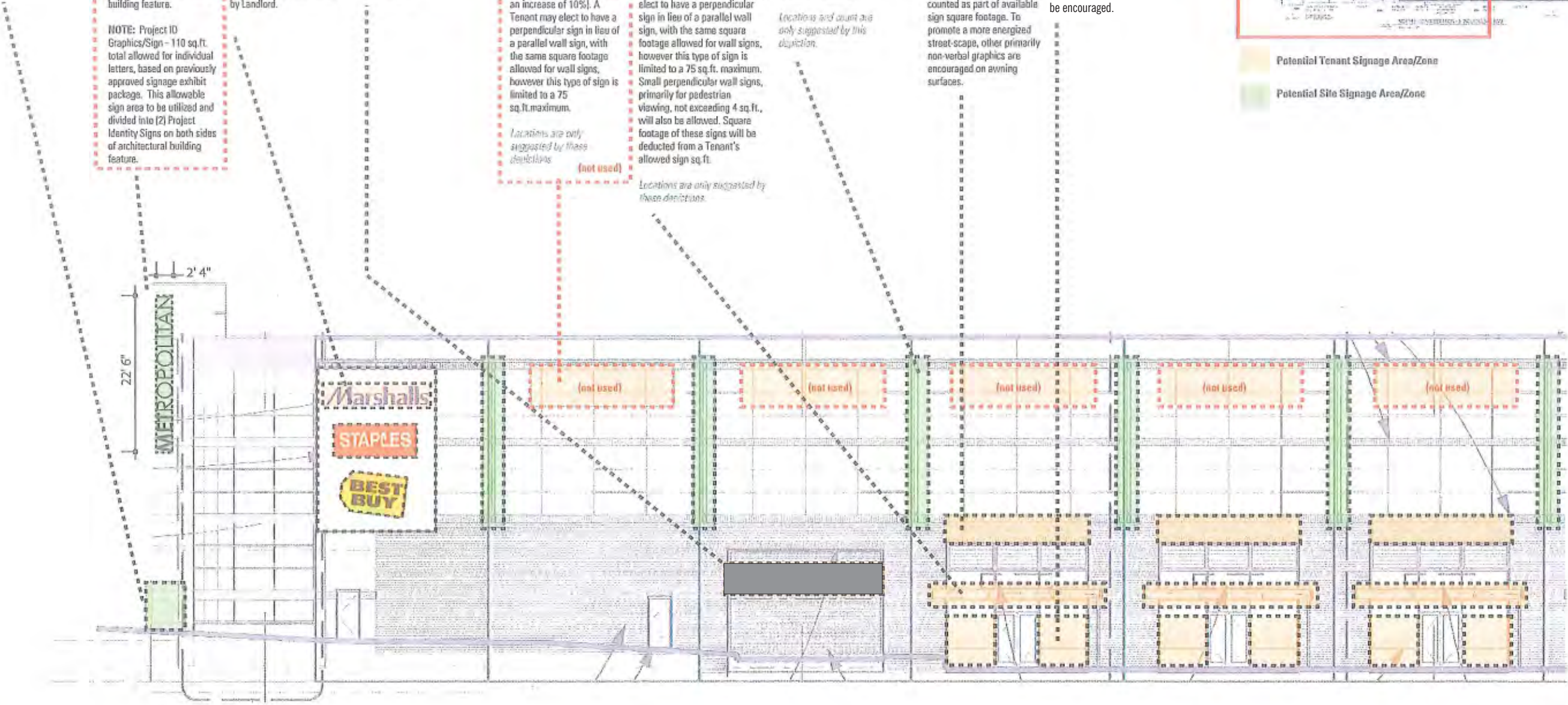
Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scapes, other primarily non-verbal graphics are encouraged on awning surfaces.

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Area Shown



Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



1
AA.1/AA.2.1

NORTH BUILDING ELEVATION - S. INDEPENDENCE BLVD.
SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Building A Partial North Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		5

Tenant Loading Entrance Sign(s) (35 sq. ft. maximum over each door, 38.5 sq. ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

First Floor/ Street Level Tenant Wall Signs for each Street Level Tenant 10% of leased building face, 100 sq. ft. total maximum (110 sq. ft. total maximum if individual letters/ characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq. ft. maximum. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on an awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Typical Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Upper Level Tenant Wall Signs for each Upper- Level Tenant 10% of leased building face, 200 sq. ft. total maximum (220 sq. ft. total maximum if individual letters/ characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq. ft. maximum.

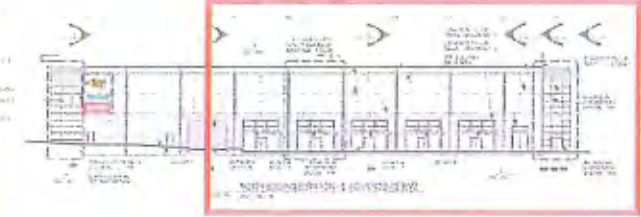
Locations are only suggested by these depictions

(not used)

Project ID Graphics/ Sign 100 sq. ft. total, 110 sq. ft. if individual letters/ characters are used, an increase of 10%.

NOTE: This allowable area/location, indicated in earlier submission - to be utilized in new location, see page 5 of this package.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



1 NORTH BUILDING ELEVATION - S. INDEPENDENCE BLVD.
 AA.1 | AA2.1 SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Building A Partial North Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		6

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq. ft. per sign, attached to the building.

Wall Sign Note: Any Tenant (and/ or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

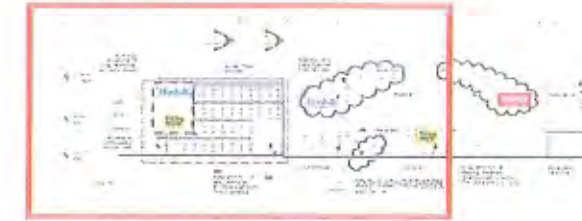
Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Tenant Awning for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized streetscape, other primarily non-verbal graphics are encouraged on awning surfaces.

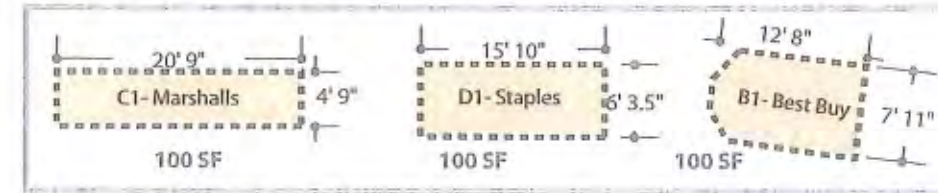
Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Building A Partial South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		7

Wall Sign Note: Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized streetscape, other primarily non-verbal graphics are encouraged on awning surfaces.

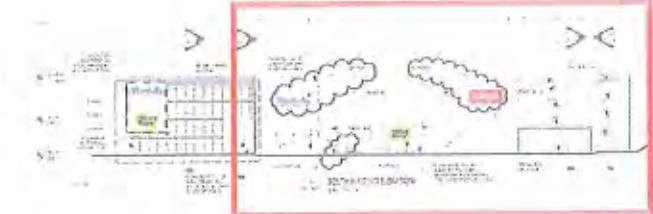
Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).
Locations and count are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)
Location not to be limited to this depiction

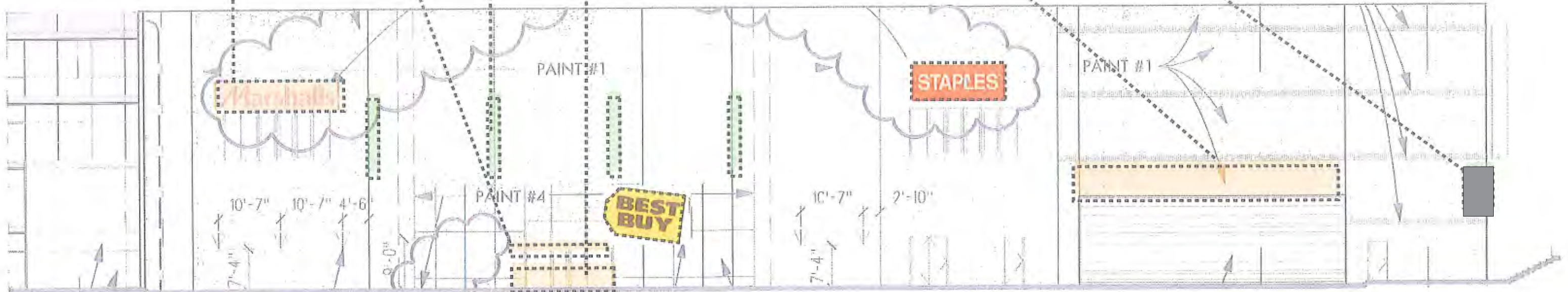
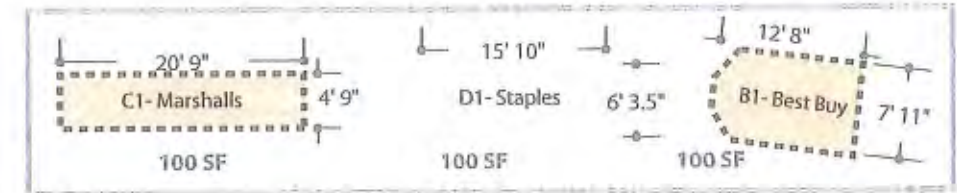
Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq.ft. per sign, attached to the building.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Building A Partial South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		8

Pedestrian Access Project Entrance Sign/Information 25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point along Kings Drive

Location/configuration not to be limited to this depiction

Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit). *Locations and count are only suggested by this depiction*

Tenant Names To enliven this otherwise "dead" street level wall (internally flanked with an access area) Tenants leasing space within this structure not tangent to this outer wall will be allowed to post their names and/or related logo components along edge of the architectural "eyebrows" (32 sq. ft. per window maximum) Landlord to determine which Tenants are allowed to use these spaces.

Locations are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 200 sq.ft. total maximum (220 sq.ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum.

Locations are only suggested by these depictions

(not used)

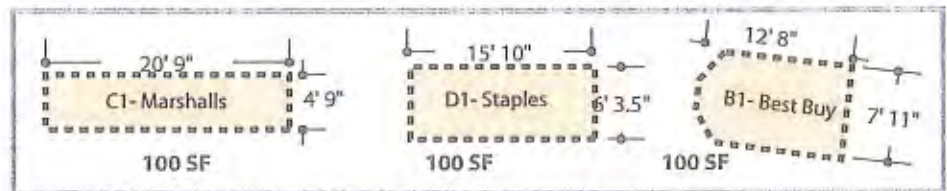
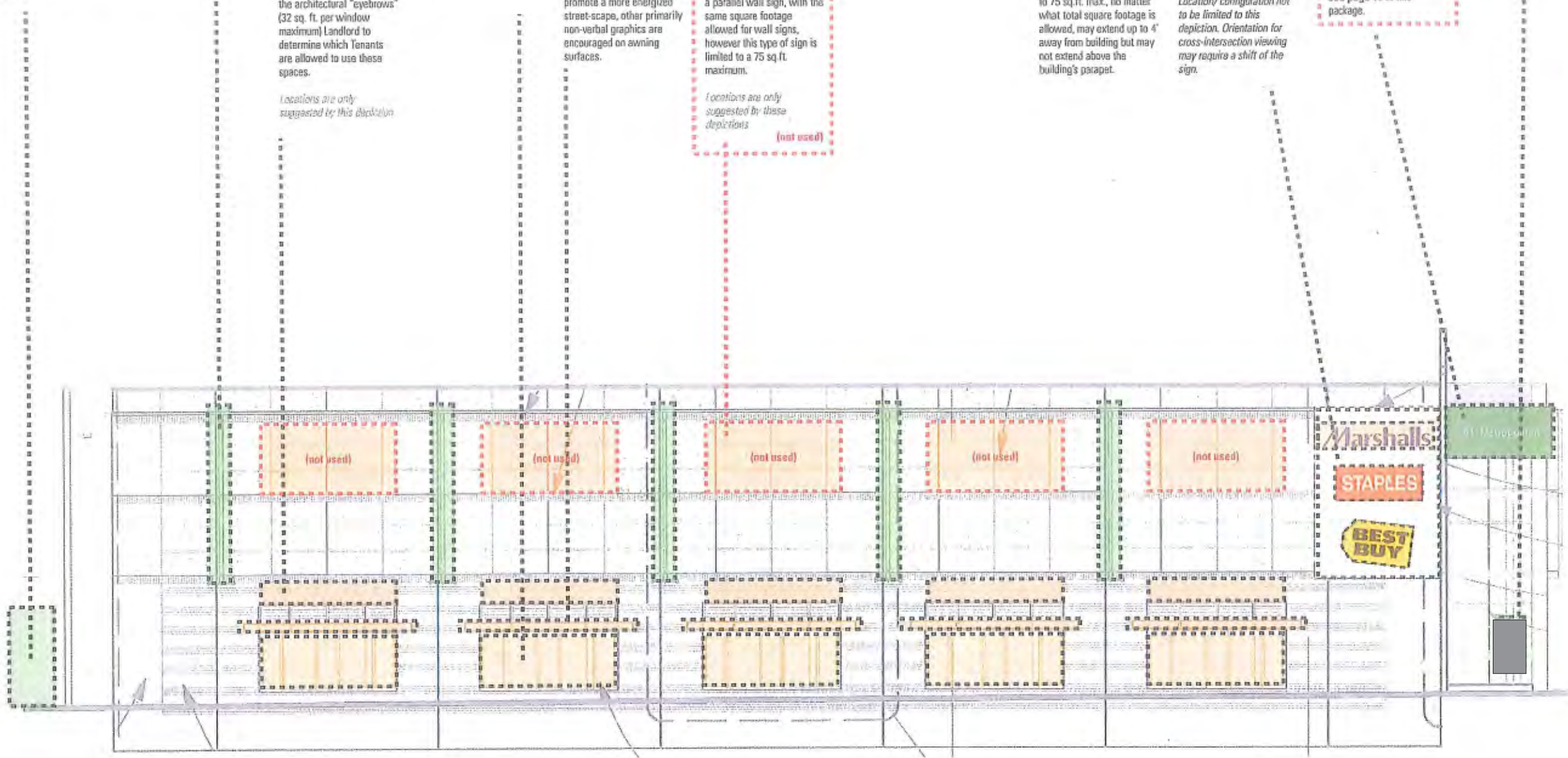
Wall Sign Note: Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

Project ID Graphics/Sign and Primary Tenant ID Wall Signs (300 sq.ft. total, 330 sq.ft. if individual letters/characters are used, an increase of 10%). Square footage to be determined by measuring each sign. Square footage per tenant(s) to be determined by Landlord. *Location/configuration not to be limited to this depiction. Orientation for cross-intersection viewing may require a shift of the sign.*

Project ID Graphics/Sign 100 sq.ft. total, 110 sq.ft. if individual letters/characters are used, an increase of 10%. **NOTE:** This allowable area/location, indicated in earlier submission - to be utilized in new location, see page 10 of this package.

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq.ft. per sign, attached to the building.

Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone



4 EAST BUILDING ELEVATION - S. KINGS DRIVE
AA4.1 | AA2.1 SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Building A East Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		9

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq.ft. per sign, attached to the building.

Proposed Project ID Graphics
55 sq.ft. total (as shown)- Individual halo illuminated channel letters mounted on architectural building feature. Sign also to be located on opposite side of building feature.

NOTE: Project ID Graphics/Sign - 110 sq.ft. total allowed for individual letters, based on previously approved signage exhibit package. This allowable sign area to be utilized and divided into (2) Project Identity Signs on both sides of architectural building feature.

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Project ID Graphics/Sign and Primary Tenant ID Wall Signs (300 sq.ft. total, 330 sq.ft., if individual letters/characters are used, an increase of 10%). Square footage to be determined by measuring each sign. Square footage per tenant(s) to be determined by Landlord. Location/configuration not to be limited to this depiction. Orientation for cross-intersection viewing may require a shift of the sign.

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scene, other primarily non-verbal graphics are encouraged on awning surfaces.

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 200 sq.ft. total maximum (220 sq.ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum.

Locations are only suggested by these depictions. (not used)

Wall Sign Note: Any Tenant (and/or the landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max, no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

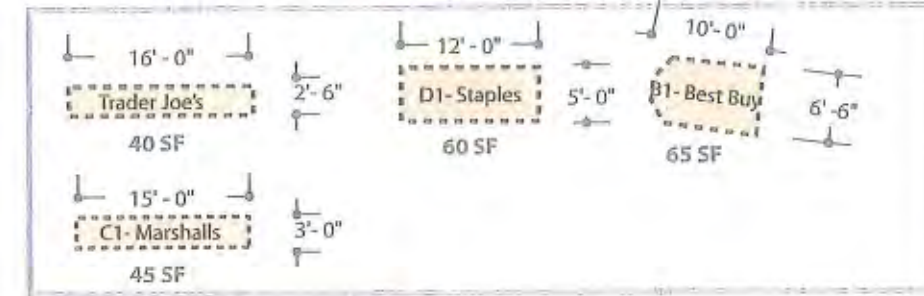
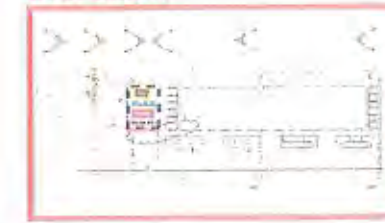
Tenant Names To enliven this otherwise "dead" street level wall (internally flanked with an access area) Tenants leasing space within this structure not tangent to this outer wall will be allowed to post their names and/or related logo components along edge of the architectural "eyebrows" (32 sq. ft. per window maximum) Landlord to determine which Tenants are allowed to use these spaces.

Locations are only suggested by this depiction

Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Area Shown



Potential Tenant Signage Area/Zona
Potential Site Signage Area/Zona



4 WEST BUILDING ELEVATION - MAIN STREET
AA4.1/AA2.1 SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Building A West Elevation w/ 100SF Metrop. Sign	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		10

Tenant Names To enliven this otherwise "dead" street level wall (internally flanked with an access area) Tenants leasing space within this structure not tangent to this outer wall will be allowed to post their names and/or related logo components along edge of the architectural "eyebrows" (32 sq. ft. per window maximum) Landlord to determine which Tenants are allowed to use these spaces.

Locations are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 200 sq.ft. total maximum (220 sq.ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this type of sign is limited to a 75 sq.ft. maximum.

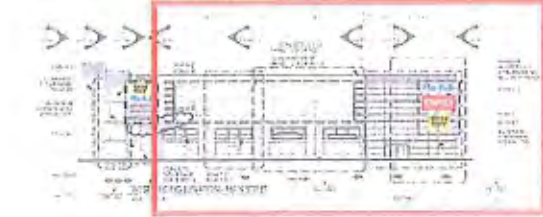
Locations are only suggested by these depictions (not used)

Corner Orientation Sign with Vehicular & Pedestrian Directional Graphics for On & Off-Premise tenants limited to 8 sq.ft. per sign, attached to the building.

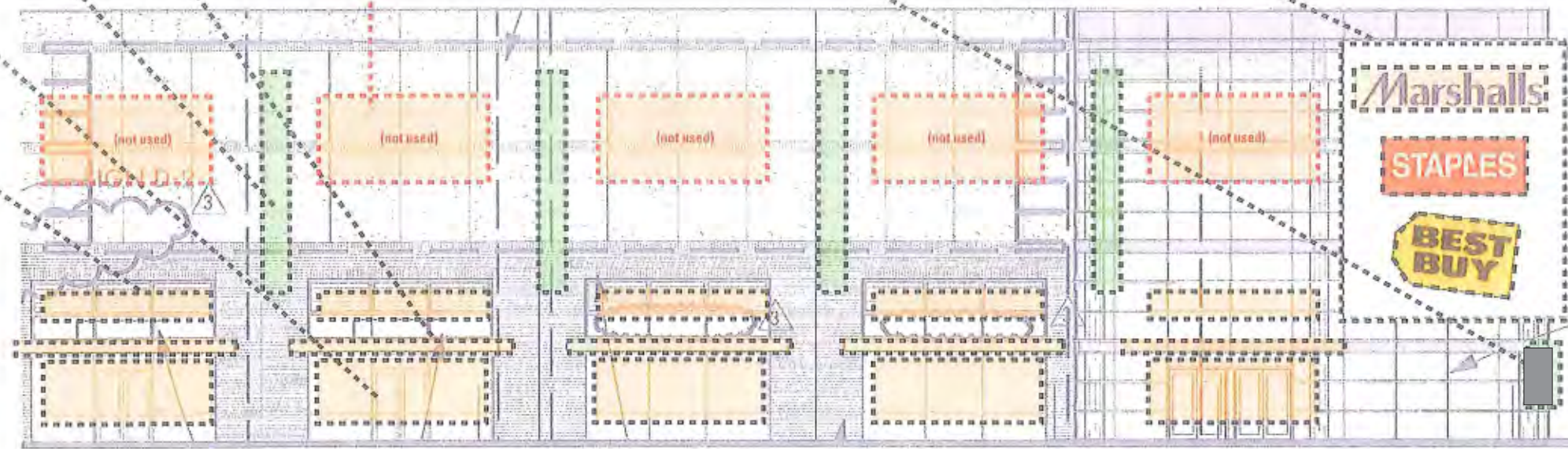
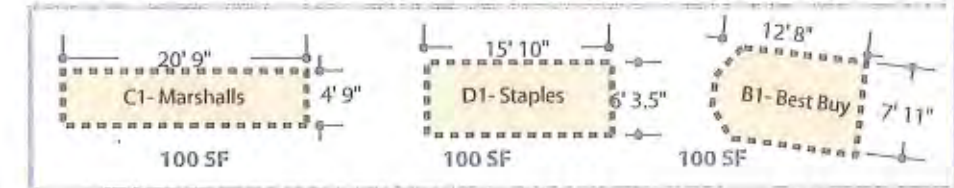
Project ID Graphics/Sign and Primary Tenant ID Wall Signs (300 sq.ft. total, 330 sq.ft. if individual letters/ characters are used, an increase of 10%). Square footage to be determined by measuring each sign. Square footage per tenant(s) to be determined by Landlord. Location/ configuration not to be limited to this depiction. Orientation for cross-intersection viewing may require a shift of the sign.

Wall Sign Note: Any Tenant (and/or the Landlord, in the case of Project ID wall signs) may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed, may extend up to 4' away from building but may not extend above the building's parapet.

Area Shown



Potential Tenant Signage Area/Zone
 Potential Site Signage Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

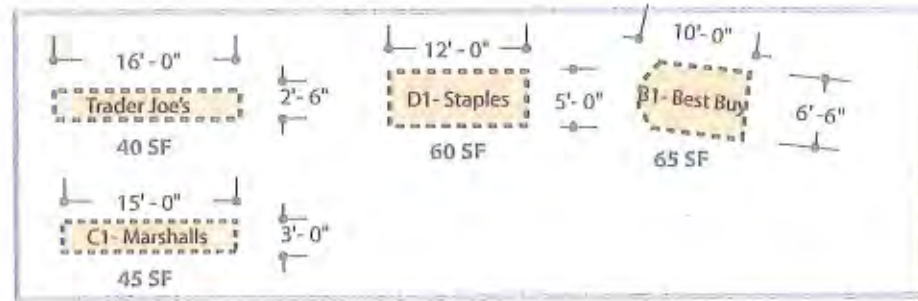
4 WEST BUILDING ELEVATION - MAIN STREET
 AA.1 | AA.2.1
 SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Midtown/SOI: Building A Partial West Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		11

NOI and SOI Viewpoints

 LITTLE <small>STRONGER ARCHITECTURAL CONCEPTS</small>	 COLLETTE & ASSOCIATES  COLONIAL <small>PROPERTIES</small>	TITLE NOI and SOI Viewpoints: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 12
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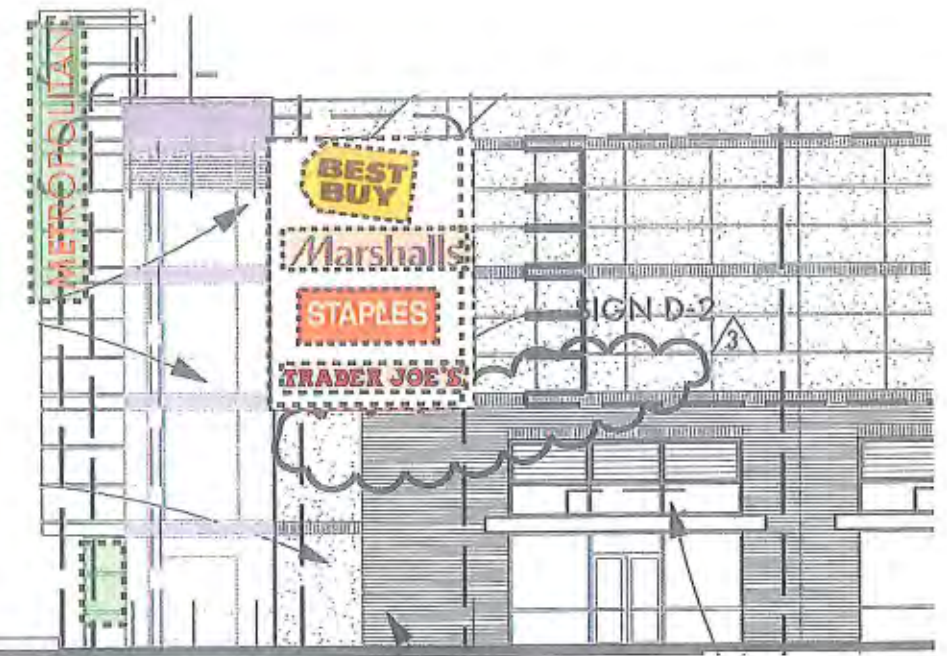
Potential Tenant Signage Area/Zone
 Potential Site Signage Area/Zone

Building to Building 129'-4 1/2"

Road Width 61'-7"

Island Width 10'-9 1/2"

Target and HDDC logos are FPO. Not to Scale



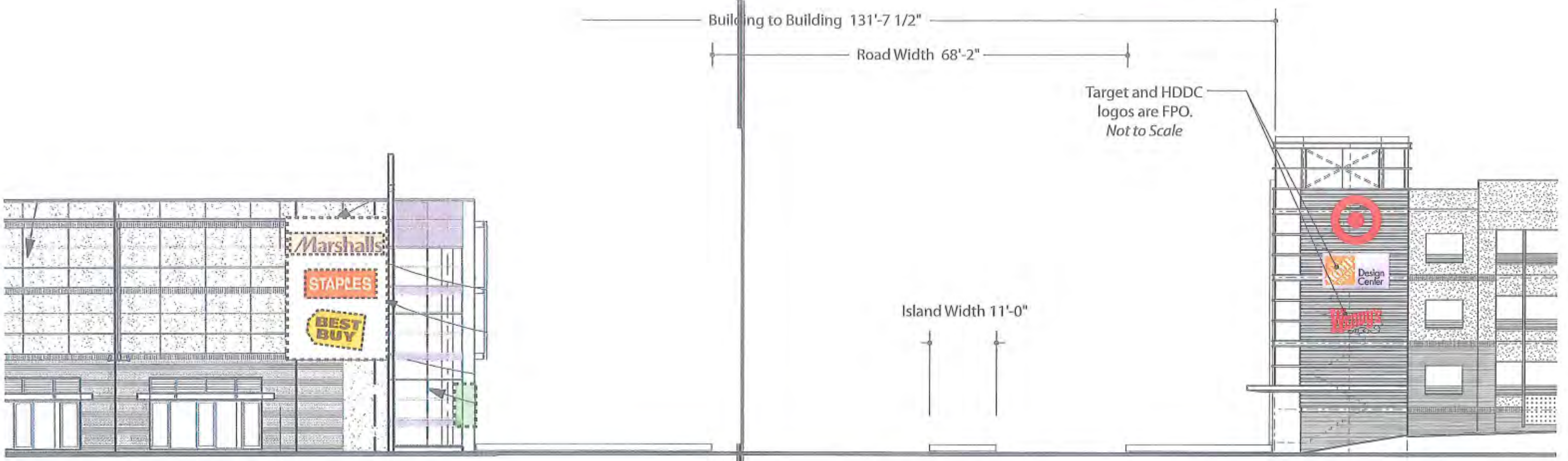
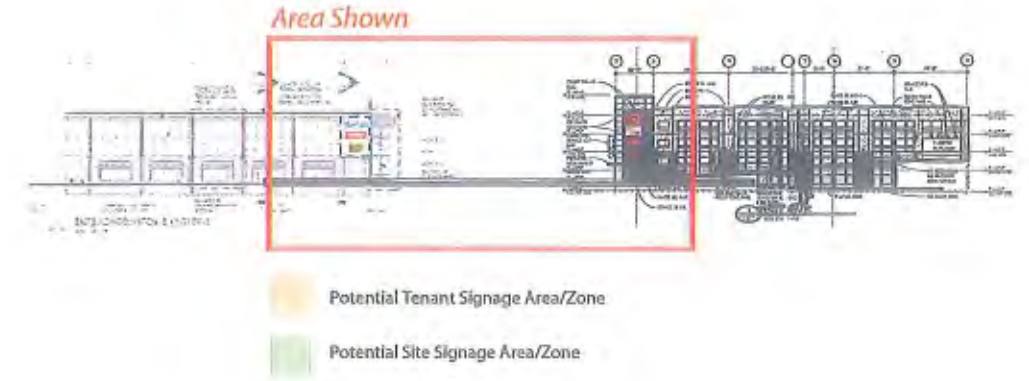
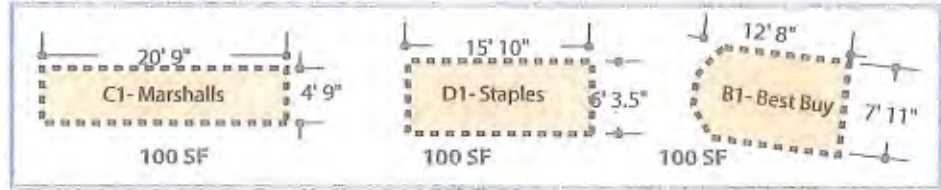
West Elevation | North of Independence

SCALE: 1/16"=1'

West Elevation | South of Independence

SCALE: 1/16"=1'

			TITLE	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. A + Deck West Elevations (NOI + SOI Corners)	1. 00.00.00	3. 00.00.00	5. 00.00.00	Changes & Resubmittal: _____	12.05 .07		13
				2. 00.00.00	4. 00.00.00	6. 00.00.00	Approved with Changes: _____			
							Approved: _____			



East Elevation | South of Independence
SCALE: 1/16"=1'

East Elevation | North of Independence
SCALE: 1/16"=1'

Building B

	 	TITLE Building B: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 15
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First Floor/Street Level Tenant Wall Signs for each Street-Level Tenant 10% of leased building face, 100 sq. ft. total maximum (110 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and colors are only suggested by this depiction

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 300 sq. ft. total maximum (330sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed.

Locations are only suggested by these depictions

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Identity Signage 320 square feet (353 square feet if individual letters are used, an increase of 10%). One sign per building face located at the top of the building.

Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq. ft. sign not to exceed 12 ft. in height at pedestrian access point near Parking entry.

Locations & configurations on "Main Street" not to be limited to this depiction

Upper Level Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 300 sq. ft. total maximum (330sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed.

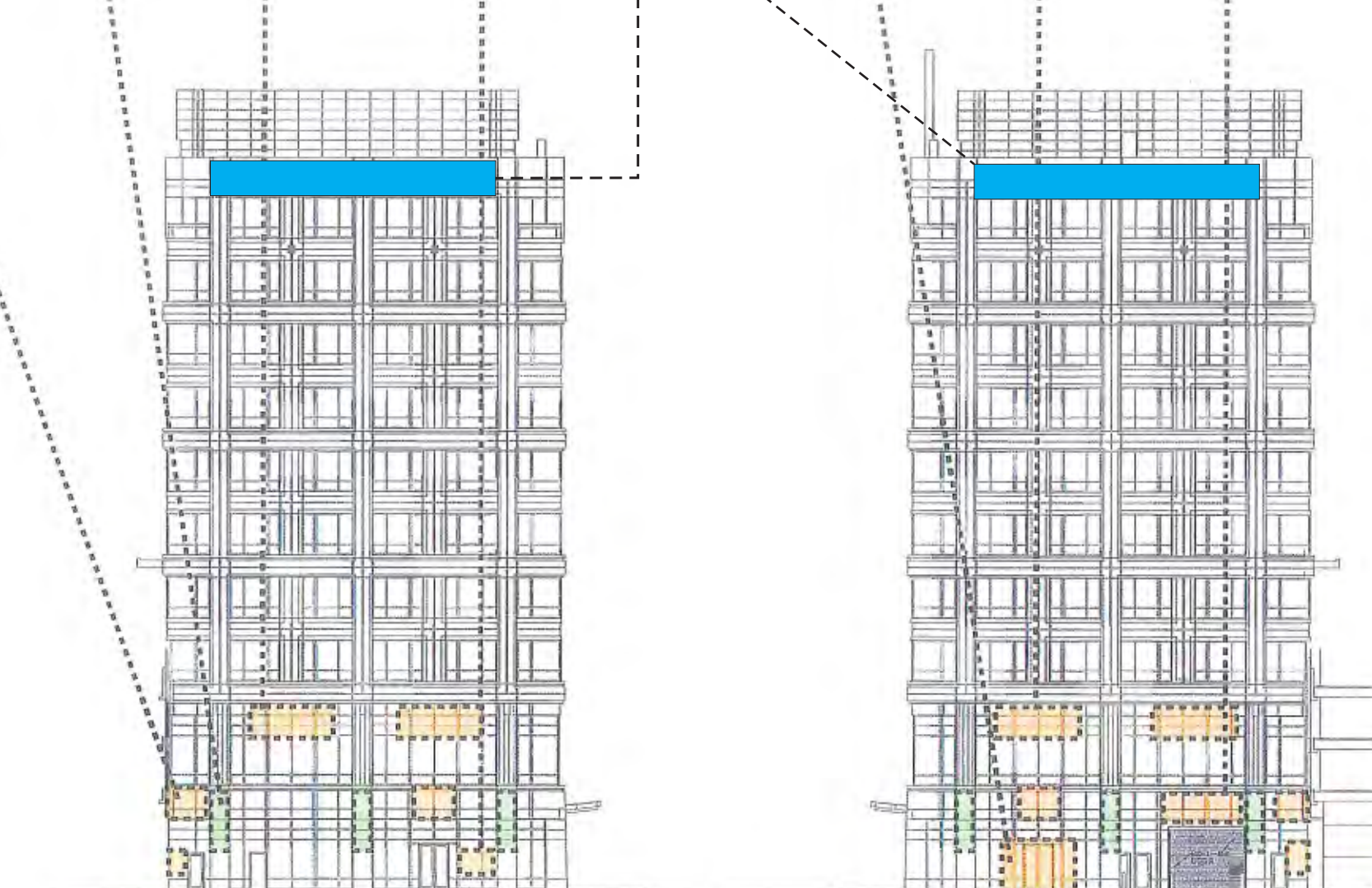
Locations are only suggested by these depictions

Tenant Loading Entrance Sign(s) (35 sq. ft. maximum over each door, 38.5 sq. ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



NORTH ELEVATION
Scale: 1/8" = 1'-0"

SOUTH ELEVATION
Scale: 1/8" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY
Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. B North and South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		16

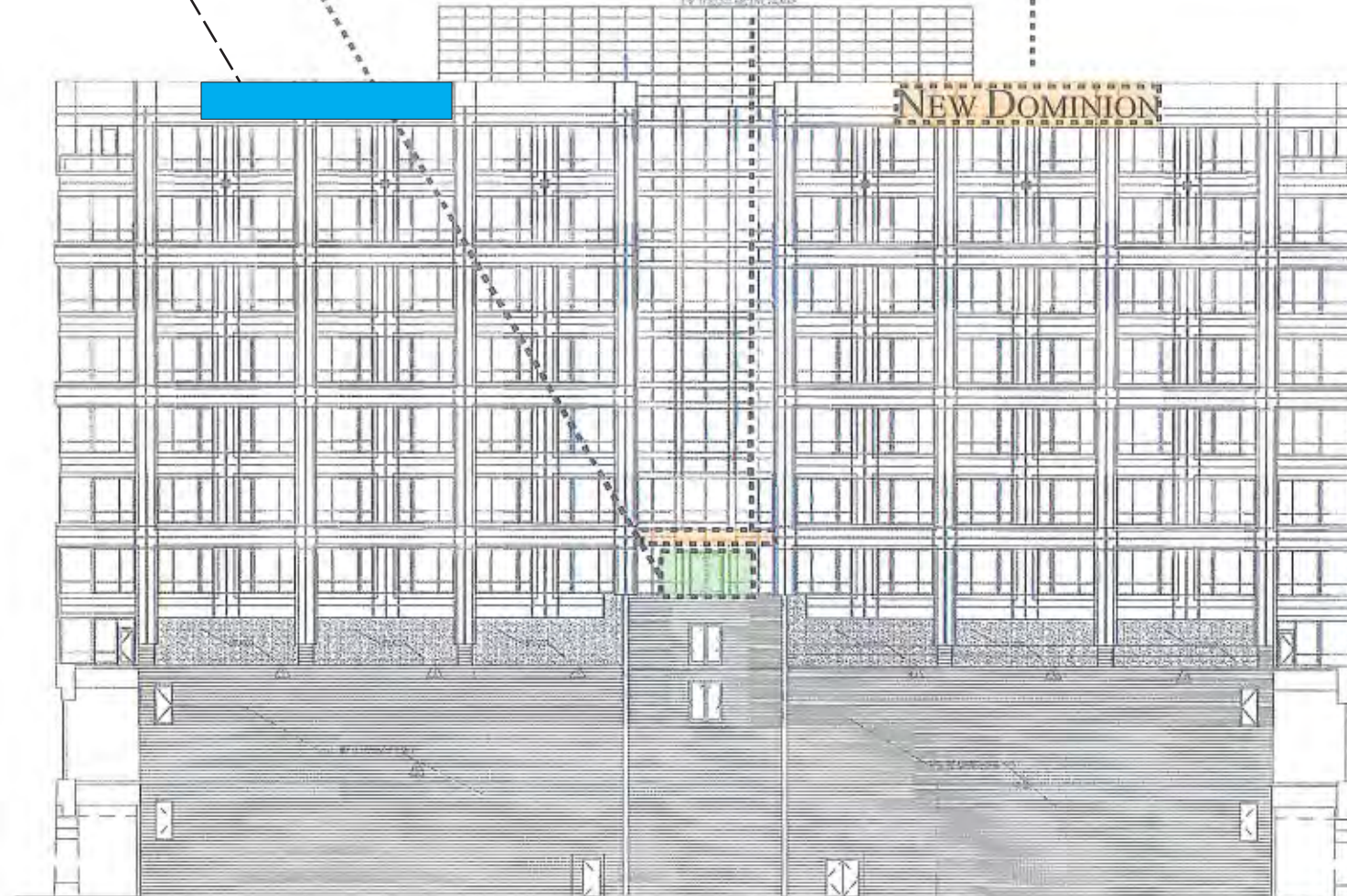
Identity signage 320 square feet
(353 square feet if individual letters
are used, an increase of 10%).
One sign per building face
located at the top of the building.

Project ID Graphics/Sign
and Tenant ID Wall Signs
300 sq.ft. total (330 sq.ft. if
individual letters/
characters are used, an
increase of 10%). Square
footage allotments per
Tenant(s) to be determined
by Landlord.
*Location/configuration not
to be limited to this
depiction. Orientation for
cross-intersection viewing
may require a shift of the
sign.*

First Floor/Street Level
Tenant Wall Signs for
each Street-Level Tenant
10% of leased building
face, 100 sq.ft. total
maximum (110 sq.ft. total
maximum if individual
letters/characters are used,
an increase of 10%). A
Tenant may elect to have a
perpendicular sign in lieu of,
or in addition to a parallel
wall sign, as long as the
total allowed square footage
is not exceeded. A
perpendicular sign is limited
to 75 sq. ft. max., no matter
what total square footage is
allowed. Small
perpendicular wall signs,
primarily for pedestrian
viewing, not exceeding 4
sq.ft., will also be allowed.
Square footage of these
signs will be deducted from
a Tenant's allowed sign
sq.ft.

Office Building Identity
(200 sq.ft., 220 sq.ft. if
individual letters are used,
an increase of 10%) one
sign per building face Up to
75 sq.ft. of this allowance
may be used as a
street-level sign to identify
this building (otherwise
hidden from Kings Drive
passersby) with
Administrative approval.

*Locations are only suggested
by these depictions*



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

EAST ELEVATION
0012 1/27-1/17

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. B East Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		17

Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/banner(s) affixed to permanent poles(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this elevation.

Upper Level/Tenant Wall Signs for each Upper-Level Tenant 10% of leased building face, 300 sq. ft. total maximum (300sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75sq. ft. max., no matter what total square footage is allowed.

Locations are only suggested by these elevations.

First Floor/Street Level Tenant Wall Signs for each Street-Level Tenant 10% of leased building face, 100 sq. ft. total maximum (110 sq. ft. total maximum if individual letters/characters are used, an increase of 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these elevations.

Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq. ft. sign not to exceed 12 ft. in height at pedestrian access point near Parking entry.

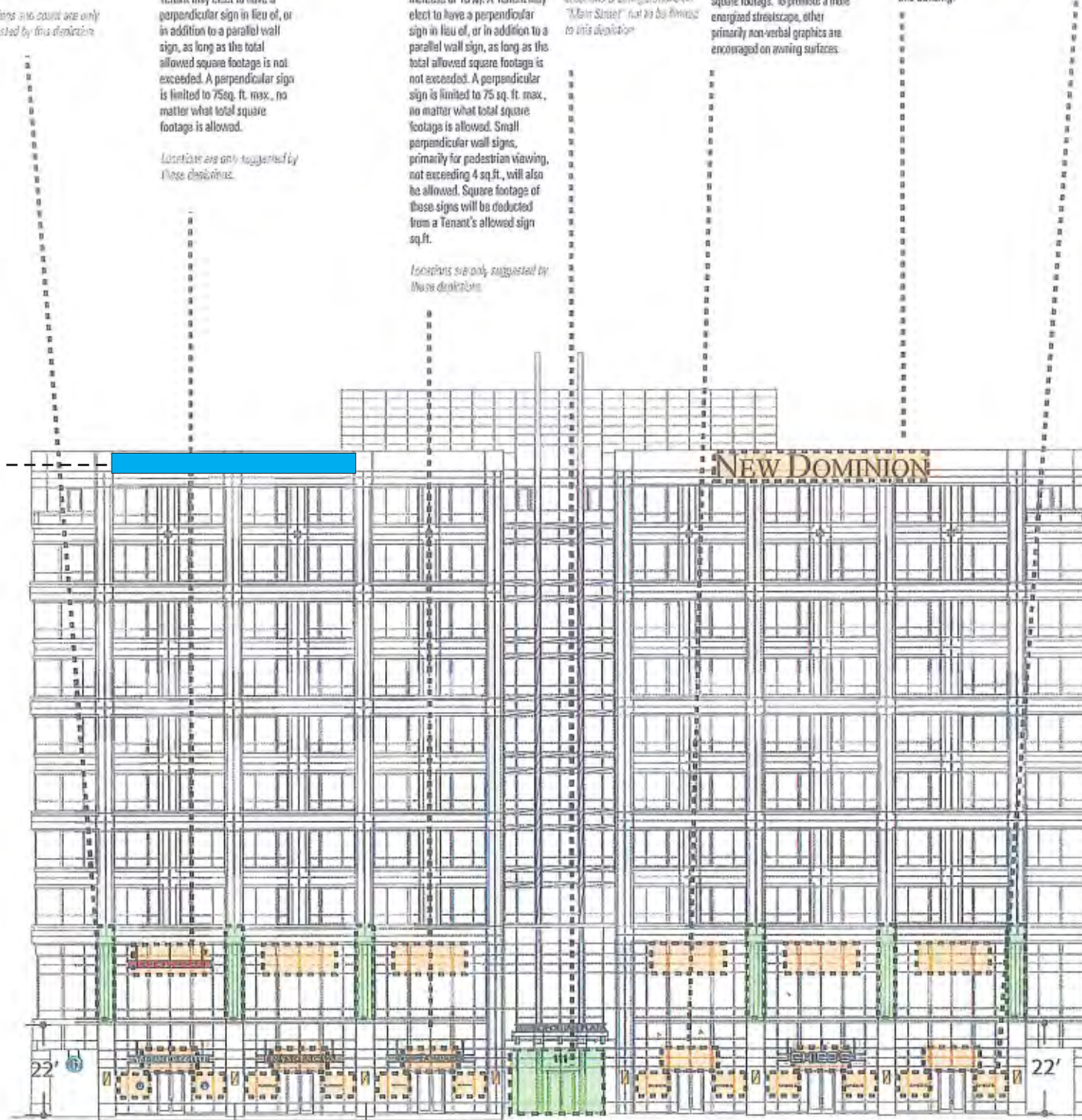
Locations & configurations are "Main Street" not to be limited to this elevation.

Tenant Awning for each Street-Level Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized streetscape, other primarily non-verbal graphics are encouraged on awning surfaces.

Office Building Identity (200 sq. ft., 220 sq. ft. if individual letters are used, an increase of 10%) one sign per building face up to 75 sq. ft. of this allowance may be used as a street-level sign to identify this building.

Tenant Window Graphics for each street level Tenant (graphics may cover 100% of the window surface.) Use of created vinyl graphics for street level retail will be encouraged.

Identity signage 320 square feet (353 square feet if individual letters are used, an increase of 10%). One sign per building face located at the top of the building.






Potential Tenant Signage Area/Zone
Potential Site Signage Area/Zone

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017



Building C

 LITTLE ARCHITECTURAL CONSULTING	 COLLETTE'S ASSOCIATES  COLONIAL ARCHITECTURAL CONSULTING	TITLE Building C: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 19
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Residential Building Identification Sign 10% of building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%. A perpendicular sign in lieu of a parallel wall sign is an option, with the same square footage allowed for a wall sign, however this sign type is limited to a 75 sq.ft. maximum.

Location is only suggested by this depiction

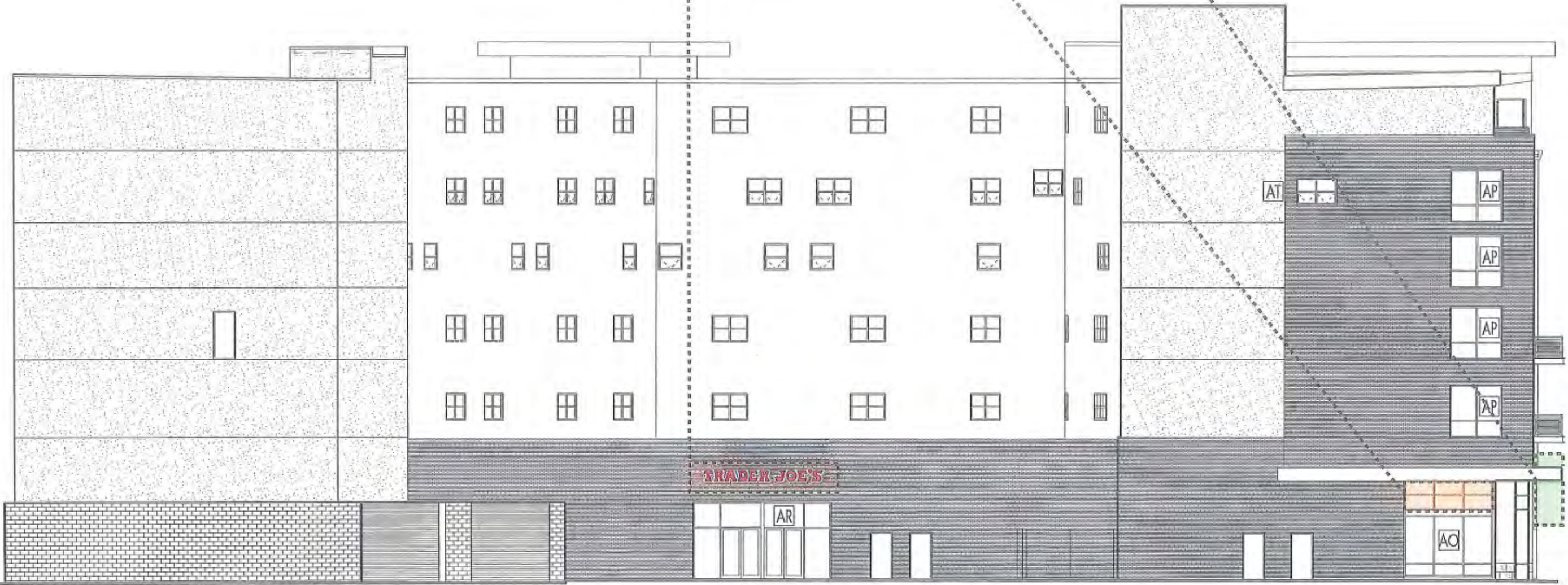
Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Typical: Flag(s)/Banner(s)
Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



NOTE: GARAGE SECTION NOT SHOWN FOR CLARITY

4 NORTH ELEVATION
A2.1 | A4.1 SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. C North Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		20

Typical:
Flag(s)/Banner(s)
 Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit)

Locations and colors are only suggested by this depiction

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/characters are used, an increase of 10%. A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this sign type is limited to a 75 sq.ft. maximum

Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Residential Building Identification Sign 10% of building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%. A perpendicular sign in lieu of a parallel wall sign is an option, with the same square footage allowed for a wall sign, however this sign type is limited to a 75 sq.ft. maximum.

Location is only suggested by this depiction

Potential Tenant Signage Area/Zone
 Potential Site Signage Area/Zone



2
 A2.1 | A4.1

SOUTH ELEVATION AT BAXTER

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. C South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		21

Typical:
Flag(s)/Banner(s)
Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and extent are only suggested by this depiction

Residential Building Identification Sign
10% of building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/characters are used, an increase of 10%. A perpendicular sign in lieu of a parallel wall sign is an option, with the same square footage allowed for a wall sign, however this sign type is limited to a 75 sq.ft. maximum.

Location is only suggested by this depiction

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum, 110 sq.ft. total maximum if individual letters/ characters are used, an increase of 10%. A Tenant may elect to have a perpendicular sign in lieu of a parallel wall sign, with the same square footage allowed for wall signs, however this sign type is limited to a 75 sq.ft. maximum. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Tenant Window Graphics for each street level Tenant (graphics may cover 100% of the window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Depictions represent suggested potential area only, not actual quantities or coverage.



1
A2.1 | A4.1

EAST ELEVATION AT SOUTH KINGS DRIVE

SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. C East Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		22

Typical:
 Flag(s)/Banner(s)
 Non-commercial decorative
 flag(s)/ banner(s) affixed to
 permanent pole(s) or
 bracket(s) with graphics that
 are non-tenant related (not
 requiring a permit).

*Locations and Count are only
 suggested by this depiction*

**Tenant Awnings for each
 Street-Level Tenant**
 (graphics on valances and
 entire awning surface).
 Tenant name is limited to 2
 ft. in height if used on
 awning (not counting
 valance) and will be
 counted as part of available
 sign square footage. To
 promote a more energized
 streetscape, other primarily
 non-verbal graphics are
 encouraged on awning
 surfaces.

**Tenant Window Graphics for
 each street level Tenant**
 (graphics may cover 75%
 of the window surface.) Use
 of creative vinyl graphics for
 street level retail will
 be encouraged.

*Depictions represent suggested
 potential area only, not actual
 quantities or coverage.*

**Tenant Wall Signs 10% of
 leased building face, 100 sq.ft.**
 total maximum (110 sq.ft. total
 maximum if individual
 letters/characters are used, an
 increase of 10%) for each
 Street-Level Tenant, and 300
 sq.ft. (330sq.ft. total maximum if
 individual letters/ characters are
 used, an increase of 10%) for
 each Upper-Level Tenant. A
 Tenant may elect to have a
 perpendicular sign in lieu of, or
 in addition to a parallel wall
 sign, as long as the total allowed
 square footage is not exceeded.
 A perpendicular sign is limited to
 75 sq. ft. max., no matter what
 total square footage is allowed.
 Small perpendicular wall signs,
 primarily for pedestrian viewing,
 not exceeding 4 sq. ft., will also
 be allowed for Street Level
 Tenants. Square footage of these
 signs will be deducted from a
 Tenant's allowed sign sq.ft.

*Locations are only suggested by
 this depiction*



3 WEST ELEVATION AT MAIN STREET
 A2.1 A4.1 SCALE: 1/16" = 1'-0"

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. C West Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		23

Building D

(elevations to be developed)

			TITLE Building D: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 24
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Building E

 LITTLE CORPORATE ARCHITECTURAL ENGINEERS	 COLLETT & ASSOCIATES  COLONIAL PROPERTY GROUP	TITLE Building E: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 25
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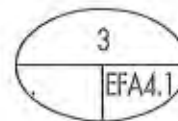
Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper- level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq. ft. (if individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.



Potential Tenant Signage Area/Zone
 Potential Site Signage by Area/Zone



BLDG. E NORTH ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. E North Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		26

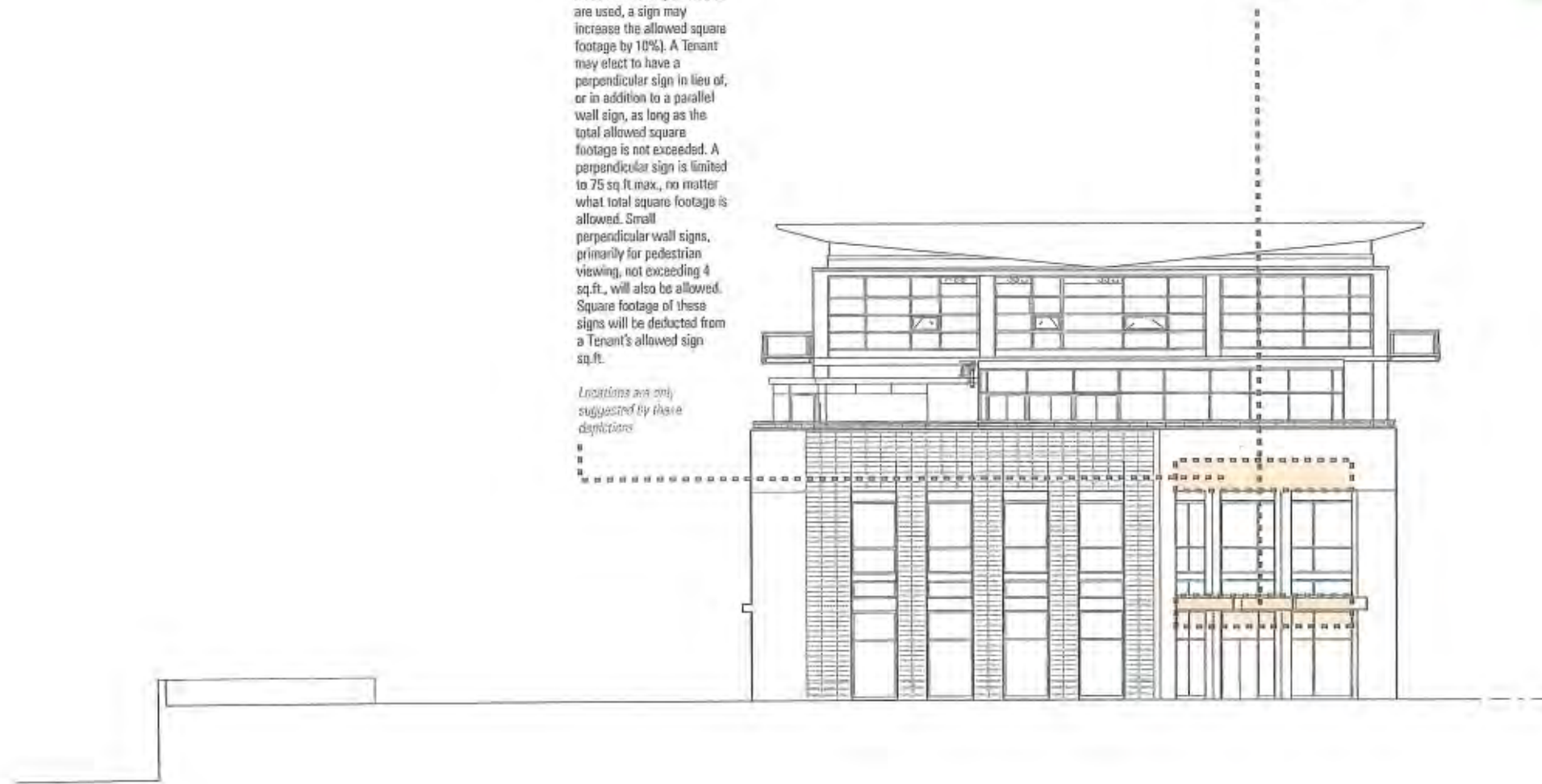
Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq. ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant signs are limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scene, other primarily non-verbal graphics are encouraged on awning surfaces.

Potential Tenant Signage Area/Zone

Potential Site Signage by Area/Zone



BLDG. E SOUTH ELEVATION

SCALE: 1"=20'

TITLE

Metropolitan/SOI: Bldg. E | South Elevation

REVISIONS

1. 00.00.00	3. 00.00.00	5. 00.00.00
2. 00.00.00	4. 00.00.00	6. 00.00.00

APPROVAL

Changes & Resubmittal: _____
 Approved with Changes: _____
 Approved: _____

ISSUE DATE

12.05.07

SIGN TYPE

PAGE

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LITTLE
OPERATION ARCHITECTURAL CONSULTING



COLLETT &
 ASSOCIATES

COLONIAL
MEMPHIS, TENNESSEE

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (if individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valences and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valence) and will be counted as part of available sign square footage. To promote a more energized street-scapes, other primarily non-verbal graphics are encouraged on awning surfaces.

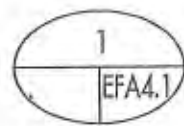
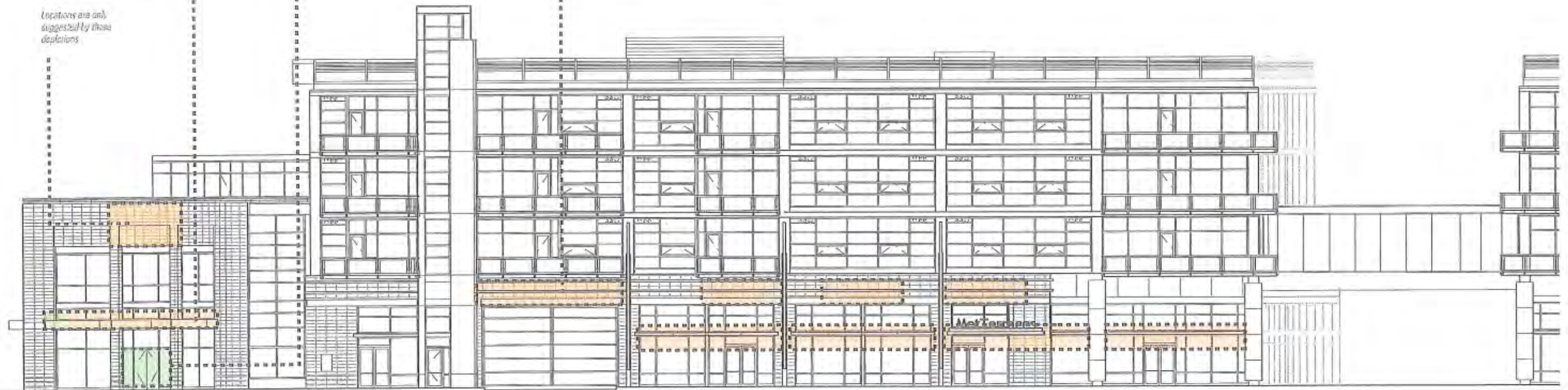
Pedestrian Access Project Entrance Sign/Information Kiosk 25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point adjacent to Greenway

Locations & configurations on "Main Street" not to be limited to this depiction

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location will be limited to this depiction

Potential Tenant Signage Area/Zone
 Potential Site Signage by Area/Zone



BLDG. E EAST ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. E East Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		28

Tenant Wall Signs for each Tenant, 10% of leased building face, 100sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100sq.ft. (if individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft.max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scapes, other primarily non-verbal graphics are encouraged on awning surfaces.

Pedestrian Access Project Entrance Sign/Information Kiosk
25 sq.ft. sign not to exceed 12 ft. in height at pedestrian access point adjacent to Greenway.

Locations & configurations on "Main Street" not to be limited to this depiction

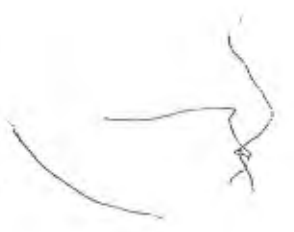
Potential Tenant Signage Area/Zona
Potential Site Signage by Area/Zona



6 BLDG. E WEST ELEVATION
EFA4.1 SCALE: 1"=20'

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. E West Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		29

Building F



 LITTLE MULTIDISCIPLINARY ARCHITECTURAL CONSULTANTS	 COLLETTI & ASSOCIATES  COLONIAL PROPERTIES	TITLE Building F: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 08.29.07	SIGN TYPE	PAGE 30
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Typical: Flag(s)/Banner(s)
 Non-commercial decorative flag(s)/
 banner(s) affixed to permanent pole(s) or
 bracket(s) with graphics that are
 non-tenant related (not requiring a permit)

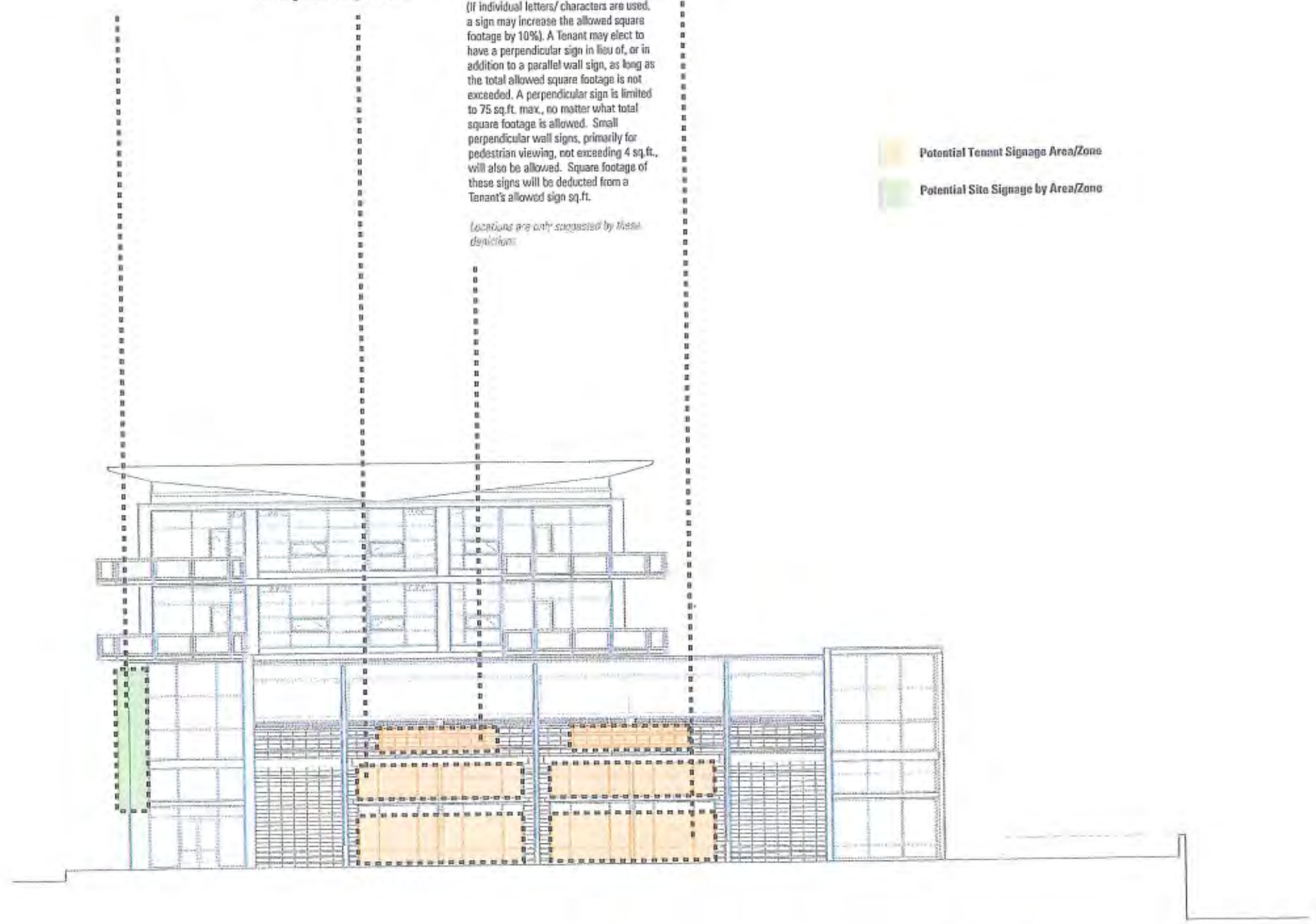
*Locations and count are only suggested by
 this depiction*

Tenant Awnings for each Retail Tenant
 (graphics on valances and entire awning
 surface). Tenant name is limited to 2 ft. in
 height if used on awning (not counting
 valance) and will be counted as part of
 available sign square footage. To promote
 a more energized street-scape, other
 primarily non-verbal graphics are
 encouraged on awning surfaces.

Tenant Wall Signs for each Tenant, 10%
 of leased building face, 100 sq.ft. total
 maximum per "level" (for each lower- and
 upper- level Tenant in any true 2-story
 structure) OR an aggregate total square
 footage maximum of 200 sq.ft. for Tenants
 of any building appearing to be 2-stories
 but actually having only one. In all
 instances, any sign is limited to 100 sq.ft.
 (If individual letters/ characters are used,
 a sign may increase the allowed square
 footage by 10%). A Tenant may elect to
 have a perpendicular sign in lieu of, or in
 addition to a parallel wall sign, as long as
 the total allowed square footage is not
 exceeded. A perpendicular sign is limited
 to 75 sq.ft. max., no matter what total
 square footage is allowed. Small
 perpendicular wall signs, primarily for
 pedestrian viewing, not exceeding 4 sq.ft.,
 will also be allowed. Square footage of
 these signs will be deducted from a
 Tenant's allowed sign sq.ft.

*Locations are only suggested by these
 depictions*

Tenant Window Graphics for
 each street level Tenant
 (graphics may cover 75%
 of the total window surface.) Use
 of creative vinyl graphics for
 street level retail will
 be encouraged



5 BLDG. F NORTH ELEVATION
 EFA4.1 SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. F North Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		31

Typical: Flag(s)/Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction.

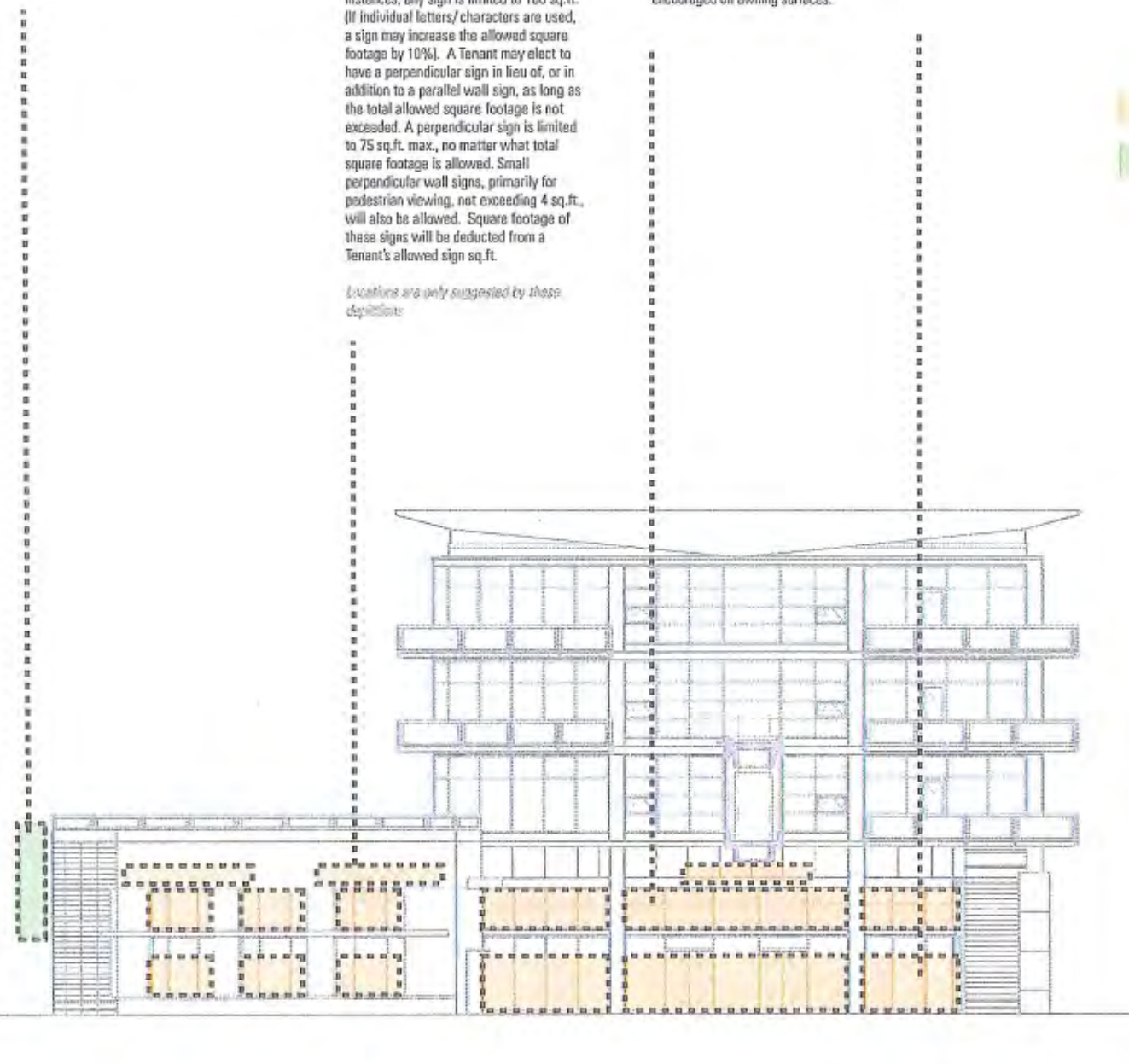
Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq. ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq. ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq. ft. (If individual letters/characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq. ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq. ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq. ft.

Locations are only suggested by these depictions.

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Potential Tenant Signage Area/Zone
 Potential Site Signage by Area/Zone



INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

BIDG. F SOUTH ELEVATION
 SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. F South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes @ Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		32

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq.ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq.ft. (If individual letters/ characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scapes, other primarily non-verbal graphics are encouraged on awning surfaces.

Typical: Flag(s)/ Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

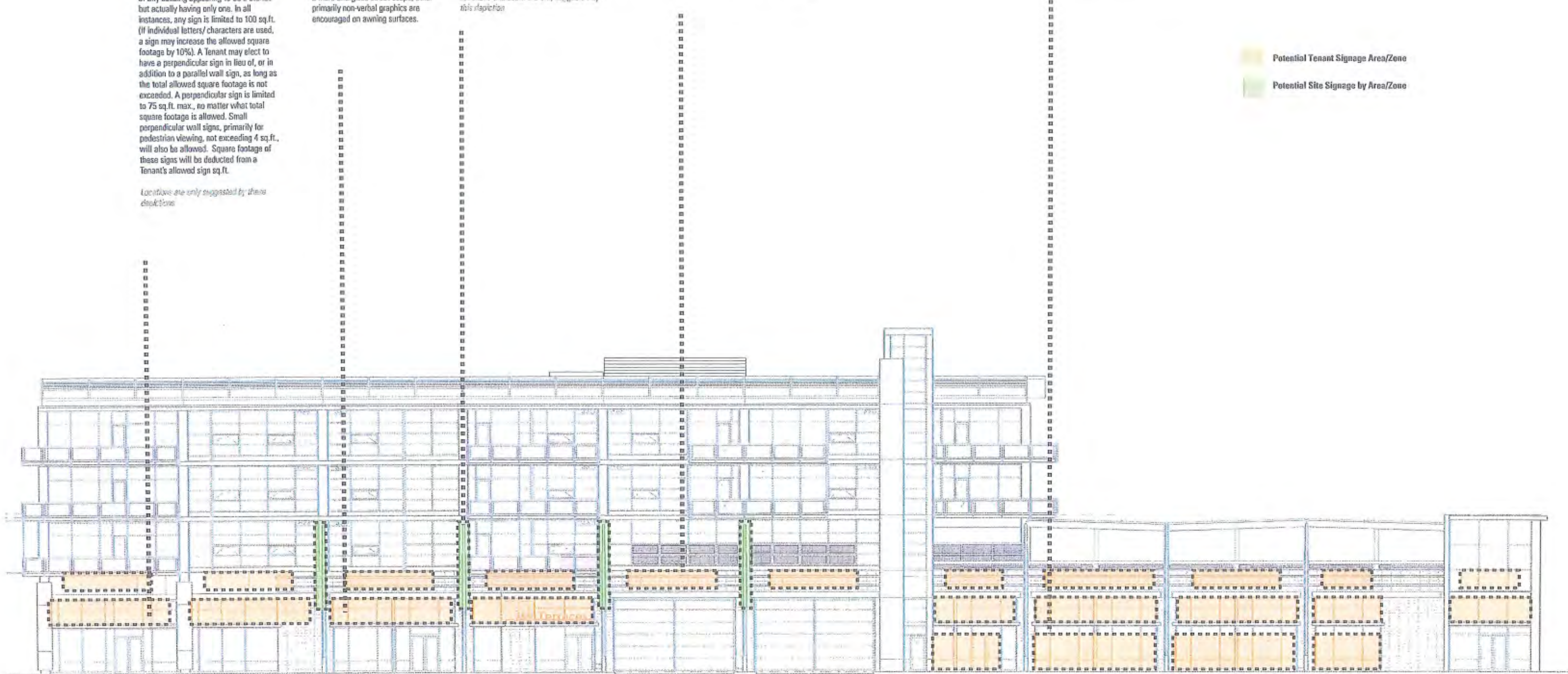
Locations and count are only suggested by this depiction

Tenant Loading Entrance Sign(s) (35 sq.ft. maximum over each door, 38.5 sq.ft. if individual letters are used, an increase of 10%)

Location not to be limited to this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged

Potential Tenant Signage Area/Zone
 Potential Site Signage by Area/Zone



BLDG. F EAST ELEVATION

SCALE: 1"=20'

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

Sign Plan Amendment 6/19/2017



TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
Metropolitan/SOI: Bldg. F East Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		33

Tenant Wall Signs for each Tenant, 10% of leased building face, 100 sq.ft. total maximum per "level" (for each lower- and upper-level Tenant in any true 2-story structure) OR an aggregate total square footage maximum of 200 sq.ft. for Tenants of any building appearing to be 2-stories but actually having only one. In all instances, any sign is limited to 100 sq.ft. (If individual letters/ characters are used, a sign may increase the allowed square footage by 10%). A Tenant may elect to have a perpendicular sign in lieu of, or in addition to a parallel wall sign, as long as the total allowed square footage is not exceeded. A perpendicular sign is limited to 75 sq.ft. max., no matter what total square footage is allowed. Small perpendicular wall signs, primarily for pedestrian viewing, not exceeding 4 sq.ft., will also be allowed. Square footage of these signs will be deducted from a Tenant's allowed sign sq.ft.

Locations are only suggested by these depictions

Tenant Awnings for each Retail Tenant (graphics on valances and entire awning surface). Tenant name is limited to 2 ft. in height if used on awning (not counting valance) and will be counted as part of available sign square footage. To promote a more energized street-scape, other primarily non-verbal graphics are encouraged on awning surfaces.

Typical: Flag(s)/ Banner(s)
Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related [not requiring a permit].

Locations and count are only suggested by this depiction

Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Depictions represent suggested potential area only, not actual quantities or coverage.

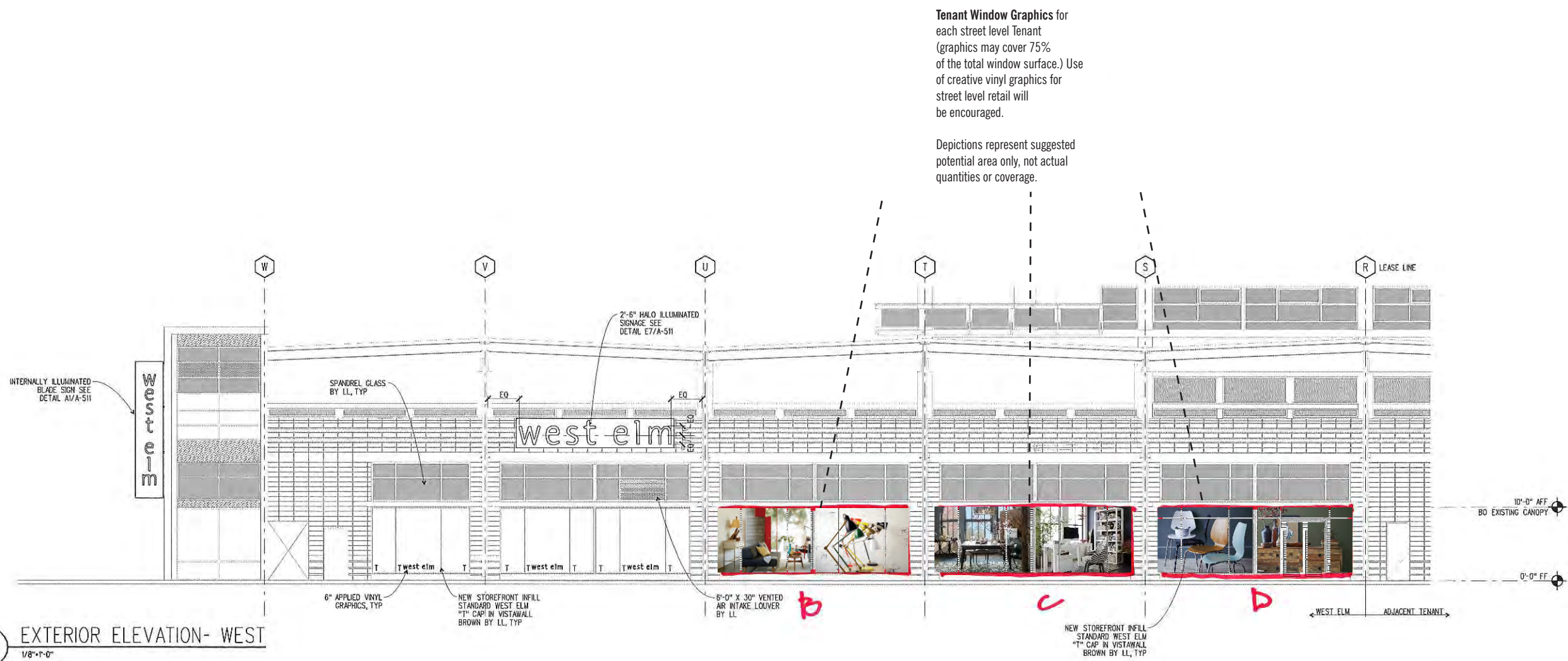
Potential Tenant Signage Area/Zone
Potential Site Signage by Area/Zone



6 BIDG. F WEST ELEVATION
EFAA.1 SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. F West Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		34



Tenant Window Graphics for each street level Tenant (graphics may cover 75% of the total window surface.) Use of creative vinyl graphics for street level retail will be encouraged.

Depictions represent suggested potential area only, not actual quantities or coverage.

A1 EXTERIOR ELEVATION- WEST
1/8"=1'-0"

NOTE: 'T' SYMBOL INDICATES TEMPERED SAFETY GLAZING BY LANDLORD, TYP.



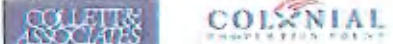
NOTE: ALL EXTERIOR SIGNAGE AND GRAPHICS FOLD

6 BLDG. F WEST ELEVATION
EFAA.1 SCALE: 1"=20'

Sign Plan Amendment 6/19/2017

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. F West Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		35

Building P

	 	TITLE Building P: Divider Page	REVISIONS 1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	APPROVAL Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	ISSUE DATE 12.05.07	SIGN TYPE	PAGE 36
---	---	-----------------------------------	---	---	------------------------	-----------	------------

Parking Deck Entrance Sign Wall &/ Perpendicular Sign no lower than 9'-0" from grade, extending no more than 4'-0" from Building, not extending above parapet of Deck, no greater than 75 sq.ft.

Location & configuration are only suggested by this depiction

Typical: Flag(s)/ Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and count are only suggested by this depiction

 Potential Tenant Signage Area/Zone
 Potential Site Signage Area/Zone






2
PAGE

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

INTERNAL PROJECT ELEVATION - FOR REFERENCE ONLY

  	TITLE Metropolitan/SOI: Bldg. P North Elevation	REVISIONS			APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
		1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		37		

Parking Deck Entrance Sign Wall &/ Perpendicular Sign no lower than 9'-0" from grade, extending no more than 4'-0" from Building, not extending above parapet of Deck, no greater than 75 sq.ft.

Locations & configuration are only suggested by this depiction

Typical: Flag(s)/ Banner(s) Non-commercial decorative flag(s)/ banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

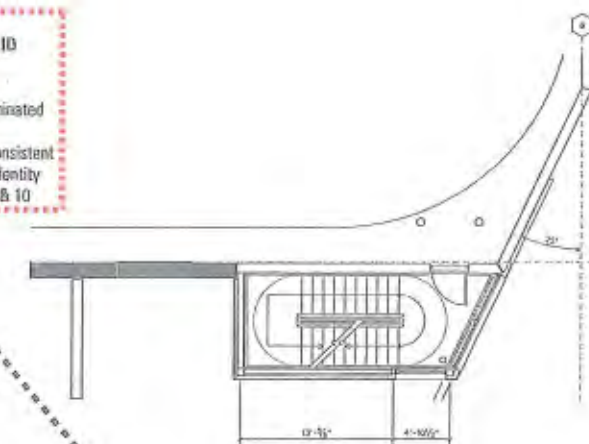
Locations and amount are only suggested by this depiction

Proposed Primary Tenant ID Wall Signs
38.5 sq. ft total per tenant / 154 sq. ft total overall.

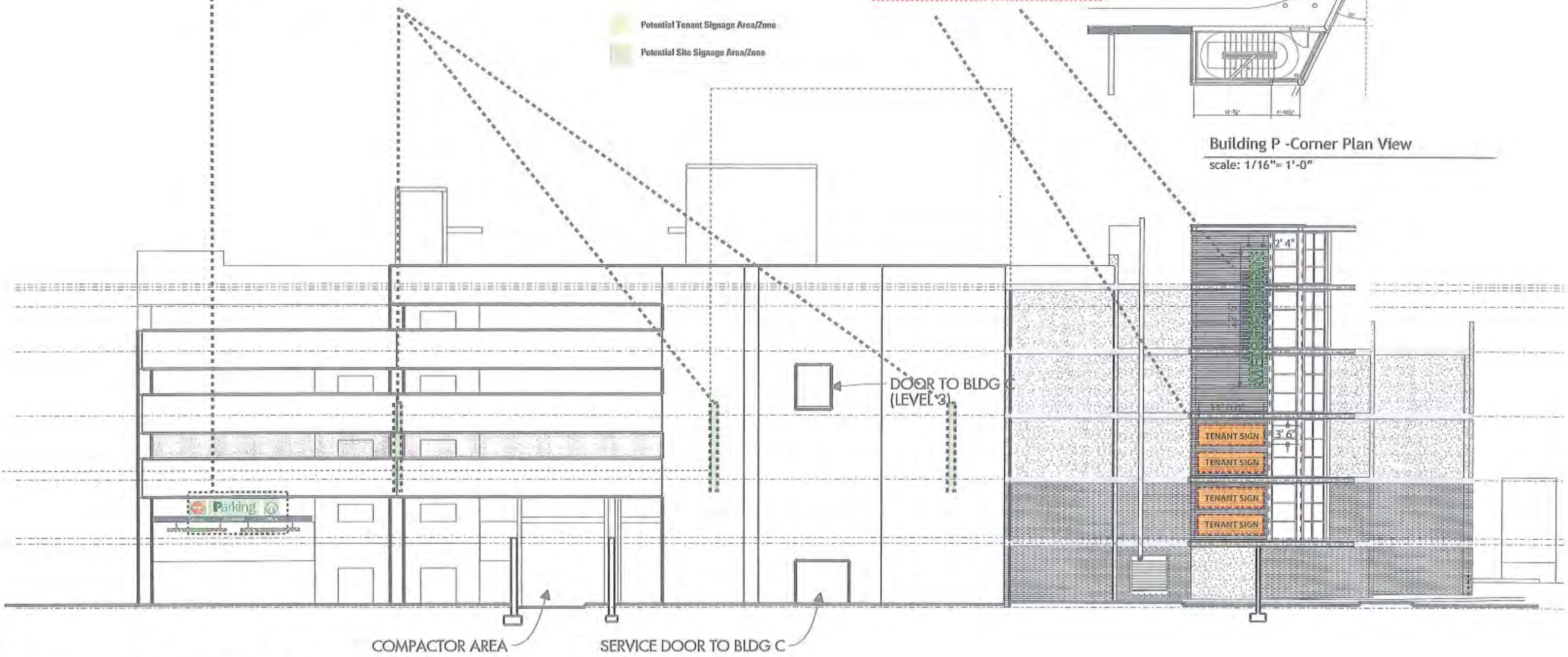
Proposed Project ID Graphics
55 sq. ft. total
Individual halo-illuminated channel letters.
Size of sign to be consistent with other project identity signs - see pages 5 & 10

Potential Tenant Signage Area/Zone

Potential Site Signage Area/Zone



Building P - Corner Plan View
scale: 1/16" = 1'-0"



6 SOUTH ELEVATION
PA4.1
SCALE: 1/16" = 1'-0"

			TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
			Metropolitan/SOI: Bldg. P South Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		38

Parking Entrance Sign
75 sq. ft. maximum (83 sq. ft. if individual letters are used, an increase of 10%).

Location is only suggestively shown by this depiction.

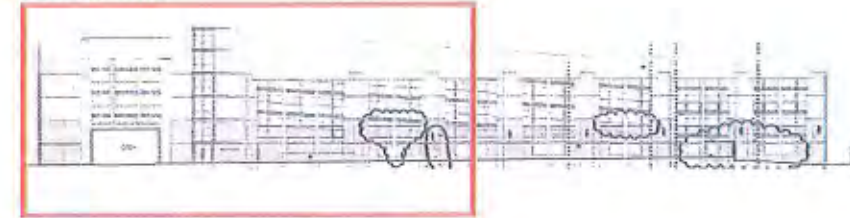
Pedestrian Access Project Entrance Sign and/or Information Kiosk
25 sq. ft. sign not to exceed 12 ft. in height at pedestrian access point along Kings Drive

Location is only suggestively shown by this depiction.

Typical: Flags/Banner(s)/Non-commercial decorative flags/banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit)

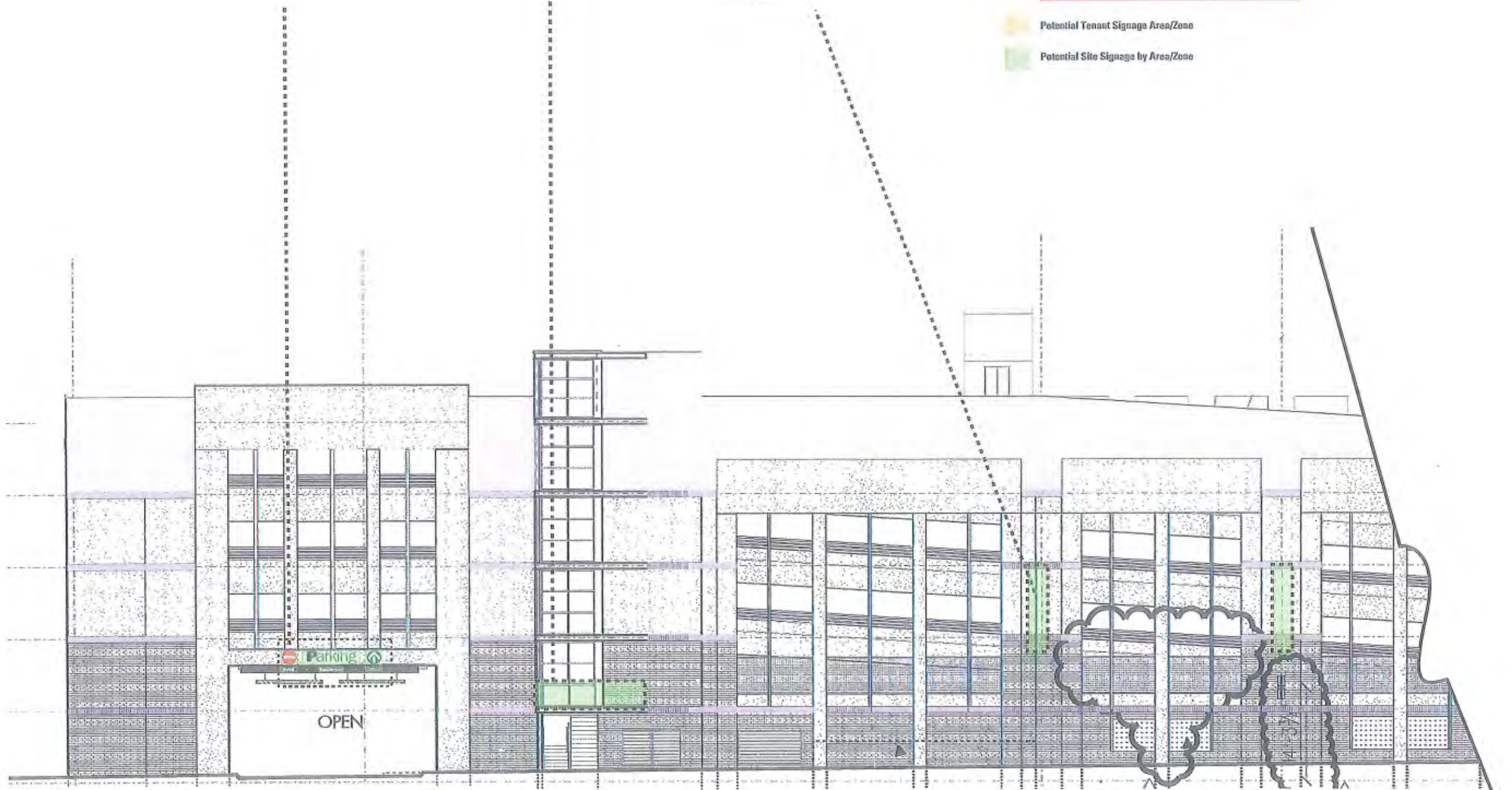
Locations and timing are only suggested by this depiction.

Area Shown



Potential Tenant Signage Area/Zone

Potential Site Signage by Area/Zone



3 EAST ELEVATION
PA4.1 SCALE: 1/16" = 1'-0"

	TITLE	REVISIONS	APPROVAL	ISSUE DATE	SIGN TYPE	PAGE
	Metropolitan/SOI: Bldg. P East (South/Left) Elevation	1. 00.00.00 3. 00.00.00 5. 00.00.00 2. 00.00.00 4. 00.00.00 6. 00.00.00	Changes & Resubmittal: _____ Approved with Changes: _____ Approved: _____	12.05.07		39

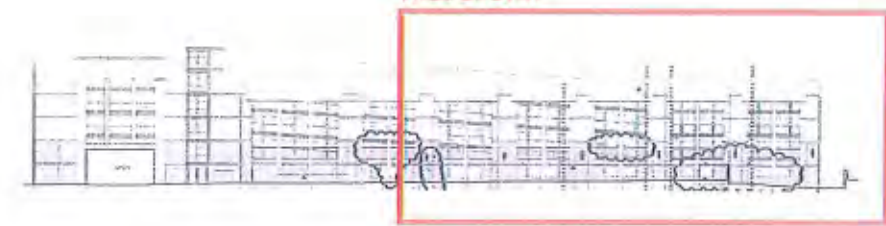
Typical:
 Flags/Banner(s)/Non-commercial decorative flag(s)/Banner(s) affixed to permanent pole(s) or bracket(s) with graphics that are non-tenant related (not requiring a permit).

Locations and sizes are only suggestions for the designer.

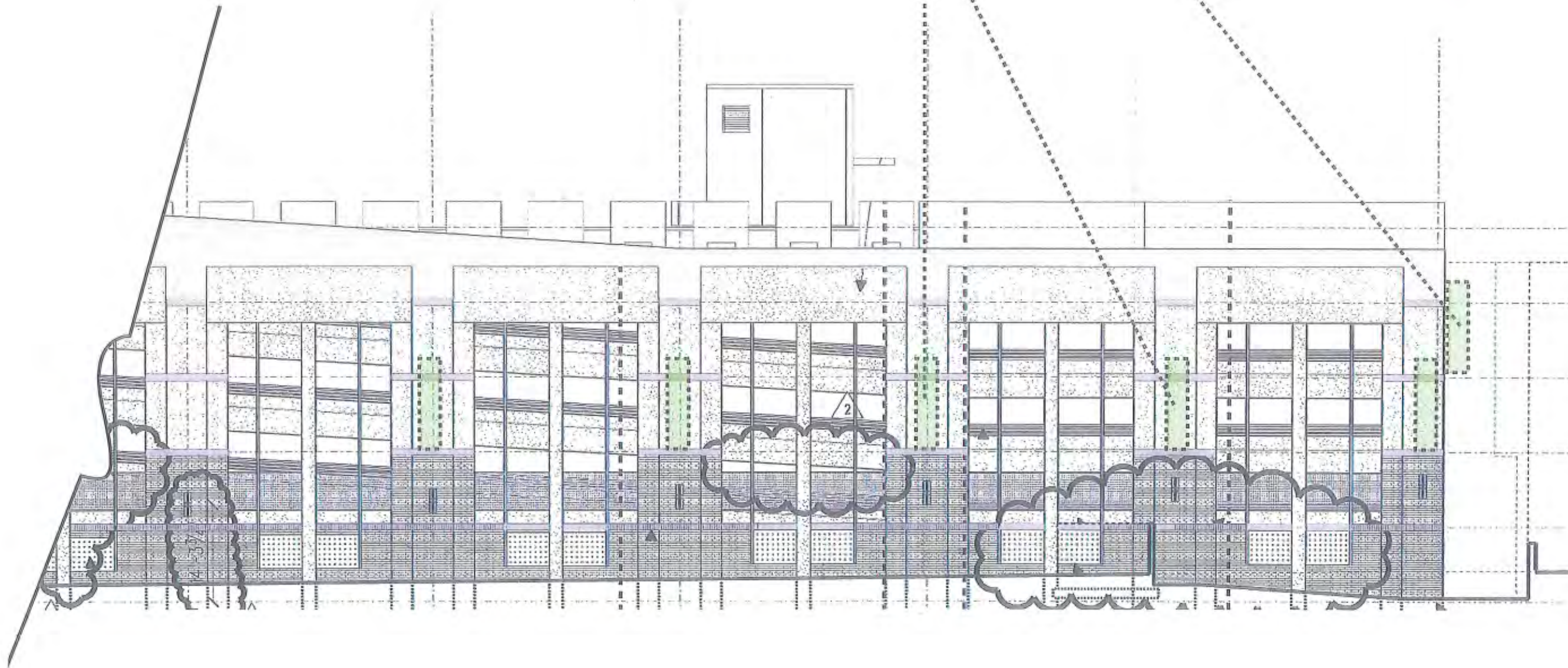
Parking Entrance Sign
 75 sq. ft. maximum (83 sq. ft. if individual letters are used, an increase of 10%).

Locations and sizes are only suggestions for the designer.

Area Shown



- Potential Tenant Signage Area/Zone
- Potential Site Signage by Area/Zone

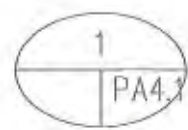
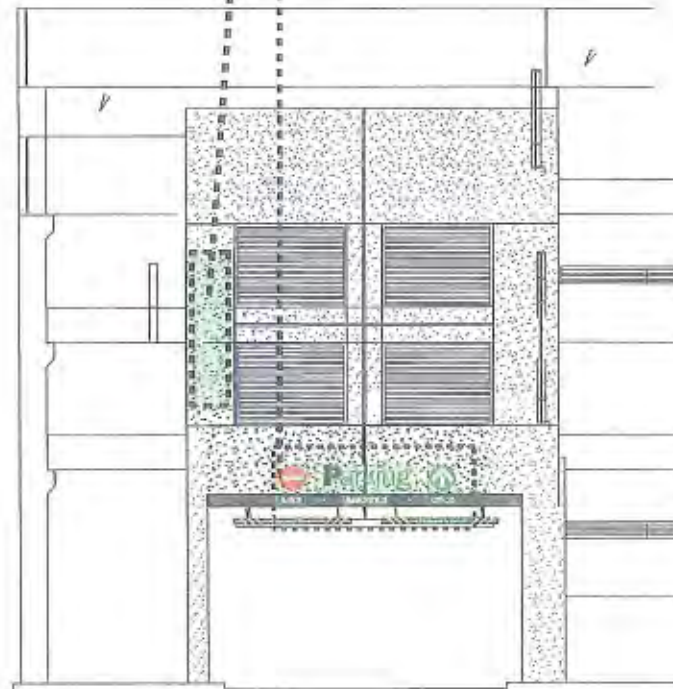


Area Shown



Parking Entrance Sign
75 sq.ft. maximum
(83 sq.ft. if individual letters are used, an increase of 10%)

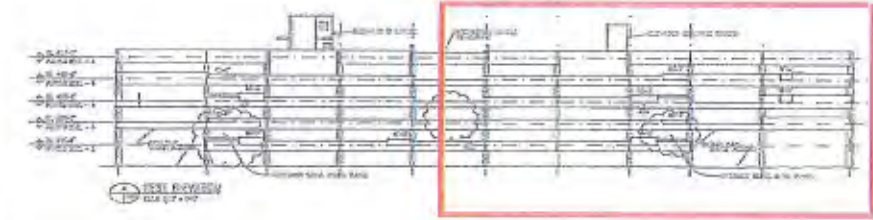
Location is only suggested by this elevation



PARTIAL WEST ELEVATION

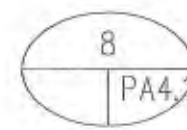
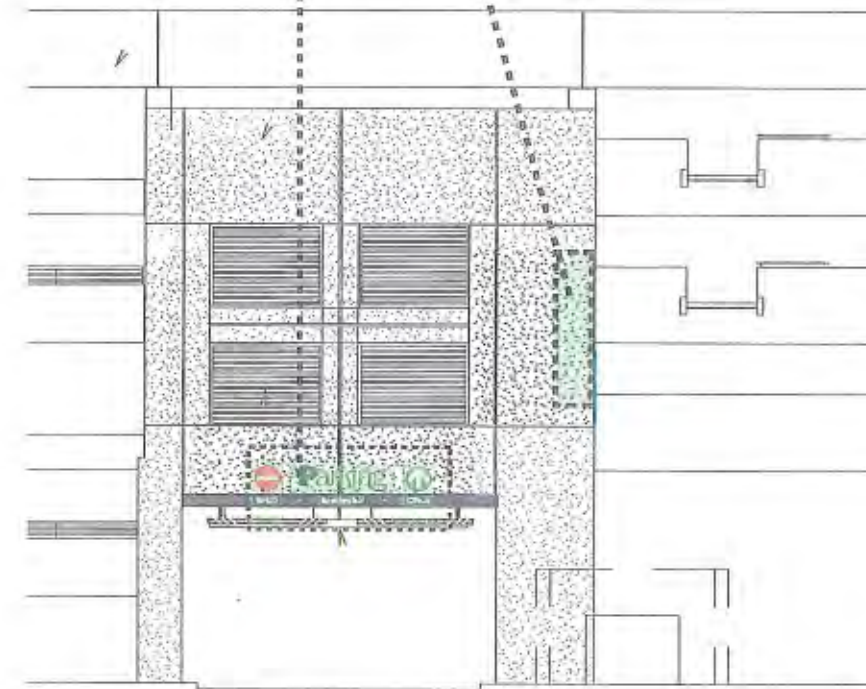
SCALE: 1/16" = 1'-0"

Area Shown



Parking Entrance Sign
75 sq.ft. maximum
(83 sq.ft. if individual letters are used, an increase of 10%)

Location is only suggested by this elevation



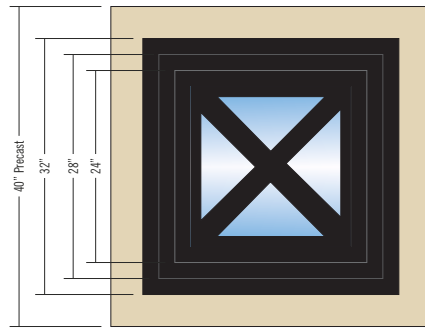
PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"

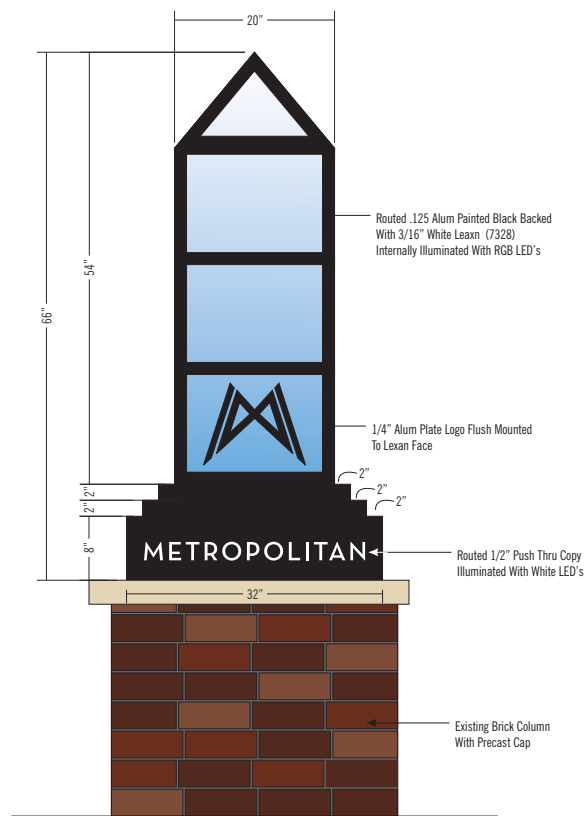
Potential Tenant Signage Area/Zone

Potential Site Signage by Area/Zone

Branded Entry Features



Plan Elevation



Internally Illuminated Four Sides Obelisk Painted Black With White Acrylic Faces 1/4" Alum Plate Logo & Push Thru Copy

Entry Features For The Development Entrances
Concept Rendering. The Actual Entry Feature Style And Shape May Vary



As shown on the above rendering, two obelisks with signage may be located on the site at the entrance into the site from Charlottetowne Avenue, with one obelisk with signage being located on the southwest corner of the intersection at Charlottetowne Avenue and Metropolitan Avenue, and the second obelisk with signage being located on the southeast corner of the intersection of Charlottetowne Avenue and Metropolitan Avenue.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
JUN 14 2017
BY: aj 4:20 pm

RECEIVED
AUG 08 2017
BY: [Signature]
Date Filed: _____
Received By: [Signature]

2017-129

Complete All Fields (Use additional pages if needed)

Property Owner: Charles V. Ricks

Owner's Address: 4618 Carmel Road City, State, Zip: Charlotte, NC, 28226

Date Property Acquired: 1/22/2015

Property Address: 4618 Carmel Road Charlotte, NC 28226

Tax Parcel Number(s): 20930159

Current Land Use: Residential Size (Acres): 1.22

Existing Zoning: R-3 Proposed Zoning: R-8 (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley

Date of meeting: 5/16/2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: To allow the redevelopment of the site for a single family attached residential development

N/A
Name of Rezoning Agent

N/A
Agent's Address

N/A
City, State, Zip

N/A Telephone Number N/A Fax Number

N/A
E-Mail Address

[Signature]
Signature of Property Owner

CHARLES V. RICKS
(Name Typed / Printed)

Durban Development, LLC
Name of Petitioner(s)

106 Foster Ave
Address of Petitioner(s)

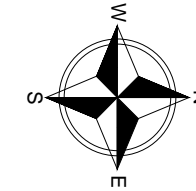
Charlotte, NC 28203
City, State, Zip

704-319-8303 Telephone Number 704-423-0339 Fax Number

matt.marflake@drubangroup.com
E-Mail Address

[Signature]
Signature of Petitioner

CHARLES V. RICKS
(Name Typed / Printed)



APPROVAL STAMP

CHARLOTTE, NC:

Foxmoor & Carmel Rd.
Charlotte, NC 28226

SITE PLAN #

Site Data Summary

Existing Zoning: R-3
Proposed Zoning: R-8 (Conditional)

Parcel ID: Parcel 1: 20930159

Approximate Acreage:

- Parcel 1 = 0.17 ACRES
- Parcel 2 = 0.16 ACRES
- Parcel 3 = 0.16 ACRES
- Parcel 4 = 0.16 ACRES
- Parcel 5 = 0.18 ACRES
- Parcel 6 = 0.12 ACRES
- Parcel 7 = 0.26 ACRES
- Total = 1.19 ACRES

Building Setbacks:

- Front (ROW): 20'
- Rear: 20'
- Side: 20'

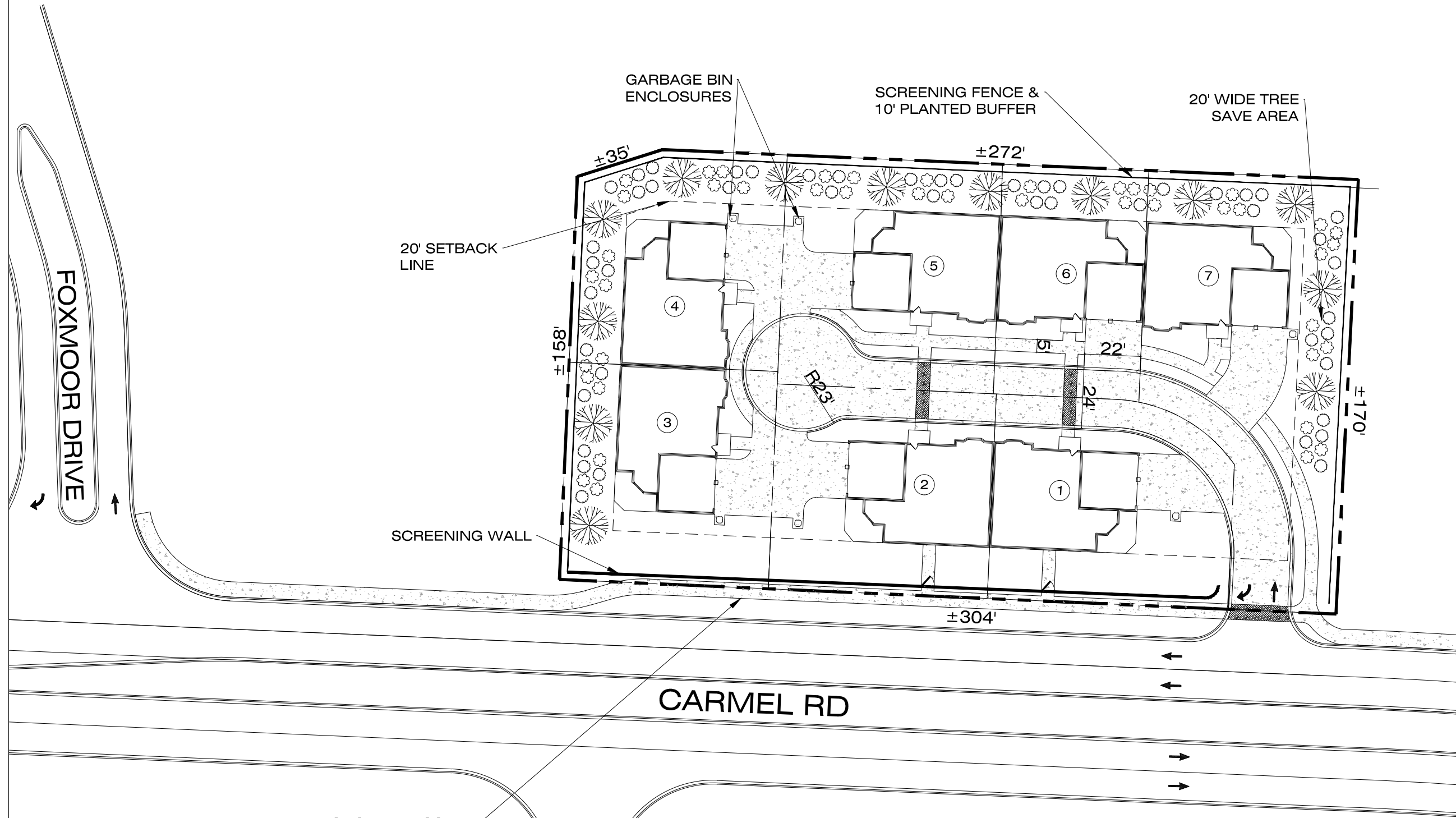
Landscape Requirements:

Tree save areas must cover 15% of gross acreage (36 trees per acre) and be at least 20' wide with a spacing of 30-40'. If 15% cannot be saved, planted trees must conform to the same requirements.

Date Prepared: 08/08/2017	Drawn By: MM



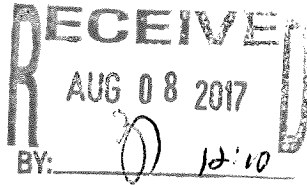
CORPORATE OFFICE:
106 FOSTER AVE
CHARLOTTE, NC 28203
PITTSBURGH OFFICE:
5500 BROOKTREE RD; SUITE 303
WEXFORD, PA 15090



NOTE:
1. PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.
2. CURB CUTS HAVE NOT BEEN REVIEWED OR APPROVED BY STATE AND LOCAL DOT.
3. ALL ACREAGES, METES, AND BOUNDS SUBJECT TO SURVEY.
4. ANY LANDSCAPING SHOWN IS AN APPROXIMATE LOCATION. FINAL DESIGN WILL BE DONE BY A LICENSED PROFESSIONAL.

2017-130

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: _____
Date Filed: 8/4/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: George & Ruth Barrett Family, LLC

Owner's Address: 7718 Blue Ridge Circle City, State, Zip: Charlotte, NC 28270

Date Property Acquired: January 12, 2001

Property Address: 2915 Griffith St Charlotte, NC 28203

Tax Parcel Number(s): 14701704

Current Land Use: Industrial Miscellaneous Size (Acres): 0.42 acres

Existing Zoning: I-2 Proposed Zoning: TOD-M

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: May 17, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

N/A
Name of Rezoning Agent

N/A
Agent's Address

N/A
City, State, Zip

N/A Telephone Number N/A Fax Number

N/A
E-Mail Address

[Signature]
Signature of Property Owner

George Barrett
(Name Typed / Printed)

TWENTYNINE FIFTEEN OPERATIONS, LLC
Name of Petitioner(s)

106 Foster Ave
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

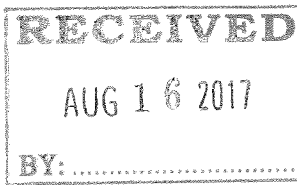
704-319-8347 Telephone Number 704-423-0339 Fax Number

jason.mathis@durbangroup.com
E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-131
Date Filed: 8/16/2017
Received By: RJ

Complete All Fields (Use additional pages if needed)

Property Owner: SOP Holdings, LLC

Owner's Address: 419 S. Sharon Amity Rd City, State, Zip: Charlotte, NC 28211

Date Property Acquired: 8/6/2017

Property Address: 6527 and 6521 Hazelton Drive

Tax Parcel Number(s): 179-011-63 and 179-011-64

Current Land Use: Residential Size (Acres): +/- 0.7 acres

Existing Zoning: R-3 Proposed Zoning: UR-2(CD)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: John Kinley, Kent Main, Grant Meacci

Date of meeting: 7/18/17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): yes, 5 years

Purpose/description of Conditional Zoning Plan: To accommodate the redevelopment of 8 townhome units

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address


Signature of Property Owner

STEVEN C HINSLAW
(Name Typed / Printed)

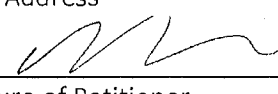
Saussy Burbank, LLC
Name of Petitioner(s)

2550 West Tyvola Road, Suite 100
Address of Petitioner(s)

Charlotte, NC 28217
City, State, Zip

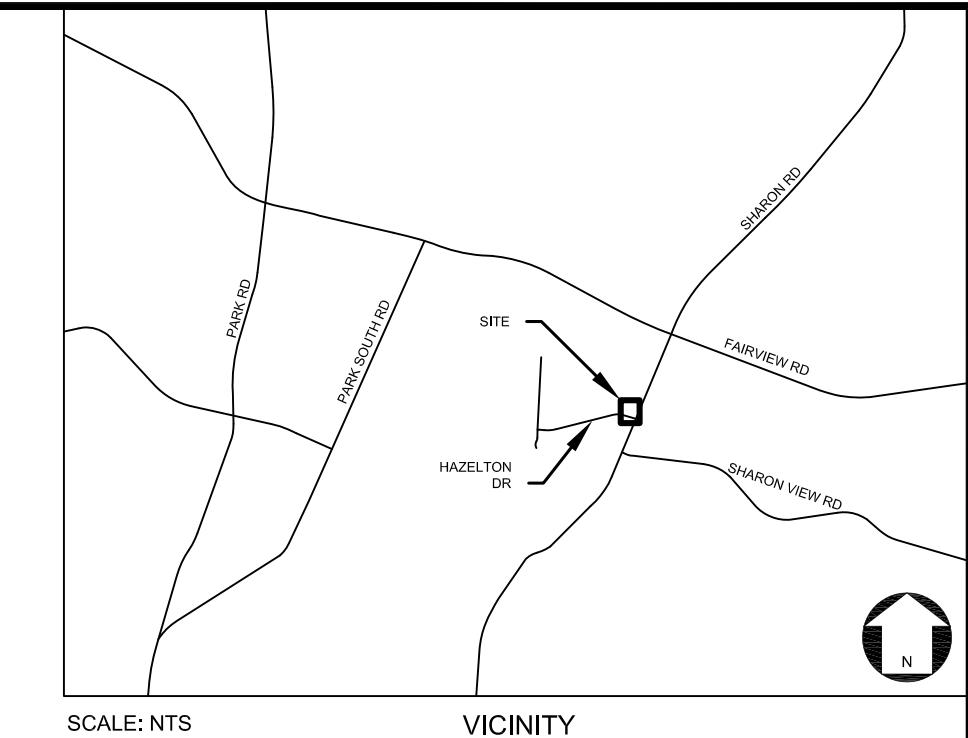
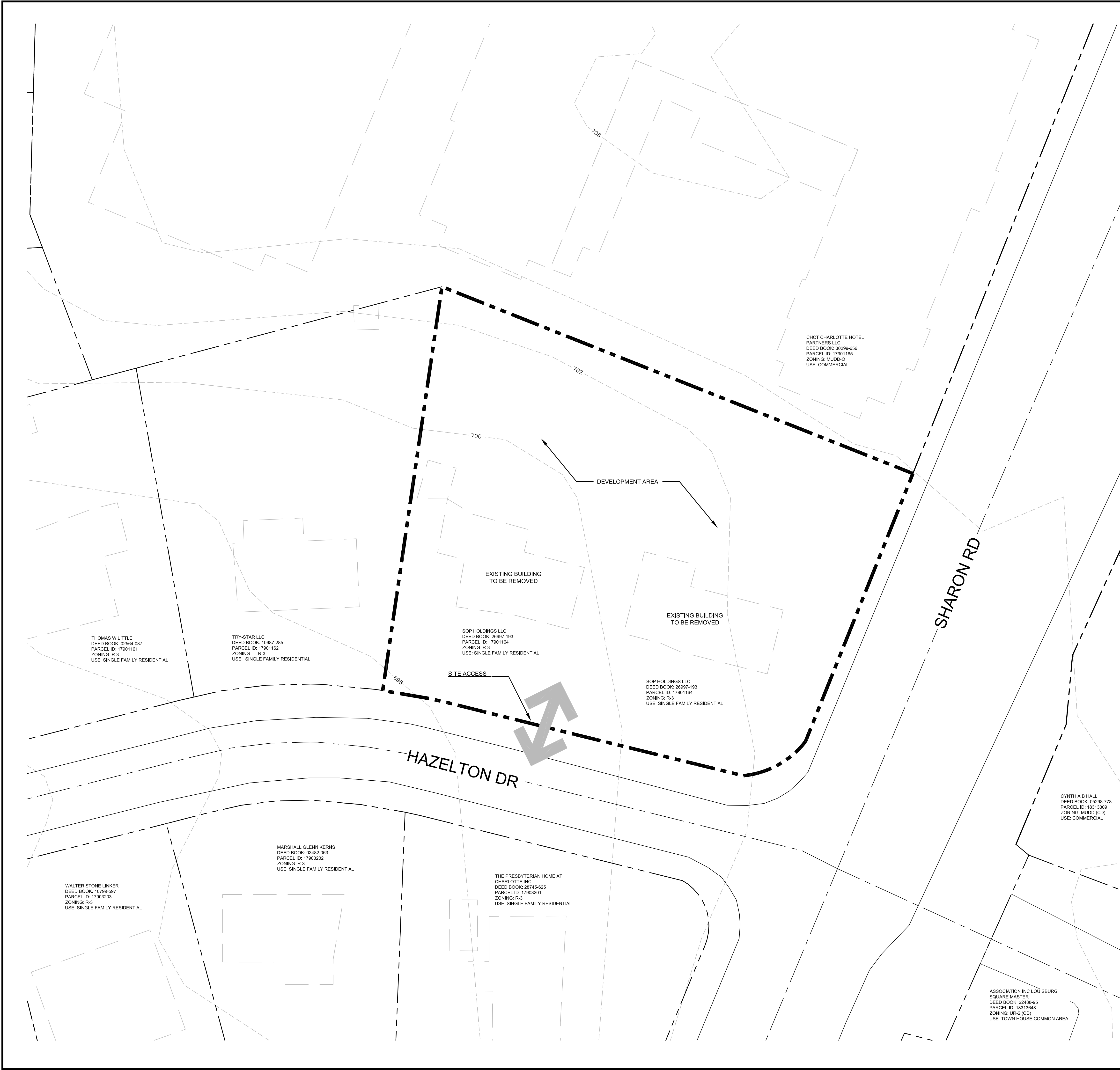
704-945-1515
Telephone Number Fax Number

charles.teal@saussyburbank.com
E-Mail Address


Signature of Petitioner

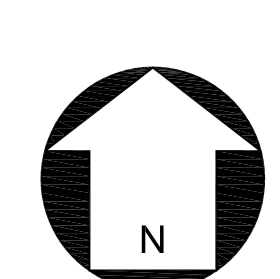
Charles E Teal
(Name Typed / Printed)

P:\2016 Jobs\16037 - Hazelton Drive Townhomes - H:\Hannah\CAD\Schematic Planning\16037 Rezoning Base.dwg



DEVELOPMENT STANDARDS

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 0.7 acre site located on the northwest intersection of Sharon Road and Hazelton Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 179-011-63 and 179-011-64.
 - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
 - The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and Improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
 - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of eight (8) townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- III. Transportation**
- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- IV. Architectural Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
 - Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry blocks not architecturally finished.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of eight (8) inches.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - All end units that face Hazelton Drive shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to fifteen (15) feet on all building levels.
 - Townhouse buildings should be limited to eight (8) individual units or fewer.
- V. Streetscape and Landscaping**
- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along all proposed public and private streets.
 - The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- VI. Open Space**
- The Petitioner shall comply with tree save requirements.
- VII. Lighting**
- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
 - Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.
- VIII. 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.
- IX. 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.

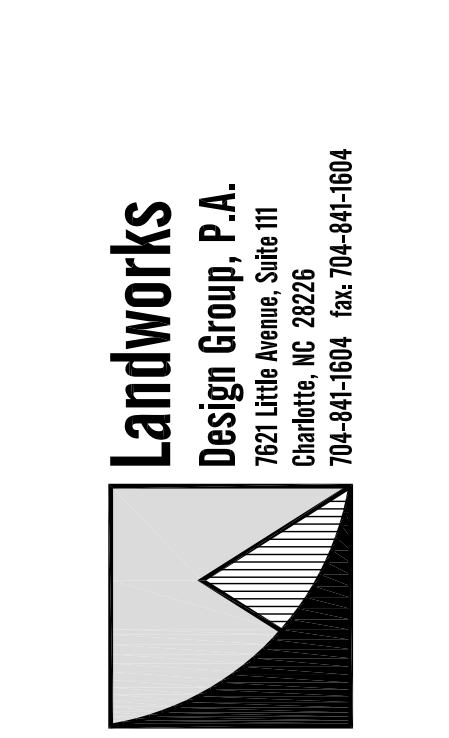


This Plan Is A Preliminary Design. NOT Released For Construction.

0 20 40 80
SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description



HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

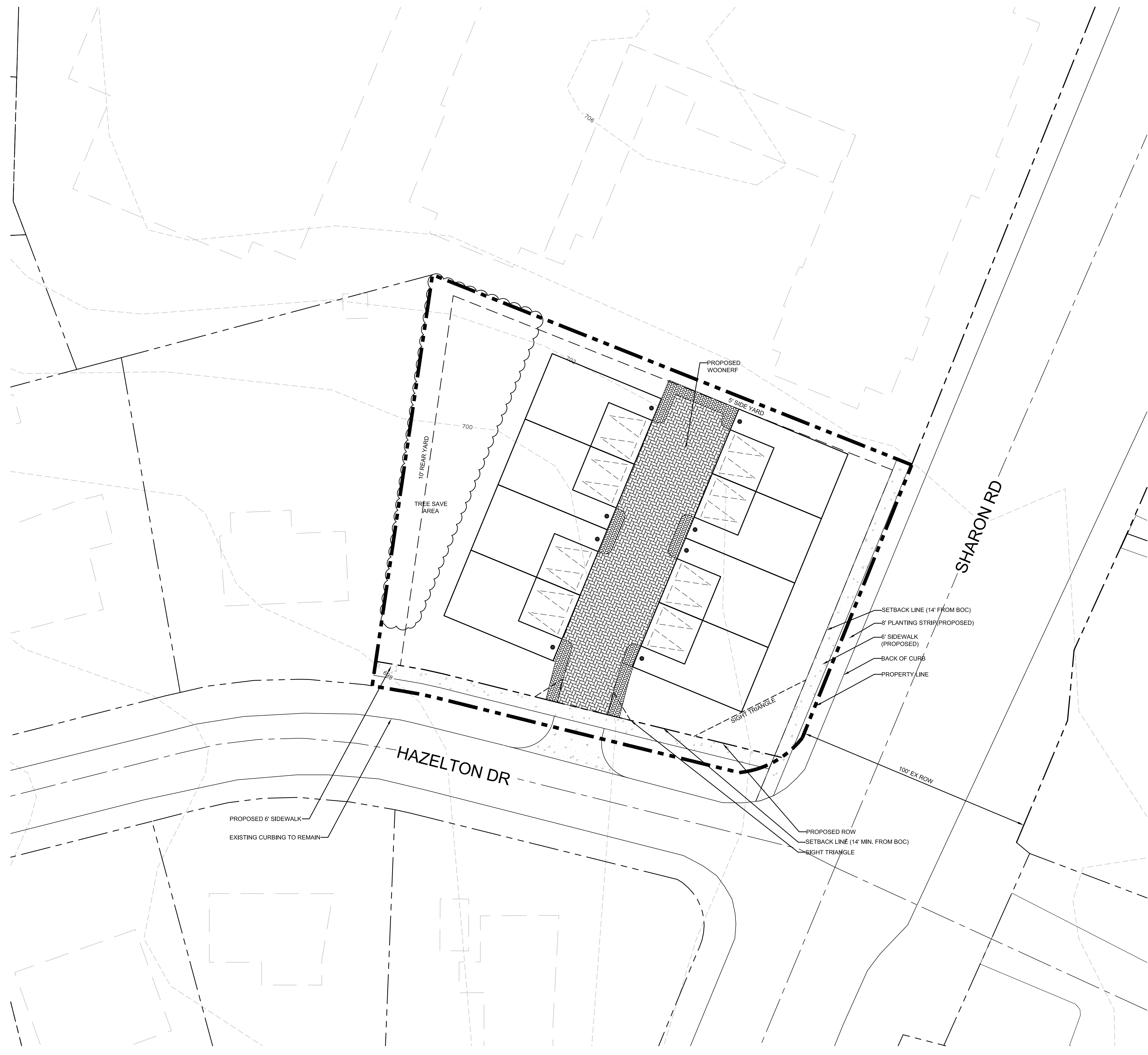
REZONING SITE PLAN
REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: SCJ
Checked By: MDL
Date: 8/15/17
Project Number: 16037
Sheet Number:

RZ-1
SHEET #1 OF 2

P:\2016 Jobs\16037 - Hazelton Drive Townhomes - H:\Hazelton\CAD\Sketch Planning\16037 Rezoning Base.dwg

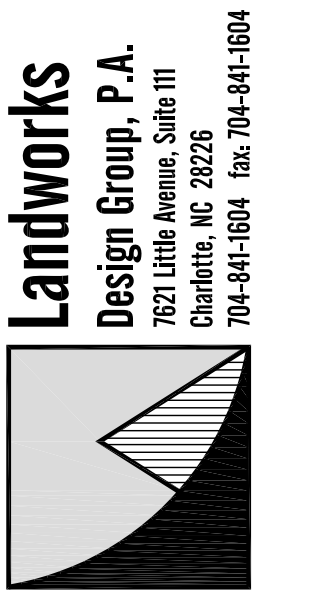


DEVELOPMENT DATA:

SITE AREA: +/- 0.7 acres
 TAX PARCELS: 179-011-63 & 179-011-64
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2(CD)
 EXISTING USE: RESIDENTIAL
 PROPOSED USES: UP TO 8 TOWNHOME UNITS

DENSITY PROPOSED: 11.11 UNITS / AC
 SETBACK: 14' FROM BOC PER ADOPTED STREETScape PLAN
 MIN. SIDE YARD: 5'
 REAR YARD: 10'
 PROPOSED BUILDING HEIGHT: 50' RIDGE HEIGHT FROM FINISH FLOOR ELEVATION OF FIRST FLOOR.

PARKING REQUIRED: 1.5 SPACES/UNIT
 PARKING PROVIDED: 2 SPACES/UNIT (PLUS ON-STREET)
 PRIVATE OPEN SPACE REQUIRED: 400 SF/UNIT
 TREE SAVE: 15% REQUIRED
 PCCO: PER ORDINANCE (NONE ANTICIPATED)



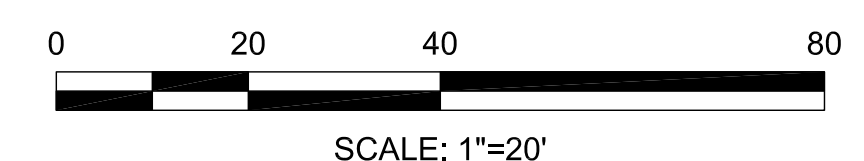
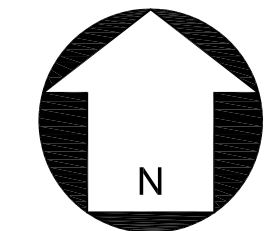
HAZELTON DRIVE SITE
CHARLOTTE, NC
PETITIONER: SAUSSY BURBANK, LLC

REZONING SITE PLAN
 REZONING PETITION: 2017-XX

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

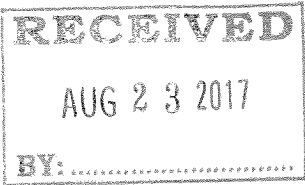
Project Manager: MDL
 Drawn By: SCJ
 Checked By: MDL
 Date: 8/15/17
 Project Number: 16037
 Sheet Number:

This Plan Is A Preliminary Design.
 NOT Released For Construction.



REVISIONS:			
No.	Date	By	Description

RZ-1



2017-132

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #:	_____
Date Filed:	<u>8/23/2017</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Crescent Communities, LLC

Owner's Address: 227 West Trade St., Suite 1000 City, State, Zip: Charlotte, NC. 28202

Date Property Acquired: #04716213 - 10/6/1995, #04716211 - 4/1/99 & #04716205 - 1/31/2000

Property Address: 2615 West Mallard Creek Church Road, Charlotte, NC. 28262

Tax Parcel Number(s): 04716213, 04716211 & 04716205

Current Land Use: Vacant Size (Acres): +/- 21 Acres (Per GIS)

Existing Zoning: RE-2 (1998-066(C)), R-3 Proposed Zoning: UR-2 (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez et al.

Date of meeting: 7/11/2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

K&L GATES (Attn: Collin Brown)
Name of Rezoning Agent

Hearst Tower, 214 North Tryon Street, 47th Floor
Agent's Address

Charlotte, NC, 28202
City, State, Zip

(704)-331-7531
Telephone Number

collin.brown@klgates.com
E-Mail Address

See Attached Joinder Agreement
Signature of Property Owner

(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)
Name of Petitioner(s)

2025 Ayrsley Town Blvd., Suite 1104
Address of Petitioner(s)

Charlotte, NC, 28273
City, State, Zip

(704)-375-9373
Telephone Number

Bob.Wiggins@mattamycorp.com
E-Mail Address

[Signature]
Signature of Petitioner

BOB WIGGINS
(Name Typed / Printed)

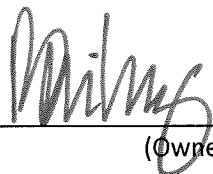
City of Charlotte – Conditional District Rezoning – UR-2 (CD)

Tax Parcel ID: 04716213, 04716211 & 04716205
04716213 - Deed Book 8320, Page 829
04716211 - Deed Book 10372, Page 487
04716205 - Deed Book 11057, Page 241

Petitioner Joinder Agreement

The undersigned, as the owner of these parcels of land located on 2615 West Mallard Creek Church Road in Charlotte, North Carolina that are designated as Parcel Identification Numbers **04716213, 04716211 & 04716205** on the Mecklenburg County Tax Map and which are the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcels referenced above.

This 14 day of July 2017
(day) (month)

By: 
(Owner Signature)



Crescent Communities, LLC
227 West Trade St., Suite 1000
Charlotte, NC 28202

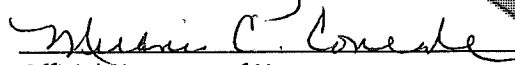
North Carolina
County of Mecklenburg
Brian Leary, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14 day of July, 2017.

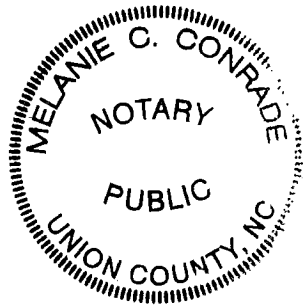
(Official Seal)


Official Signature of Notary



Melanie C. Conrade Notary Public
Notary's Name (printed)

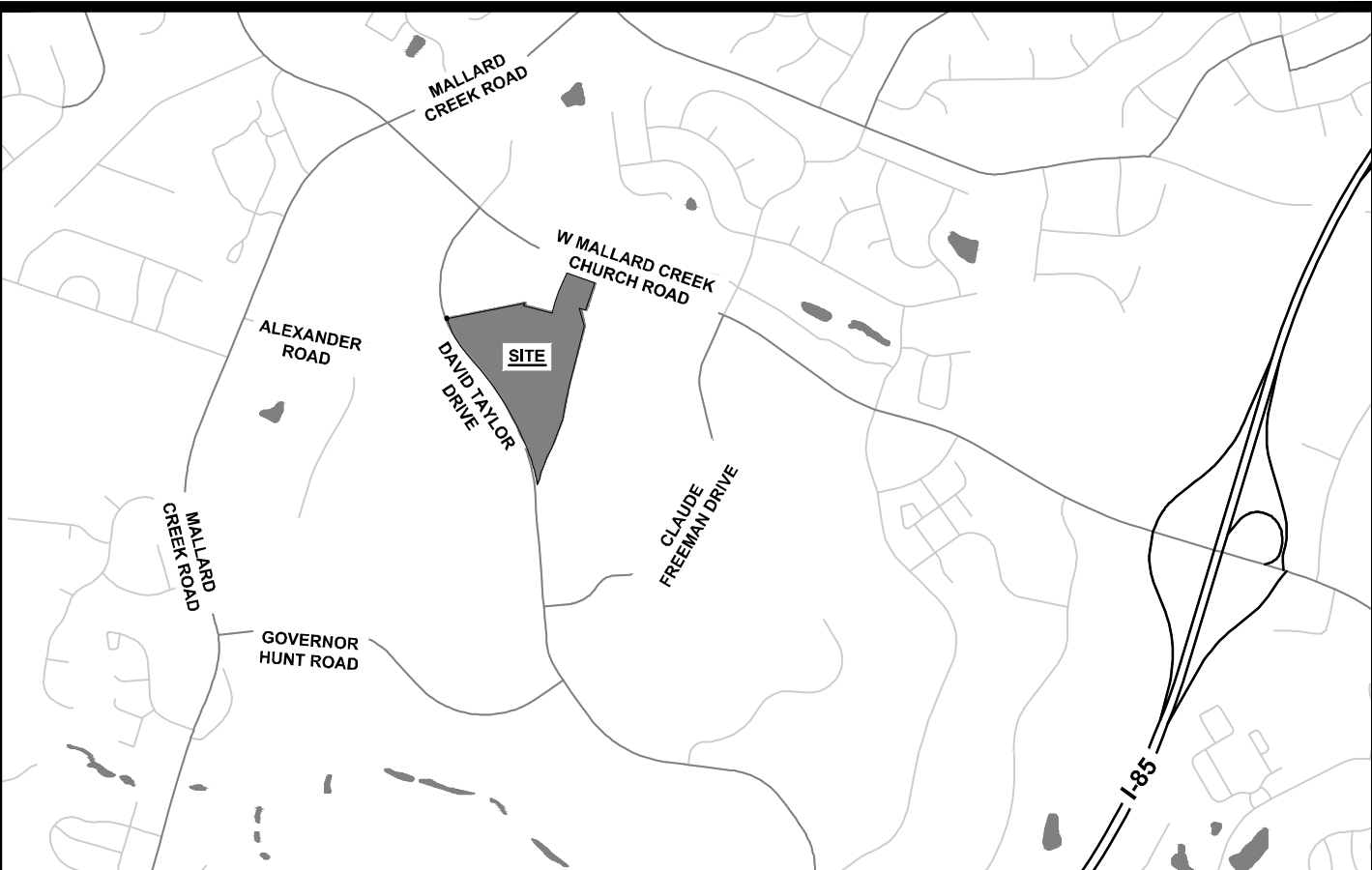
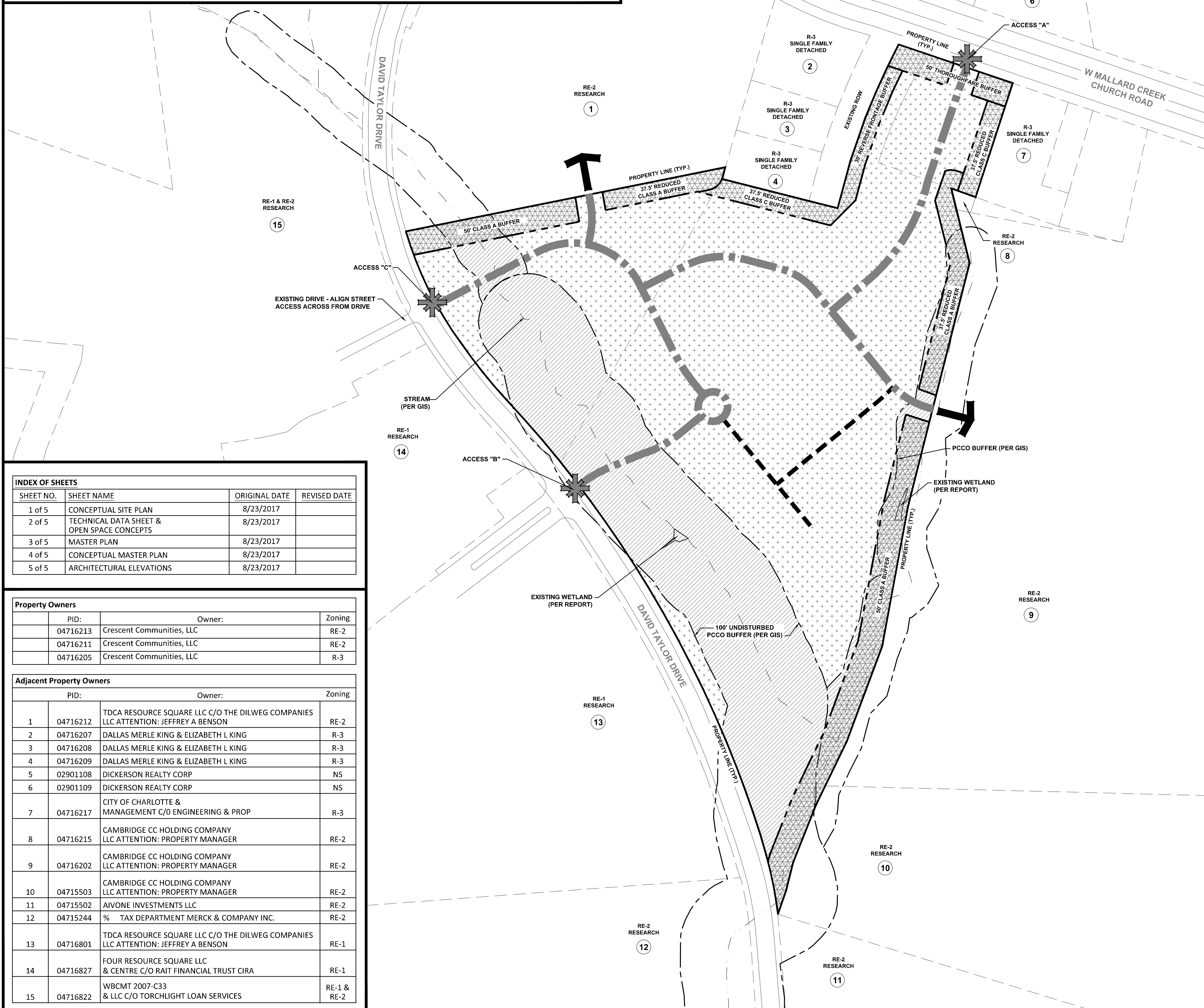
My commission expires: June 6, 2022



David Taylor Drive Site

Conditional District Rezoning - Petition # 2017-_____

Located In:
City of Charlotte / Mecklenburg County, North Carolina



Vicinity Map
Not to Scale

Site Data

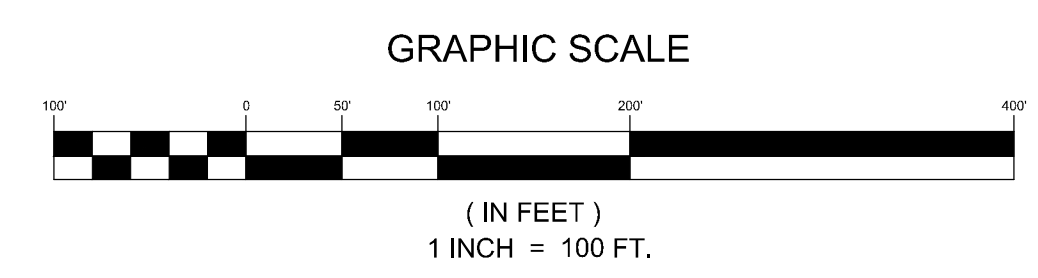
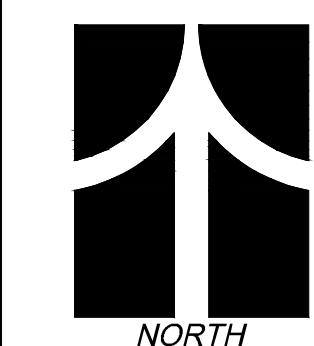
Tax Parcels:	04716213, 04716211 & 04716205
Total Acreage:	+/- 20.93 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-2 & R-3
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 115 For-Sale Townhome Units.
Proposed Density:	Not to Exceed +/- 5.50 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 Parking Spaces per unit Maximum of 2.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per Unit x 115 Units.
Floor Area Ratio:	1.0
Tree Save:	Required: +/- 3.14 Acres (15%) Provided: +/- 3.14 Acres (15% Minimum)

General Notes

- Base information obtained from Mecklenburg County GIS.
- Stream / Wetland Information is based on "Crescent Tract B Charlotte, North Carolina, CWS Project No. 2017-0379" wetlands report provided by Carolina Wetland Services dated July 20, 2017.

Legend

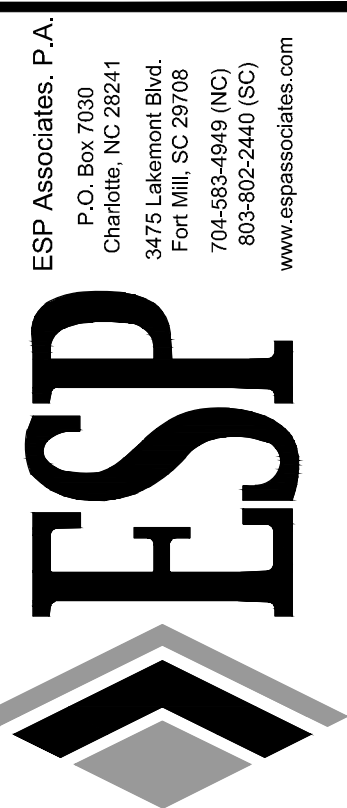
- Residential Development Area - Building & Parking Envelope
- Public Street (56' Local Residential ROW)
- Private Street (30' Clear Zone)
- Proposed Access Location
- Proposed Stub Location
- Proposed Buffer



SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	8/23/2017	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	8/23/2017	
3 of 5	MASTER PLAN	8/23/2017	
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	

Property Owners			
PID:	Owner:	Zoning	
04716213	Crescent Communities, LLC	RE-2	
04716211	Crescent Communities, LLC	RE-2	
04716205	Crescent Communities, LLC	R-3	

Adjacent Property Owners			
PID:	Owner:	Zoning	
1	04716212 TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-2	
2	04716207 DALLAS MERLE KING & ELIZABETH L KING	R-3	
3	04716208 DALLAS MERLE KING & ELIZABETH L KING	R-3	
4	04716209 DALLAS MERLE KING & ELIZABETH L KING	R-3	
5	02901108 DICKERSON REALTY CORP	NS	
6	02901109 DICKERSON REALTY CORP	NS	
7	04716217 CITY OF CHARLOTTE & MANAGEMENT C/O ENGINEERING & PROP	R-3	
8	04716215 CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2	
9	04716202 CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2	
10	04715503 CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2	
11	04715502 AIVONE INVESTMENTS LLC	RE-2	
12	04715244 % TAX DEPARTMENT MERCK & COMPANY INC.	RE-2	
13	04716801 TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-1	
14	04716827 FOUR RESOURCE SQUARE LLC & CENTRE C/O RAIT FINANCIAL TRUST CIRA	RE-1	
15	04716822 WBCMT 2007-C33 & LLC C/O TORCHLIGHT LOAN SERVICES	RE-1 & RE-2	



NO.	DATE	REVISION

Conditional District Rezoning - UR2 (CD)
Conceptual Site Plan - Petition # 2017-_____
DAVID TAYLOR DRIVE SITE
City of Charlotte
Mattamy Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017
SHEET:	1 of 5

**David Taylor Drive Site - Petition #2017-
Conditional District Rezoning - Development Standards**

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mattamy Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 20.93 acre site located on the north-east side of David Taylor Drive and south of West Mallard Creek Church Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-162-13, 047-162-11, and 047-162-05.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 115 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal public and private drives shall be allowed during the construction permitting process.
3. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
4. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public and private streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed private streets.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
3. Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."
4. For alley loaded units, driveway lengths shall be a minimum of 5-7' or 20' and greater measured from the back of curb to face of garage.
5. For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

1. The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
2. The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. 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.

IX. 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.

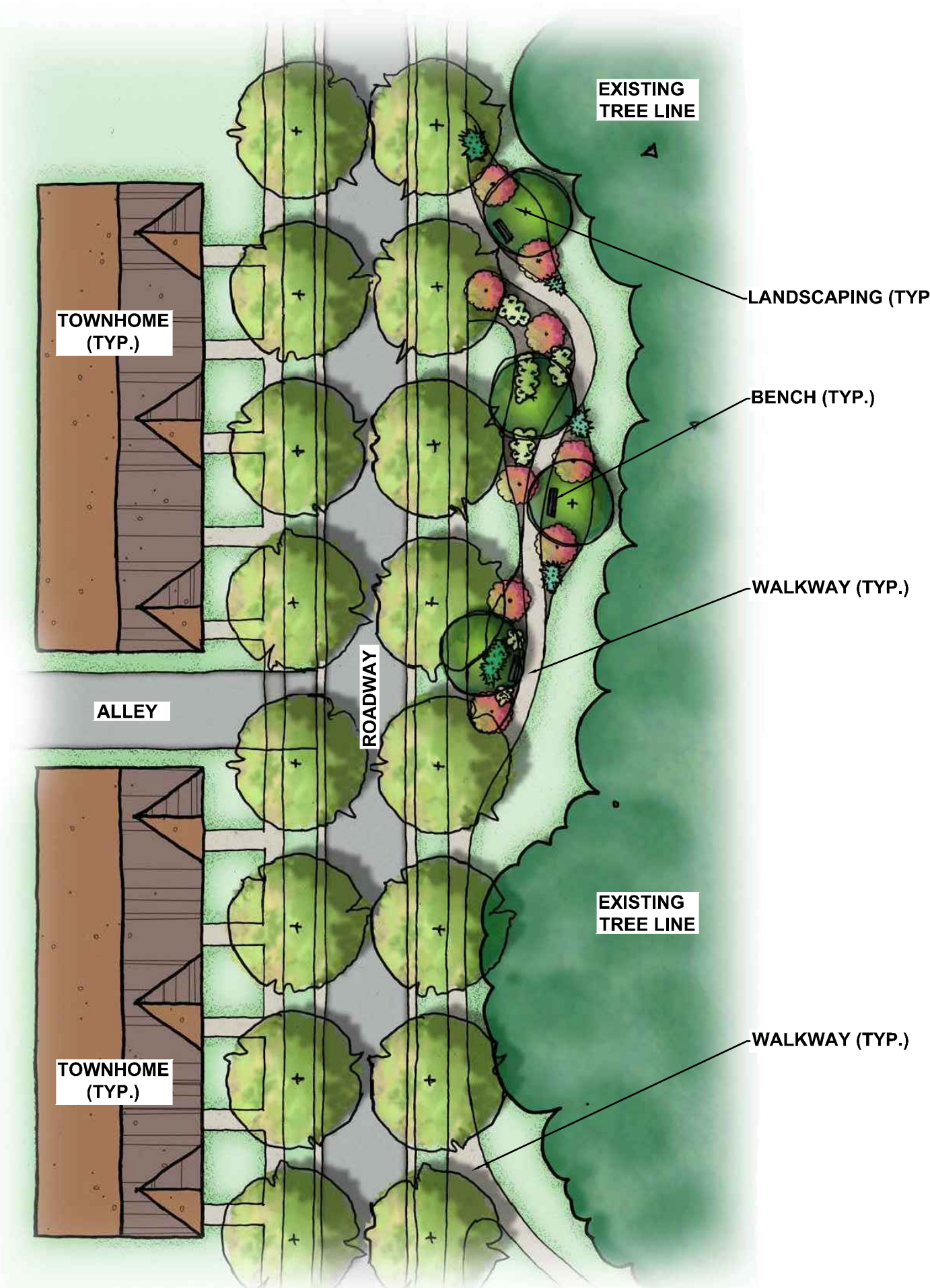
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in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

Open Space Locations and Concepts

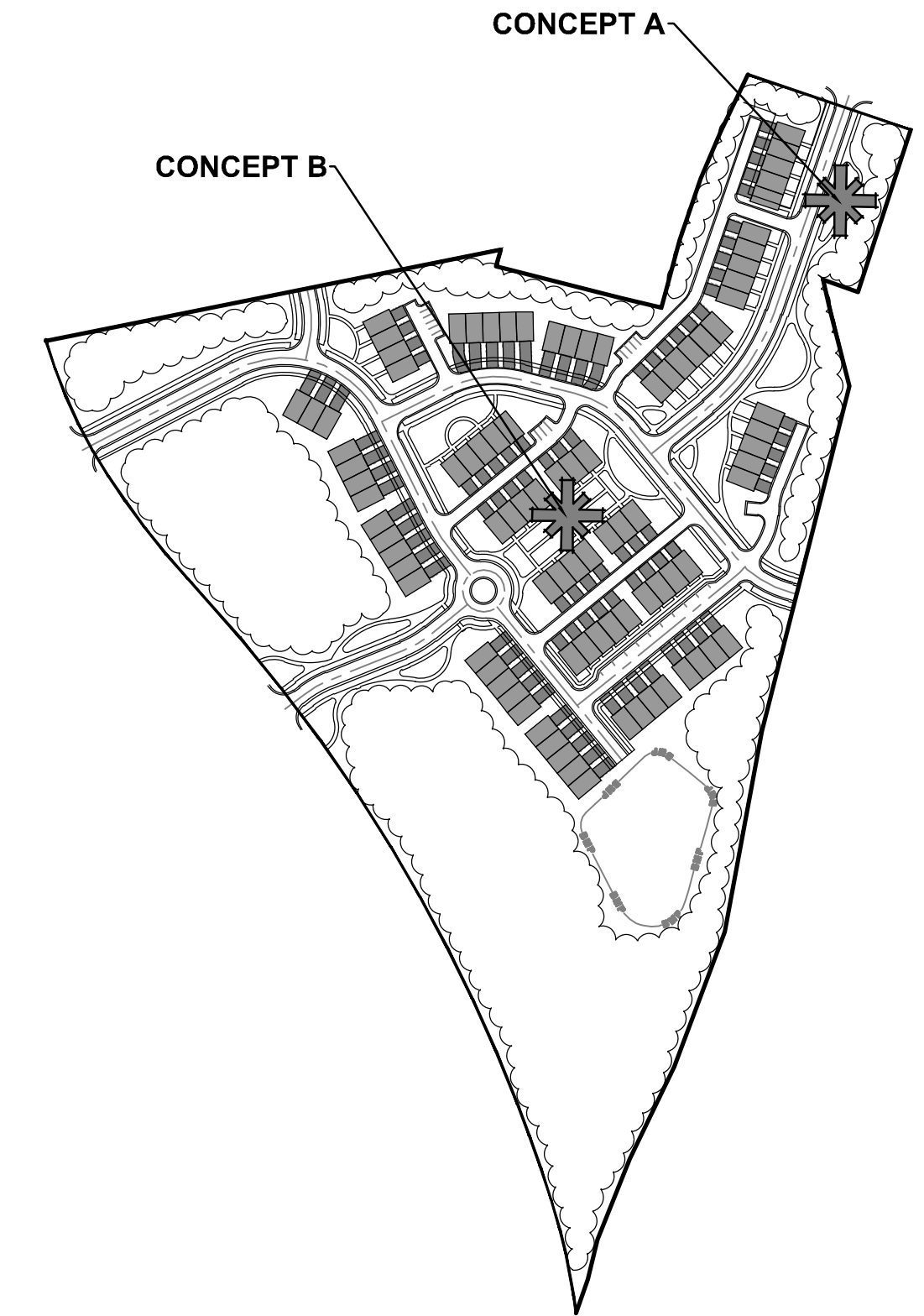
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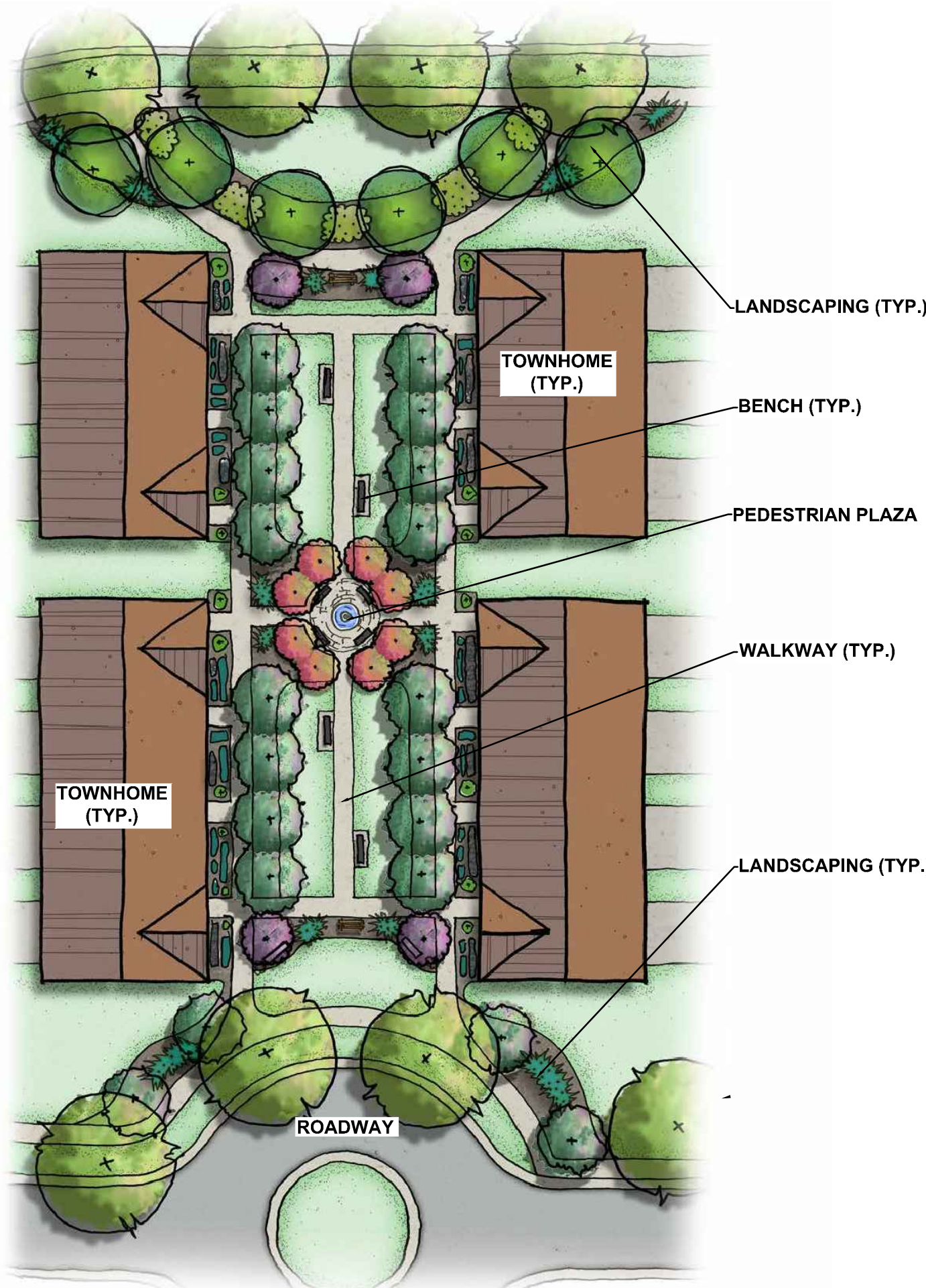
**Concept A
Pocket Park Concept**



Location Map



**Concept B
Linear Park Concept**



ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-9449 (NC)
803-802-2440 (SC)
www.espaceassociates.com



NO.	DATE	REVISION	BY

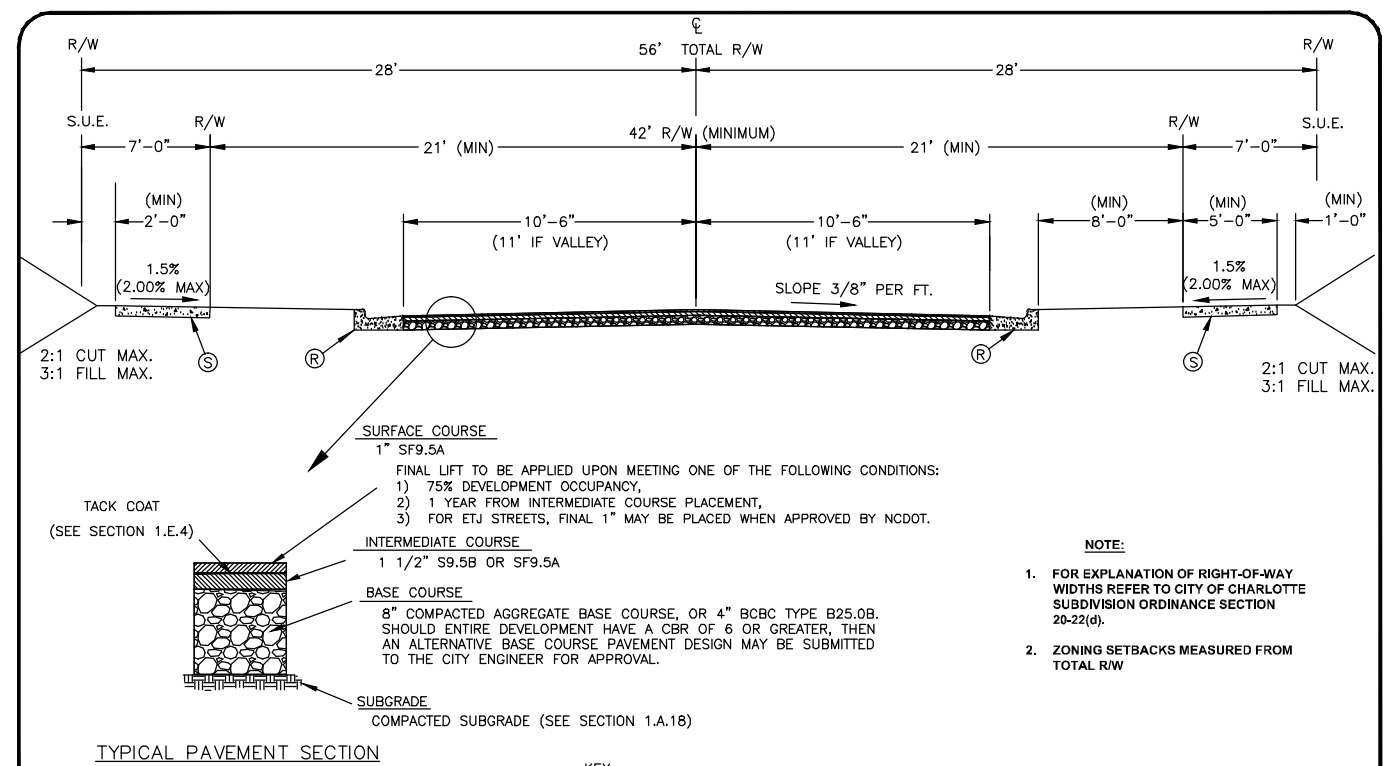
Conditional District Rezoning - UR2 (CD)
Technical Data Sheet - Petition # 2017-
DAVID TAYLOR DRIVE SITE
Mattamy Homes
City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017

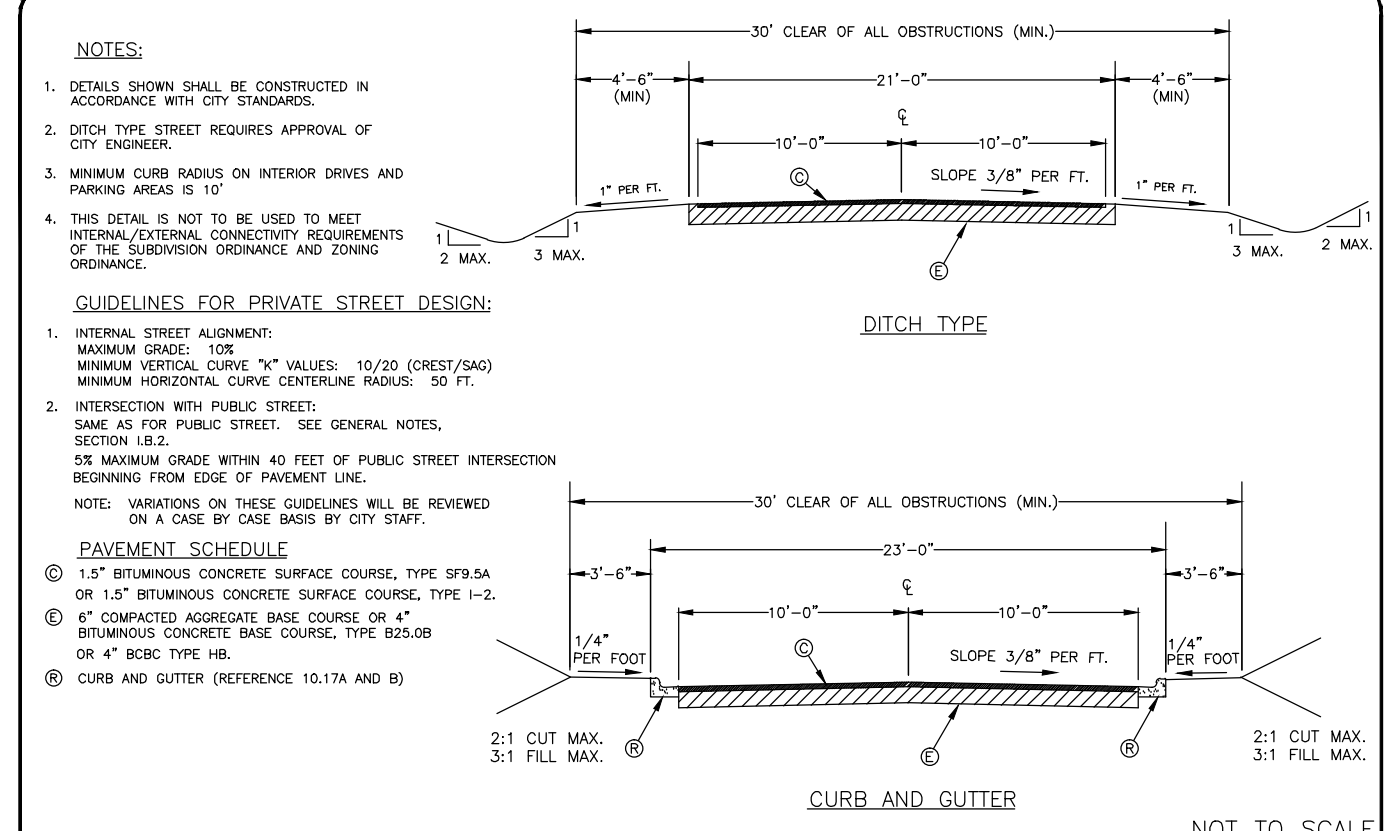
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Typical Street Sections & Land Development Standards

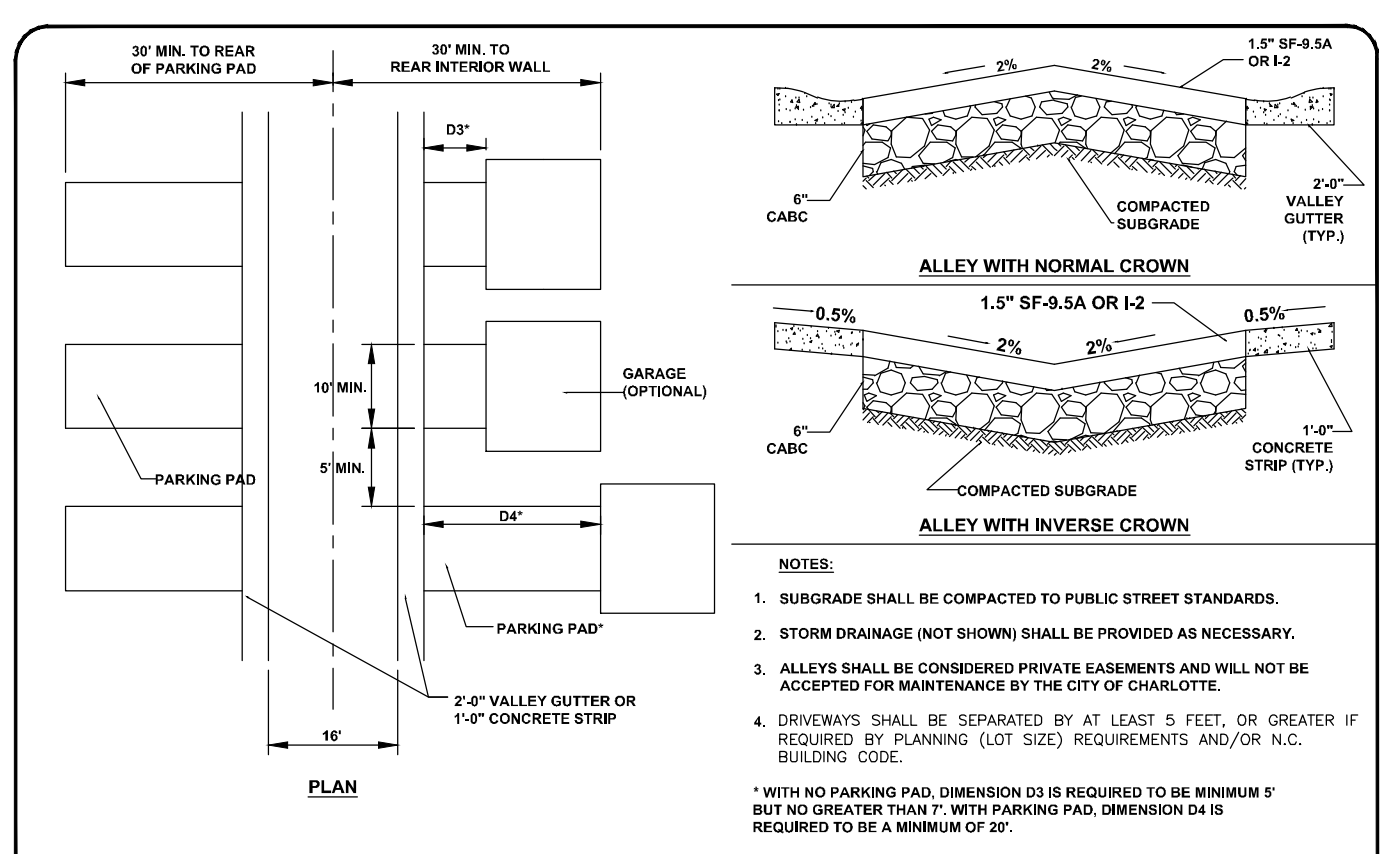
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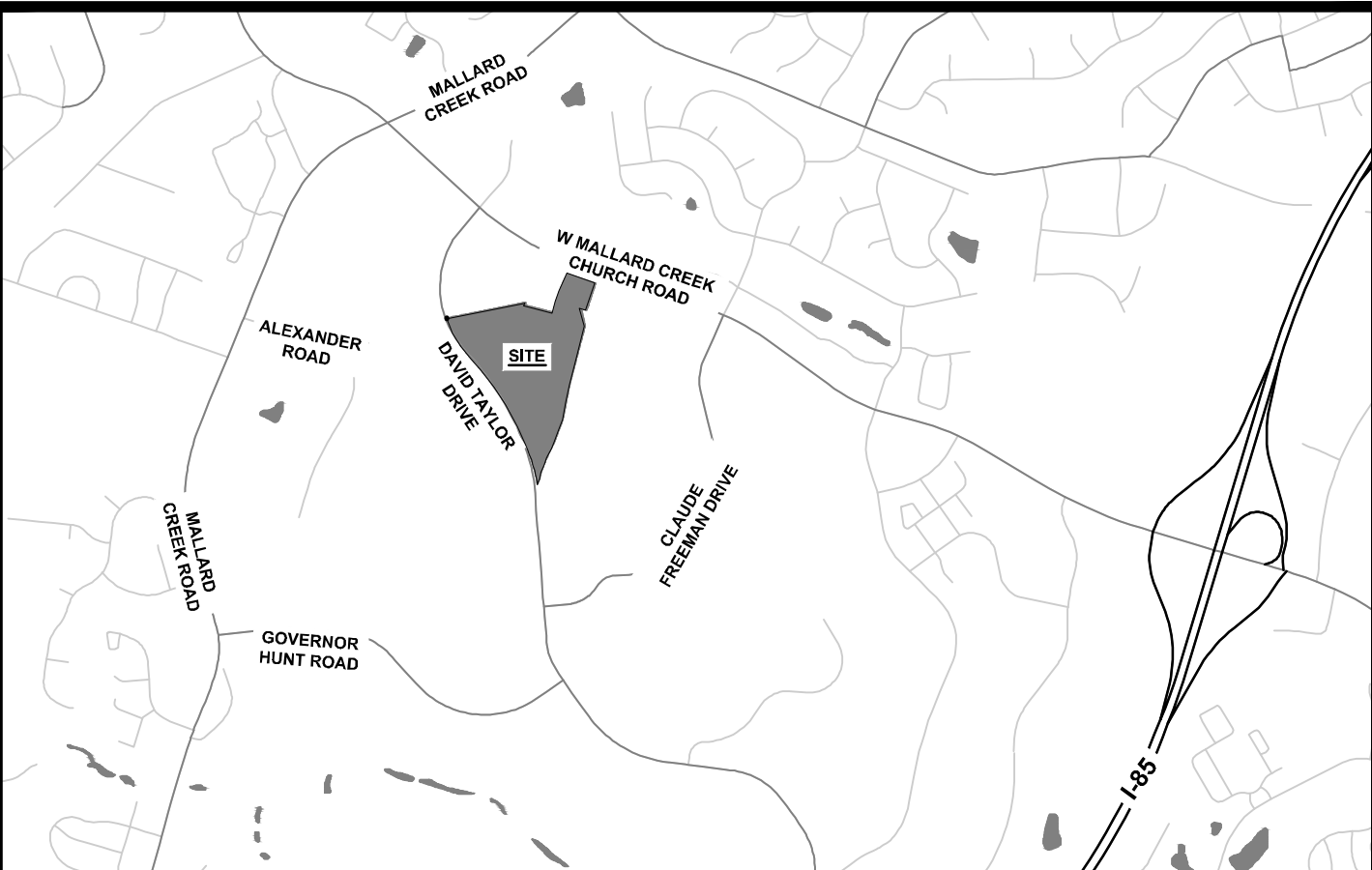
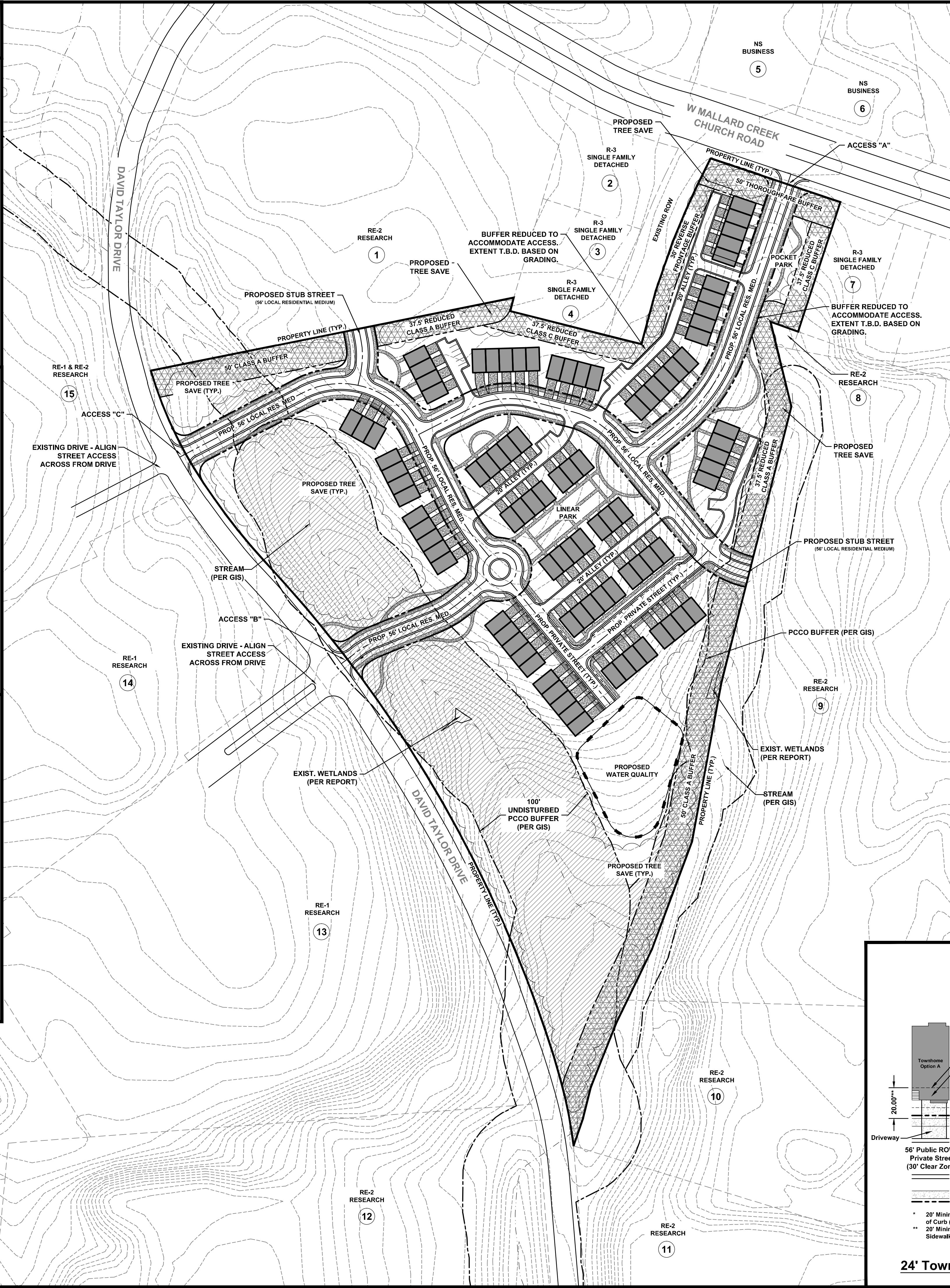
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CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE STD
LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION
11.13 13



NOT TO SCALE
CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE STD
PRIVATE STREET TYPICAL SECTIONS
11.13 8



NOT TO SCALE
CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE STD
RESIDENTIAL ALLEY DETAIL
DOUBLE LOADED W/ TWO-WAY OPERATION
11.19B 10



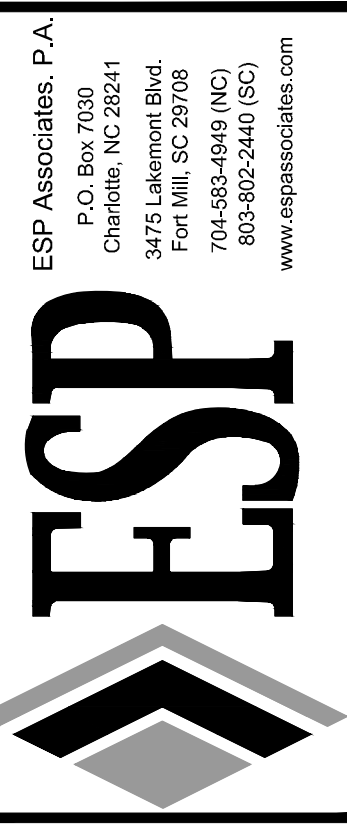
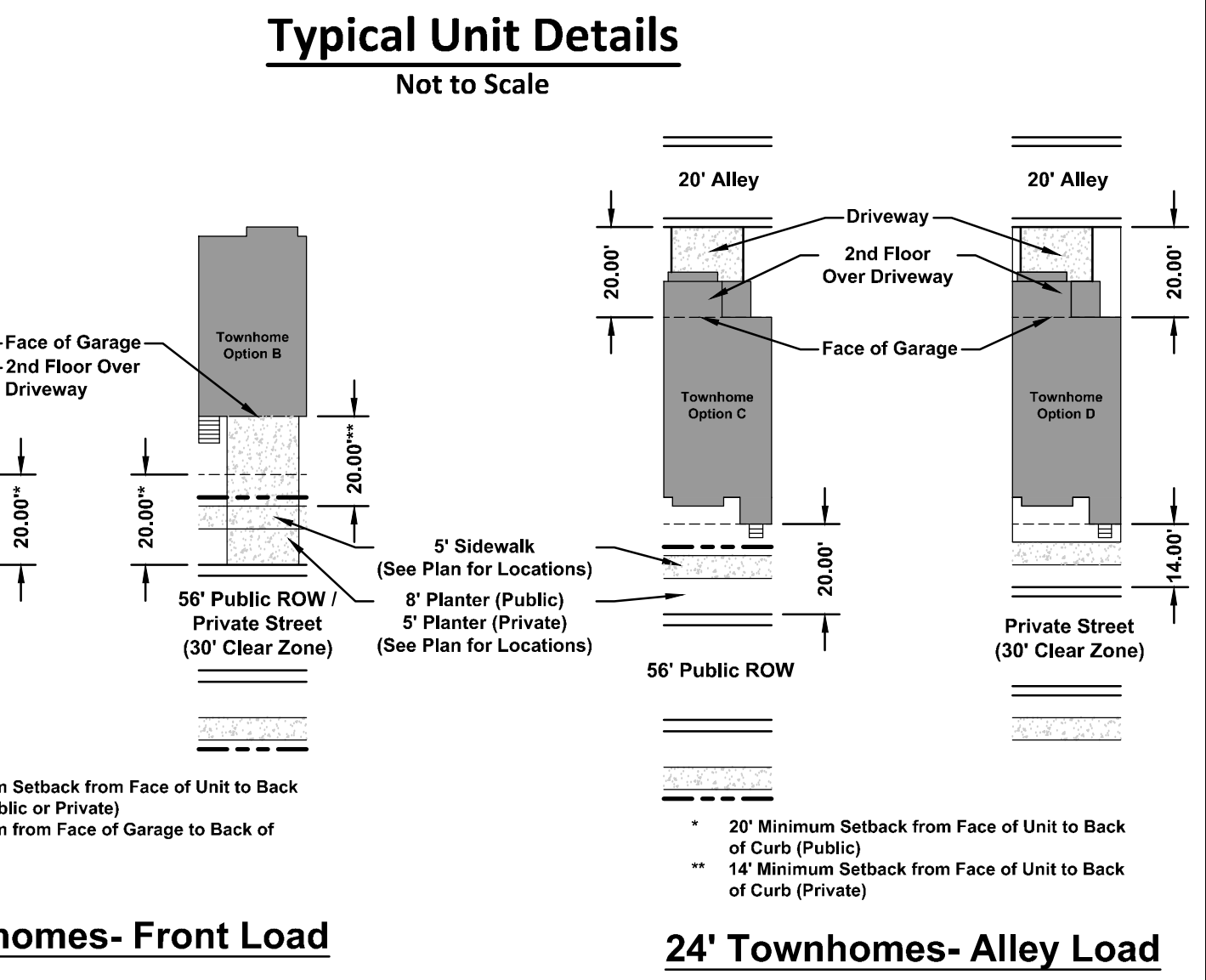
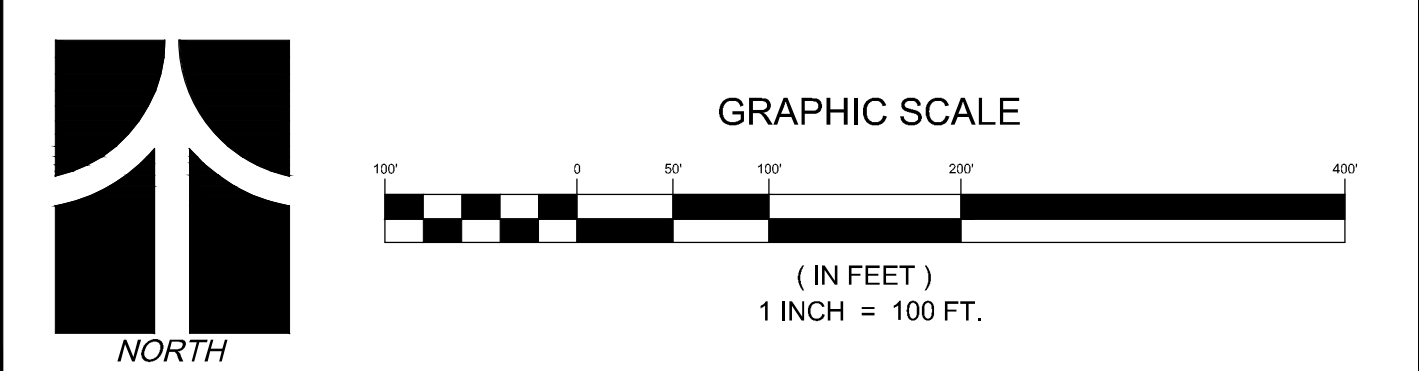
Vicinity Map
Not to Scale
11.14

Site Data

Tax Parcels:	04716213, 04716211 & 04716205
Total Acreage:	+/- 20.93 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-2 & R-3
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 115 For-Sale Townhome Units.
Proposed Density:	Not to Exceed +/- 5.50 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 Parking Spaces per unit Maximum of 2.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per Unit x 115 Units.
Floor Area Ratio:	1.0
Tree Save: Required: Provided:	+/- 3.14 Acres (15%) +/- 3.14 Acres (15% Minimum)

General Notes

- Base information obtained from Mecklenburg County GIS.
- Stream / Wetland Information is based on "Crescent Tract B Charlotte, North Carolina, CWS Project No. 2017-0379" wetlands report provided by Carolina Wetland Services dated July 20, 2017.



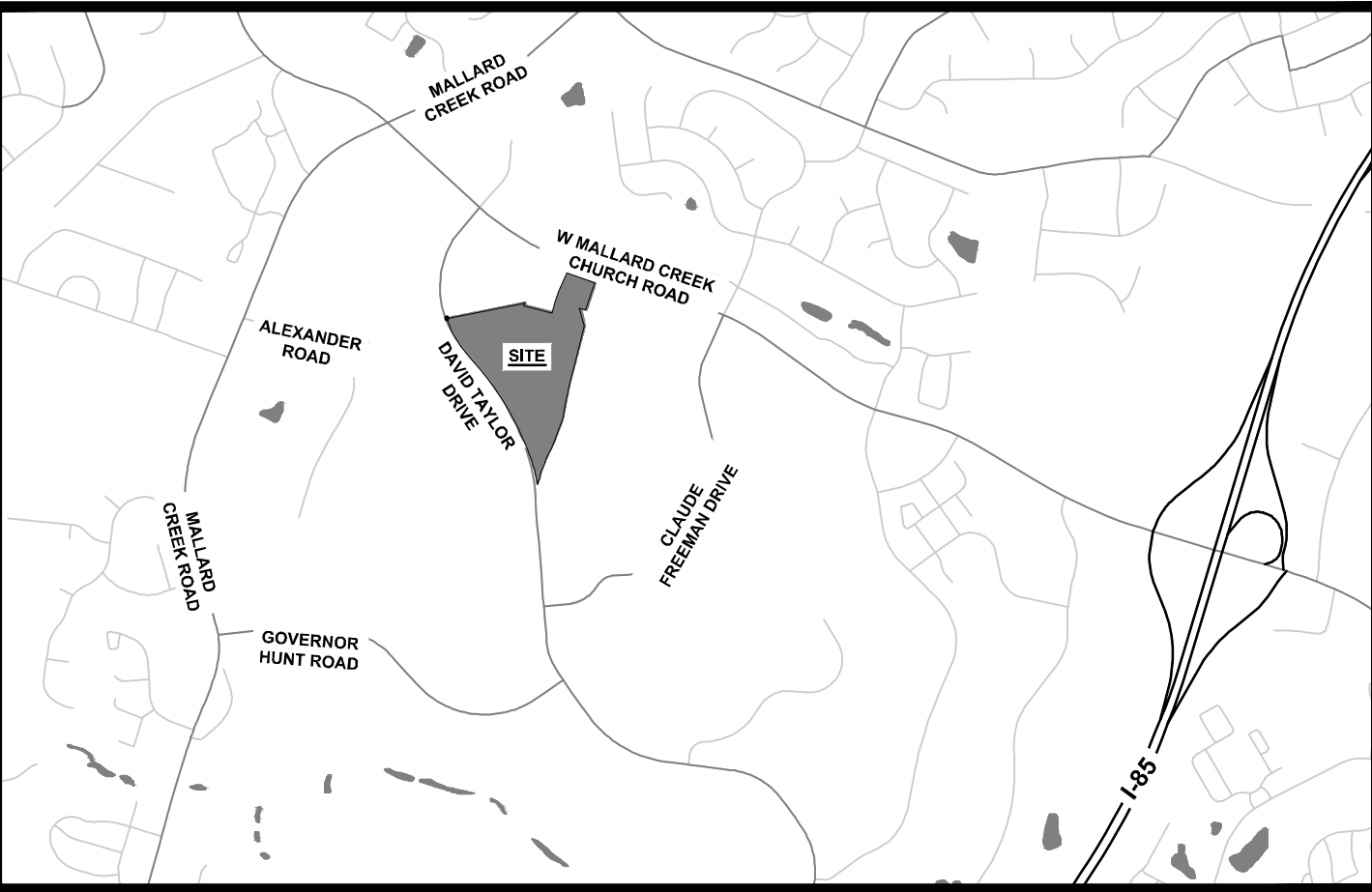
Conditional District Rezoning - UR2 (CD)
Master Plan - Petition # 2017-
DAVID TAYLOR DRIVE SITE
City of Charlotte
Mattany Homes

PROJECT INFORMATION

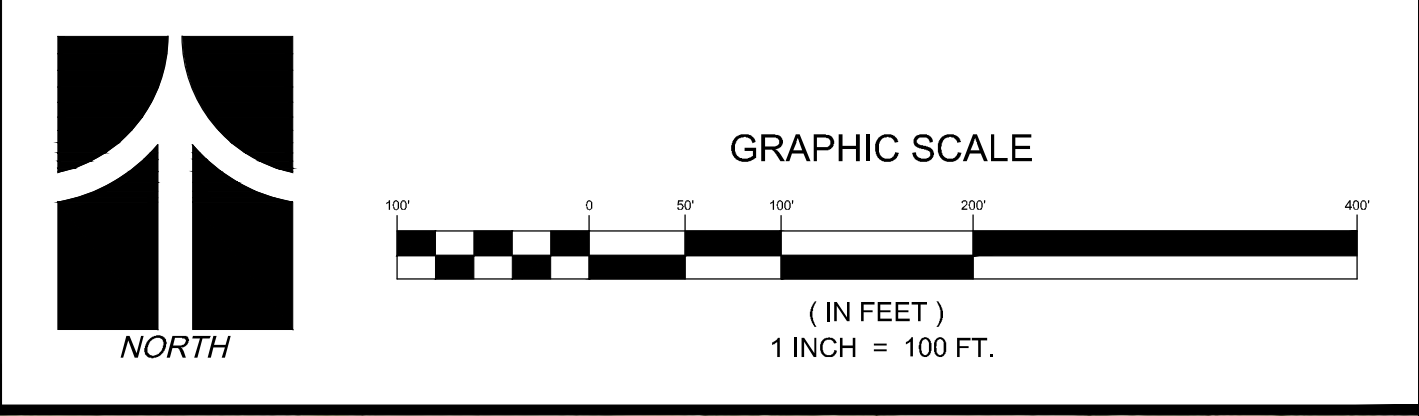
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017
SHEET:	3 of 5

U:\2017 Projects (FR23)-David Taylor (Master)\Submittal\GIS\Sheet\FR23 - David Taylor - Master Plan (08) - Sheet 3 of 3 - 3.dwg

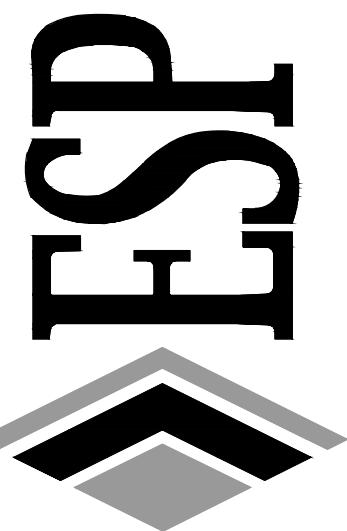
Conceptual Master Plan



Vicinity Map
Not to Scale



ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-9440 (NC)
803-802-2440 (SC)
www.espassociates.com



U:\2017 Projects (FR23) David Taylor (Maturity)\Submittal Working Drawings\2017-08-29 Rezoning 1st Submittal\DWGS\Sheet\FR23 - David Taylor - Conceptual Master Plan_08p_Sheet 2 of 3.dwg

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR2 (CD)
Conceptual Master Plan - Petition # 2017-___

DAVID TAYLOR DRIVE SITE
City of Charlotte

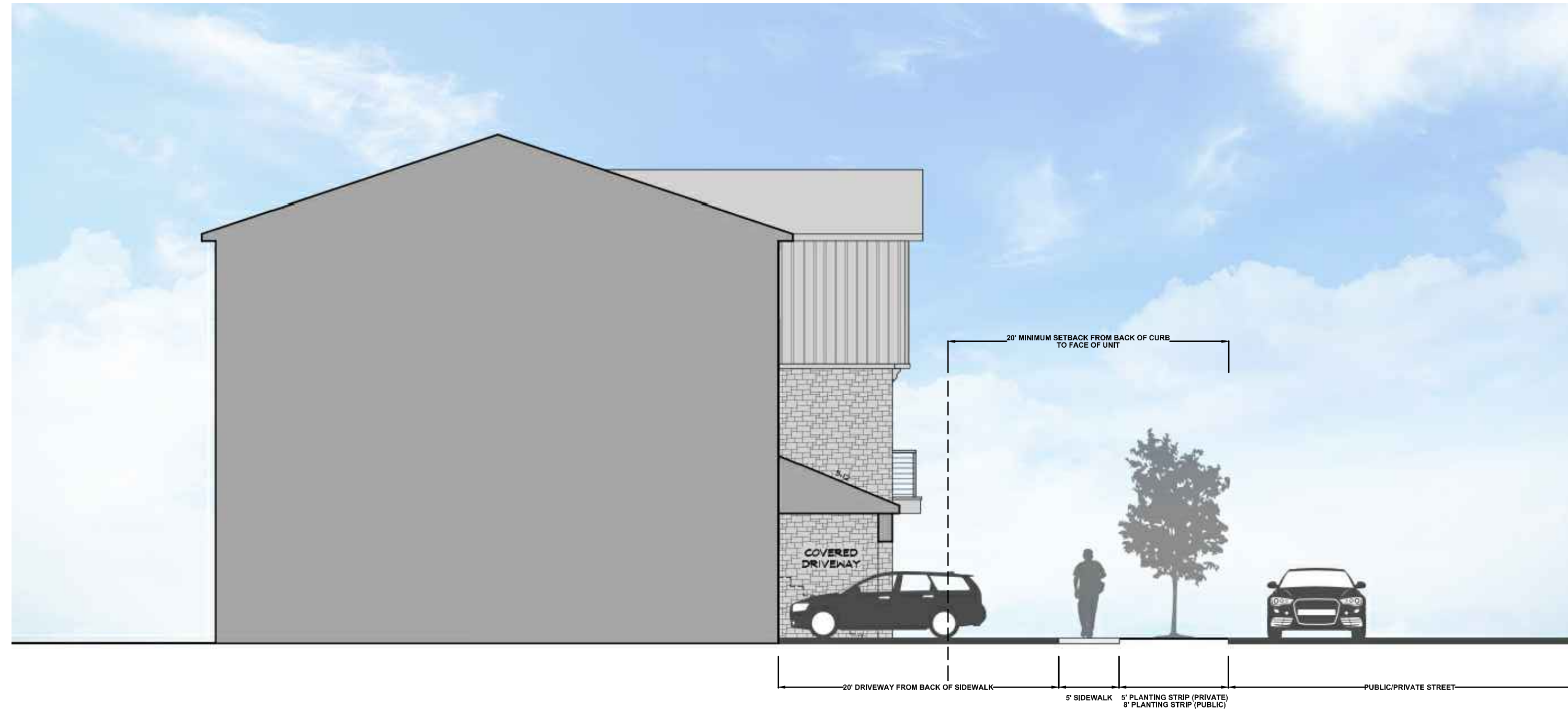
Matamy Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017
SHEET:	4 of 5

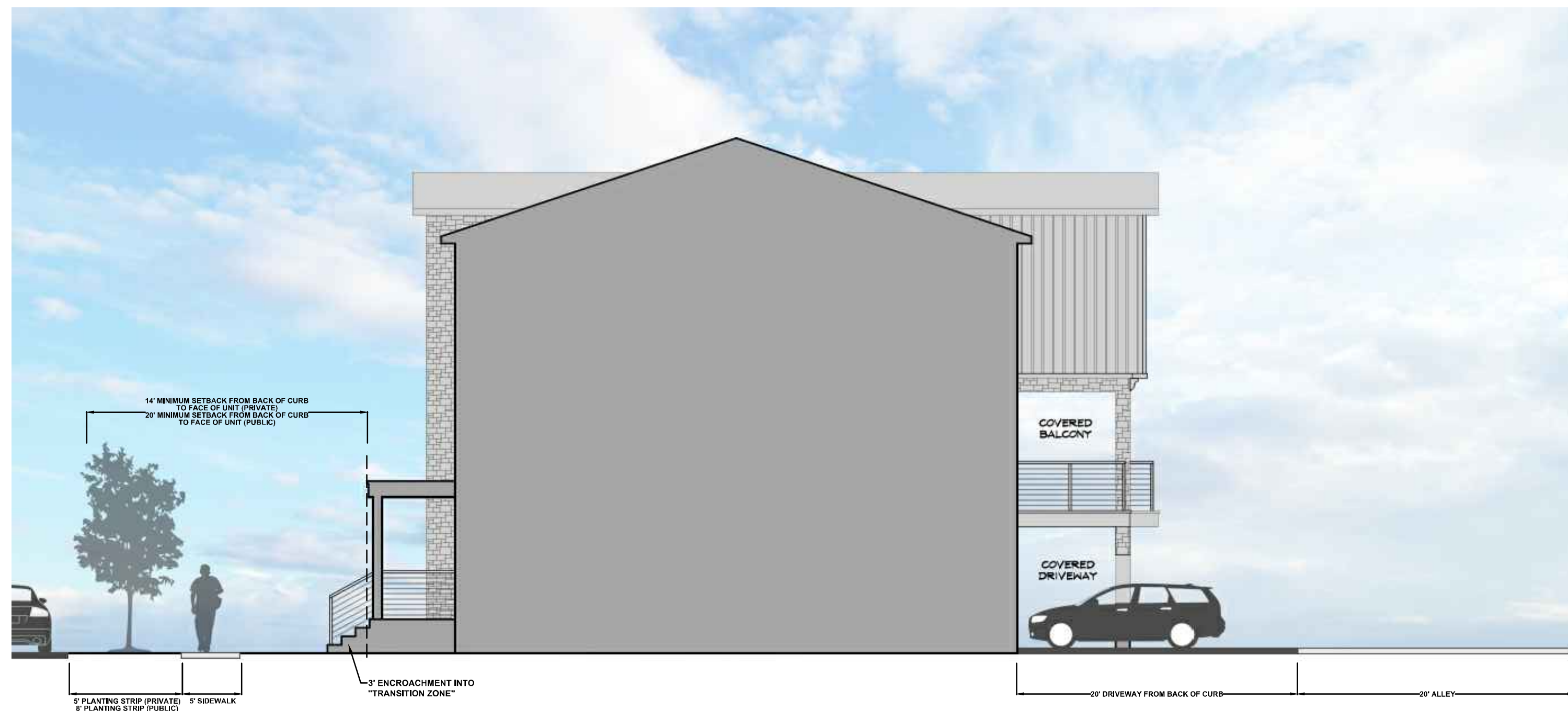
Architectural Standards

1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
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 - ii. Concrete Masonry Units not architecturally finished.

Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



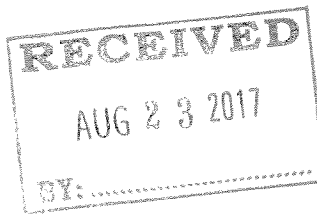
Alley Loaded Cross Section - NTS

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
 Architectural Elevation Sheet - Petition # 2017-
DAVID TAYLOR DRIVE SITE
 Mattamy Homes
 City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017
SHEET:	5 of 5

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-133

Petition #: _____
Date Filed: 8/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Crescent Communities, LLC

Owner's Address: 227 West Trade St., Suite 1000 City, State, Zip: Charlotte, NC. 28202

Date Property Acquired: #04716828 - 10/6/1995, #04715239 & #04715237 - 3/24/2000

Property Address: 1 College View Lane, Charlotte, NC. 28262

Tax Parcel Number(s): 04716828, 04715239 & 04715237

Current Land Use: Vacant Size (Acres): +/- 38 Acres (Per GIS)

Existing Zoning: RE-1 (1995-012(C)) Proposed Zoning: UR-2 (CD)

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez et al.

Date of meeting: 7/11/17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To accommodate a master planned community with "for sale" single family attached dwelling units.

K&L GATES (Attn: Collin Brown)

Name of Rezoning Agent

Hearst Tower, 214 North Tryon Street, 47th Floor

Agent's Address

Charlotte, NC, 28202

City, State, Zip

(704)-331-7531

Telephone Number

Fax Number

collin.brown@klgates.com

E-Mail Address

See Attached Joinder Agreement

Signature of Property Owner

(Name Typed / Printed)

Mattamy Homes (Attn: Bob Wiggins)

Name of Petitioner(s)

2025 Ayrley Town Blvd., Suite 1104

Address of Petitioner(s)

Charlotte, NC, 28273

City, State, Zip

(704)-375-9373

Telephone Number

Fax Number

Bob.Wiggins@mattamycorp.com

E-Mail Address

[Signature]
Signature of Petitioner

BOB WIGGINS
(Name Typed / Printed)

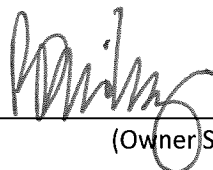
City of Charlotte – Conditional District Rezoning – UR-2 (CD)

Tax Parcel ID: 04716828, 04715239 & 04715237
04716828 - Deed Book 8320, Page 829
04715239 - Deed Book 11167, Page 680
04715237 - Deed Book 11167, Page 670

Petitioner Joinder Agreement

The undersigned, as the owner of these parcels of land located on 1 College View Lane in Charlotte, North Carolina that are designated as Parcel Identification Numbers **04716828, 04715239 & 04715237** on the Mecklenburg County Tax Map and which are the subject of the attached Conditional District Rezoning Application, hereby join and give permission to Mattamy Homes to request and file this Application with the City of Charlotte for the parcels referenced above.

This 14 day of July 2017
(day) (month)

By: 
(Owner Signature)



Crescent Communities, LLC
227 West Trade St., Suite 1000
Charlotte, NC 28202

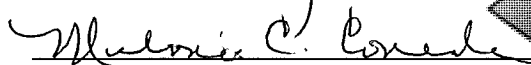
North Carolina
County of Mecklenburg
Brian Leary, appearing before the undersigned
Name of Property Owner (printed)

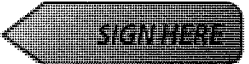
Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 14 day of July, 2017.

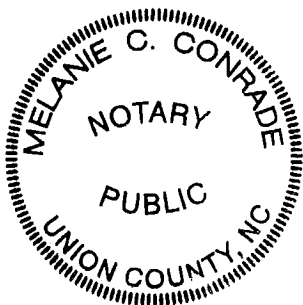
(Official Seal)


Official Signature of Notary



Melanie C. Conrade Notary Public
Notary's Name (printed)

My commission expires: June 6, 2022



Mallard Creek Road Site

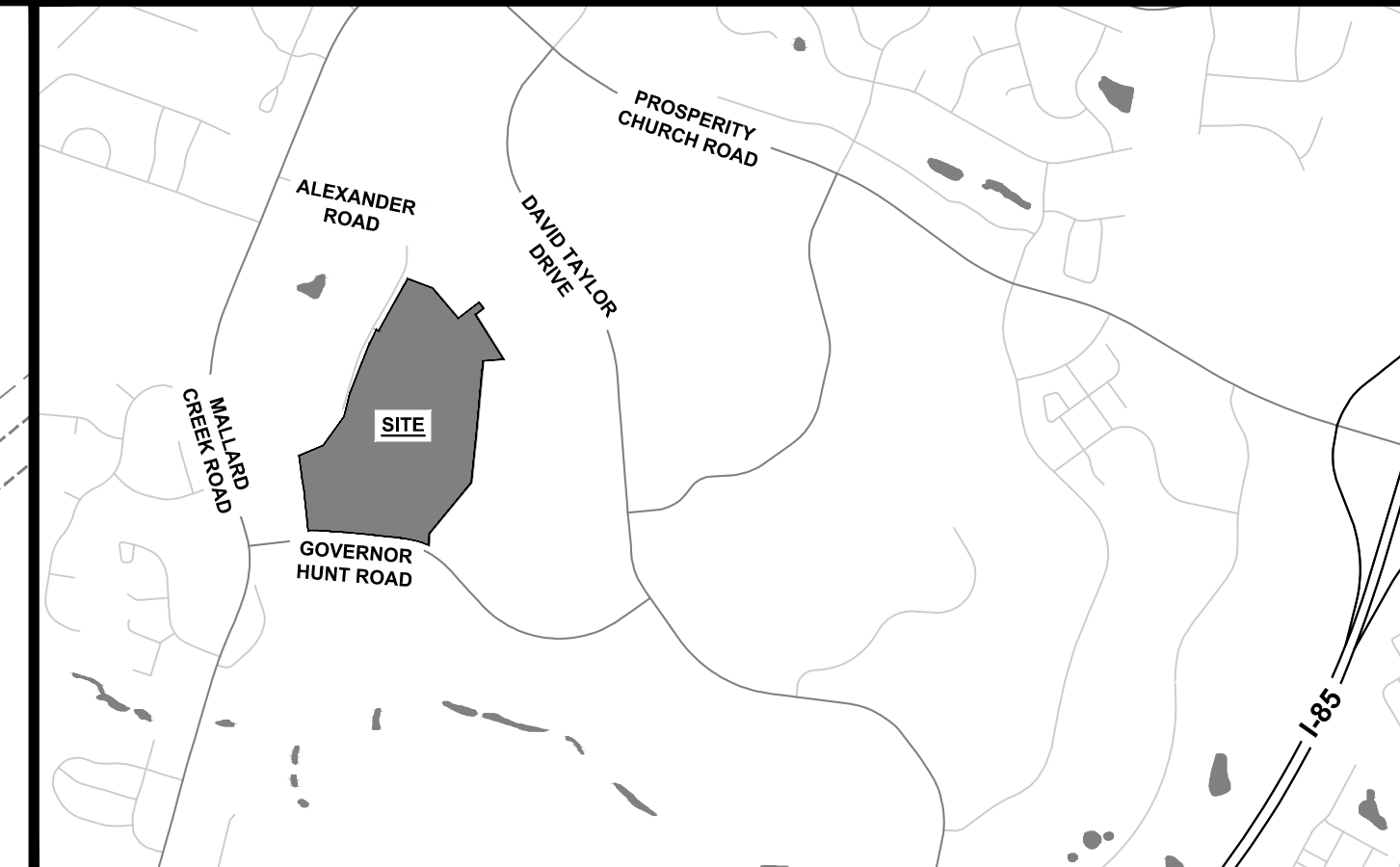
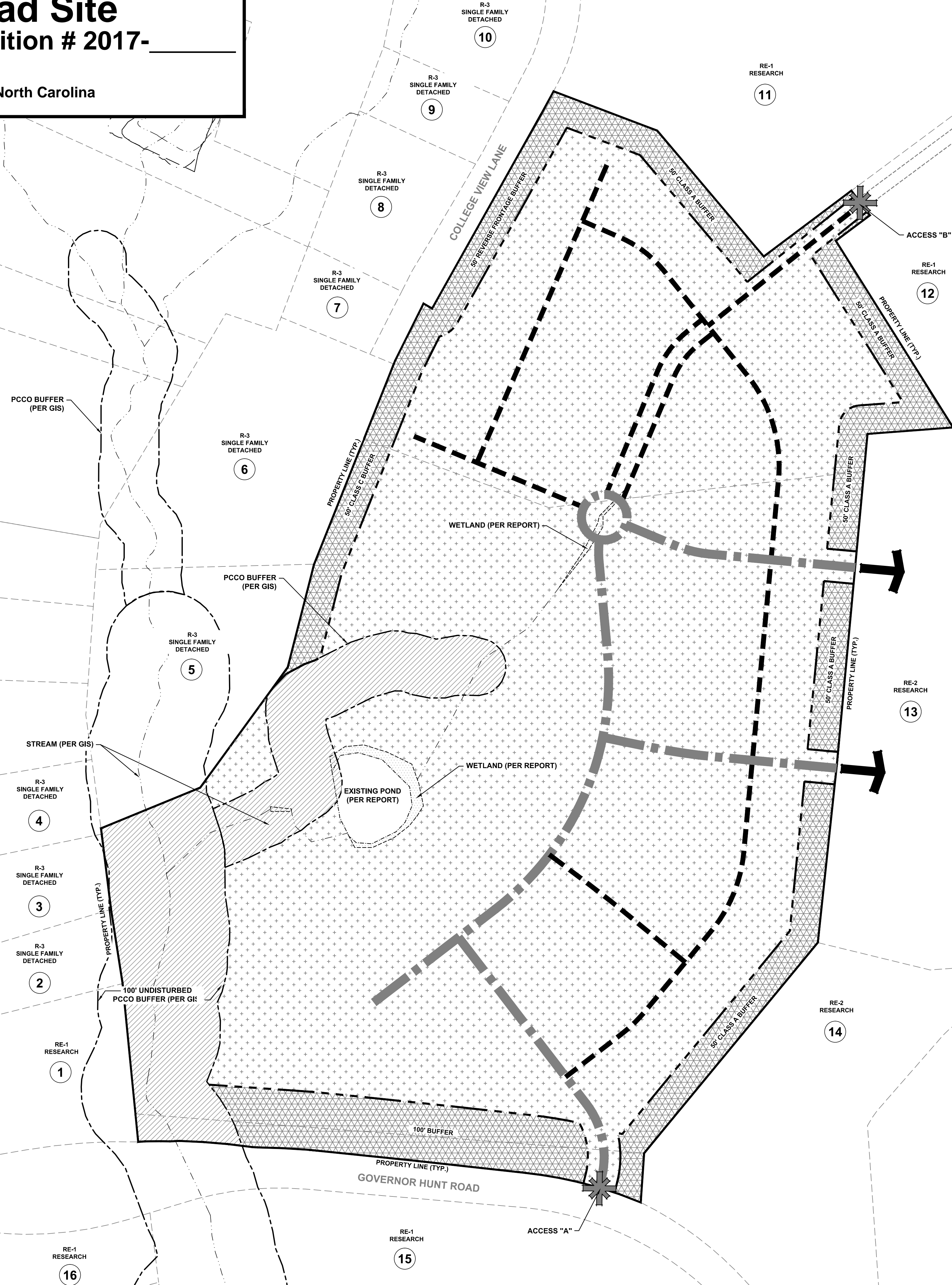
Conditional District Rezoning - Petition # 2017-

Located In:
City of Charlotte / Mecklenburg County, North Carolina

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	8/23/2017	
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	8/23/2017	
3 of 5	MASTER PLAN	8/23/2017	
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	

Property Owners			
PID:	Owner:	Zoning	
04716828	Crescent Communities, LLC	RE-1	
04715239	Crescent Communities, LLC	RE-1	
04715237	Crescent Communities, LLC	RE-1	

Adjacent Property Owners			
PID:	Owner:	Zoning	
1	04715216 SUMMIT AVENUE URP LLC	RE-1	
2	04715215 JOE BROWN STRUBE & SARAH STRUBE	R-3	
3	04715245 SARAH ANN LAMBERT & BOBBY RAY	R-3	
4	04715246 HAROLD A SMITH & MIRIAM SMITH	R-3	
5	04715232 LANE C SEAFORD & NANCY S SEAFORD	R-3	
6	04715233 RICHARD E JACOBSON & JINMEI JACOBSON	R-3	
7	04715234 KENNETH M KYZER & DEBORAH O KYZER	R-3	
8	04715235 BOBBY NICHOLS & SUSAN MARSHALL	R-3	
9	04715236 CALFRED R GULLA & AMY C GULLA	R-3	
10	04715222 BRIAN VLADYKA	R-3	
11	04716827 FOUR RESOURCE SQUARE LLC & CENTRE C/O RAIT FINANCIAL TRUST CIRA	RE-1	
12	04716801 TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-1	
13	04715244 % TAX DEPARTMENT MERCK & COMPANY INC.	RE-2	
14	04715247 H5 DATA CENTERS-CHARLOTTE DEVELOPMENT LLC	RE-2	
15	04713104 SUMMIT AVENUE URP LLC	RE-1	
16	04741201 SUMMIT AVENUE URP LLC	RE-1	



Vicinity Map
Not to Scale

Site Data	
Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-1
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 225 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 5.95 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 2.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 225 Units.
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum

General Notes	
1.	Base information obtained from Mecklenburg County GIS.
2.	Stream / Wetland Information is based on "Crescent Tract A Charlotte, North Carolina, CWS Project No. 2017-0378" wetlands report provided by Carolina Wetland Services dated August 1, 2017.

Legend

- Residential Development Area - Building & Parking Envelope
- 56' Public ROW
- Private Street (30' Clear Zone)
- Proposed Access Location
- Proposed Stub Location
- Proposed Buffer

NORTH

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

ESP Associates, P.A.
P.O. Box 919
Charlotte, NC 28241
9475 Lakemont Blvd
Fort Mill, SC 29708
704-883-4949 (NC)
803-802-2440 (SC)
www.espasociates.com

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
Conceptual Site Plan - Petition # 2017-
MALLARD CREEK ROAD SITE
Mattamy Homes
City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/17
SHEET:	1 of 5

Mallard Creek Road Site - Petition #2017-XX
Conditional District Rezoning - Development Standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mattamy Homes (the "Petitioner") to accommodate the development of a residential community on that approximately 37.94 acre site located on the south-west side of College View Lane and north of Governor Hunt Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-168-28, 047-152-39, and 047-152-37.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 225 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal public and private drives shall be allowed during the construction permitting process.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public and private streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed private streets.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units of curb for public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."
- For alley loaded units, driveway lengths shall be a minimum of 5-7' or 20' and greater measured from the back of curb to face of garage.
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. 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.

IX. 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.

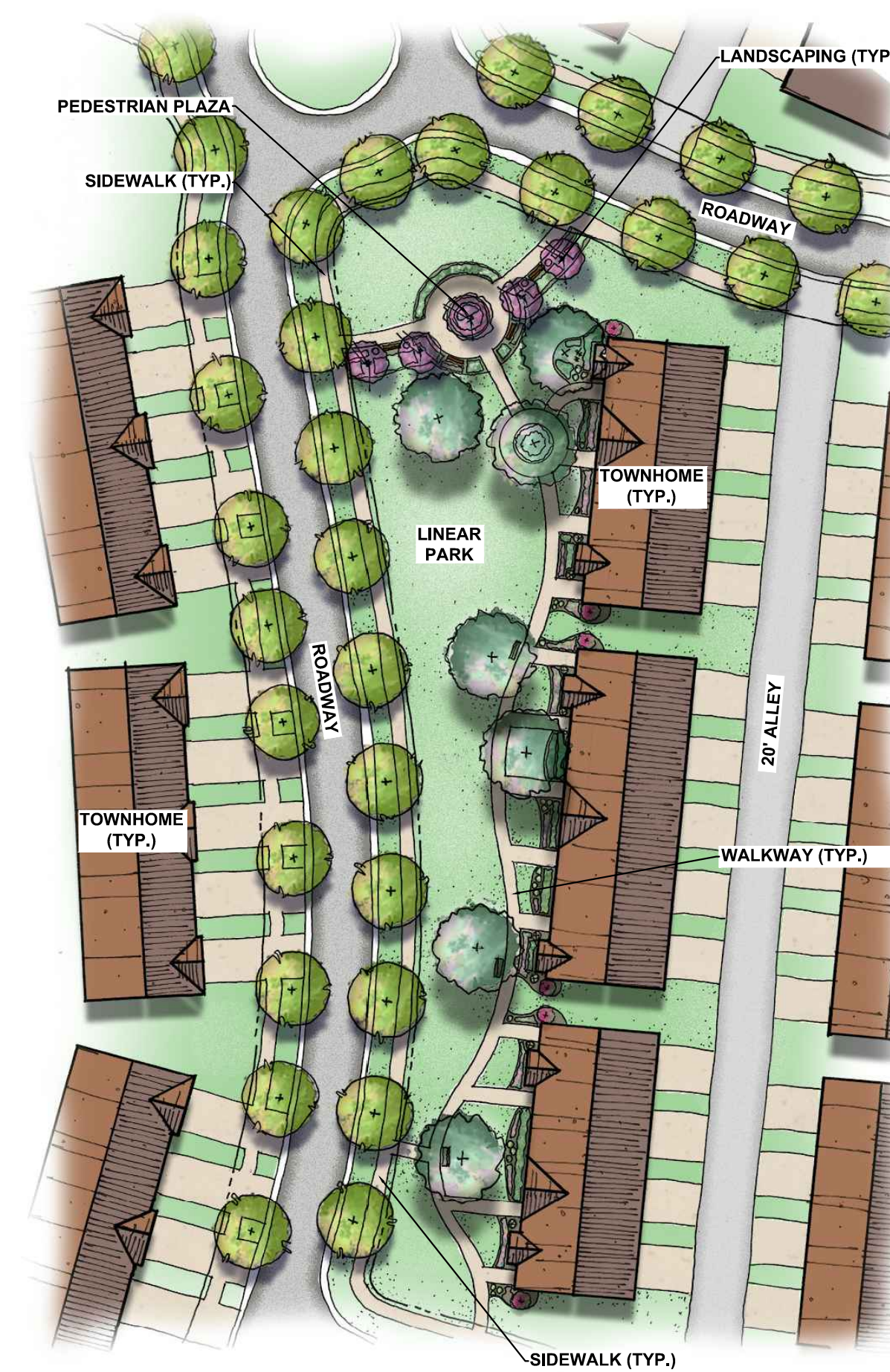
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in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

Open Space Locations and Concepts

Not to Scale

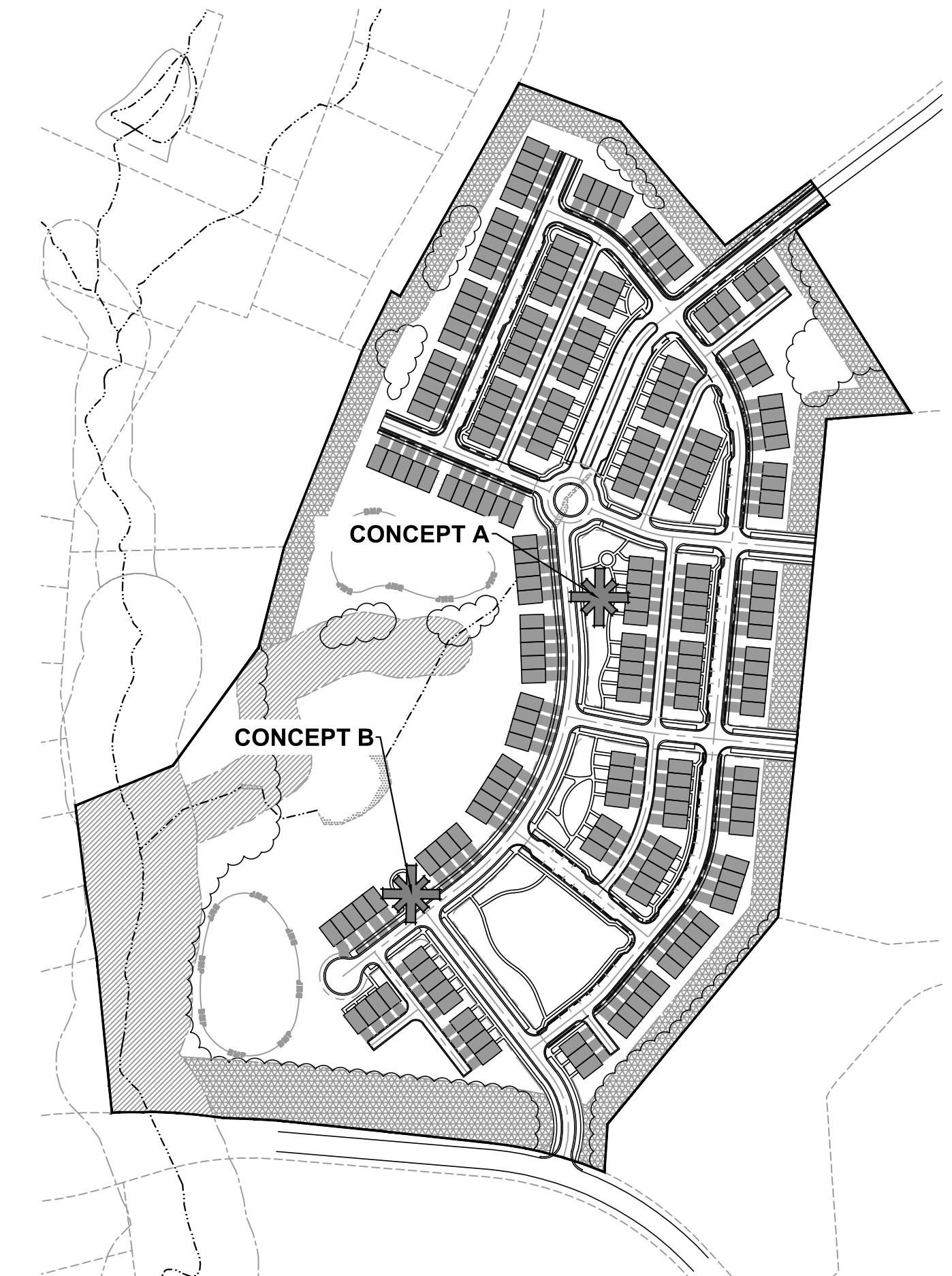


CONCEPT A
Linear Park Concept

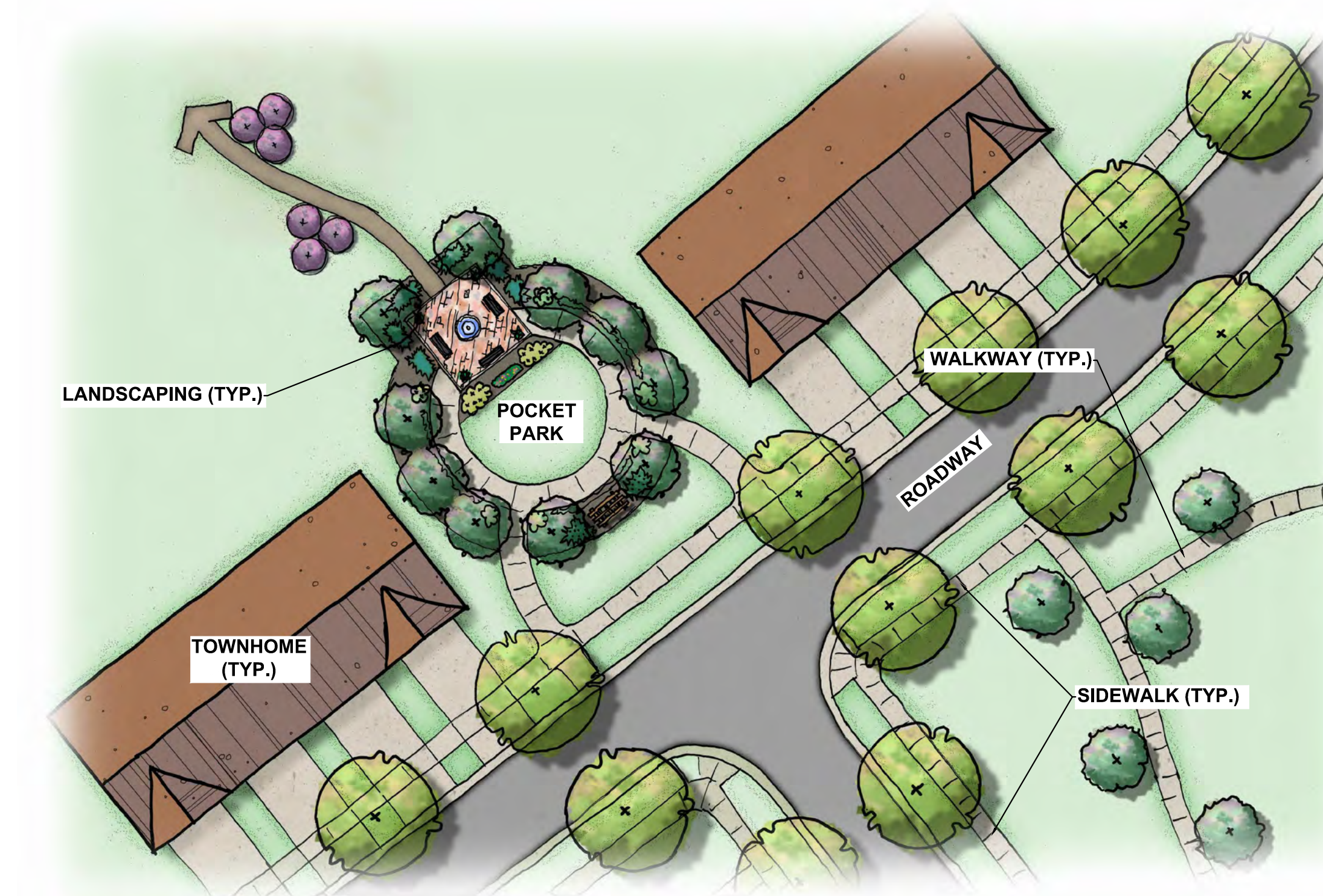


LOCATION MAP

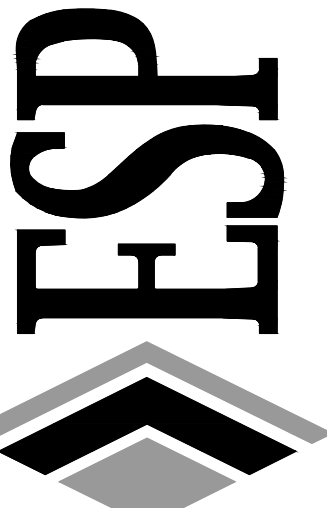
NOT TO SCALE



CONCEPT B
Pedestrian Plaza Concept



ESP Associates, P.A.
 P.O. Box 919
 Charlotte, NC 28241
 3475 Lakemont Blvd
 Fort Mill, SC 29708
 704-883-4946 (NC)
 803-802-2440 (SC)
 www.espaceassociates.com

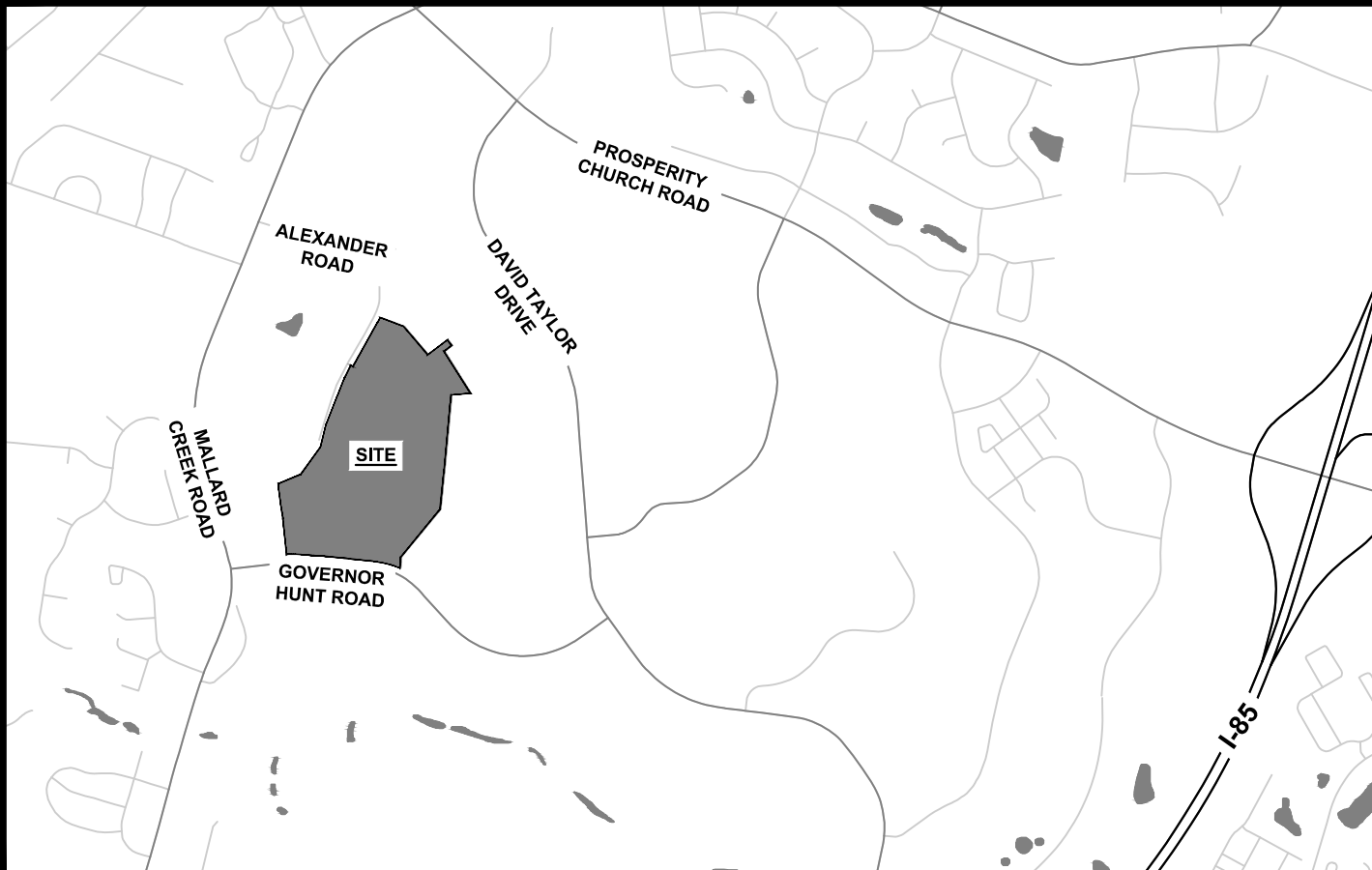
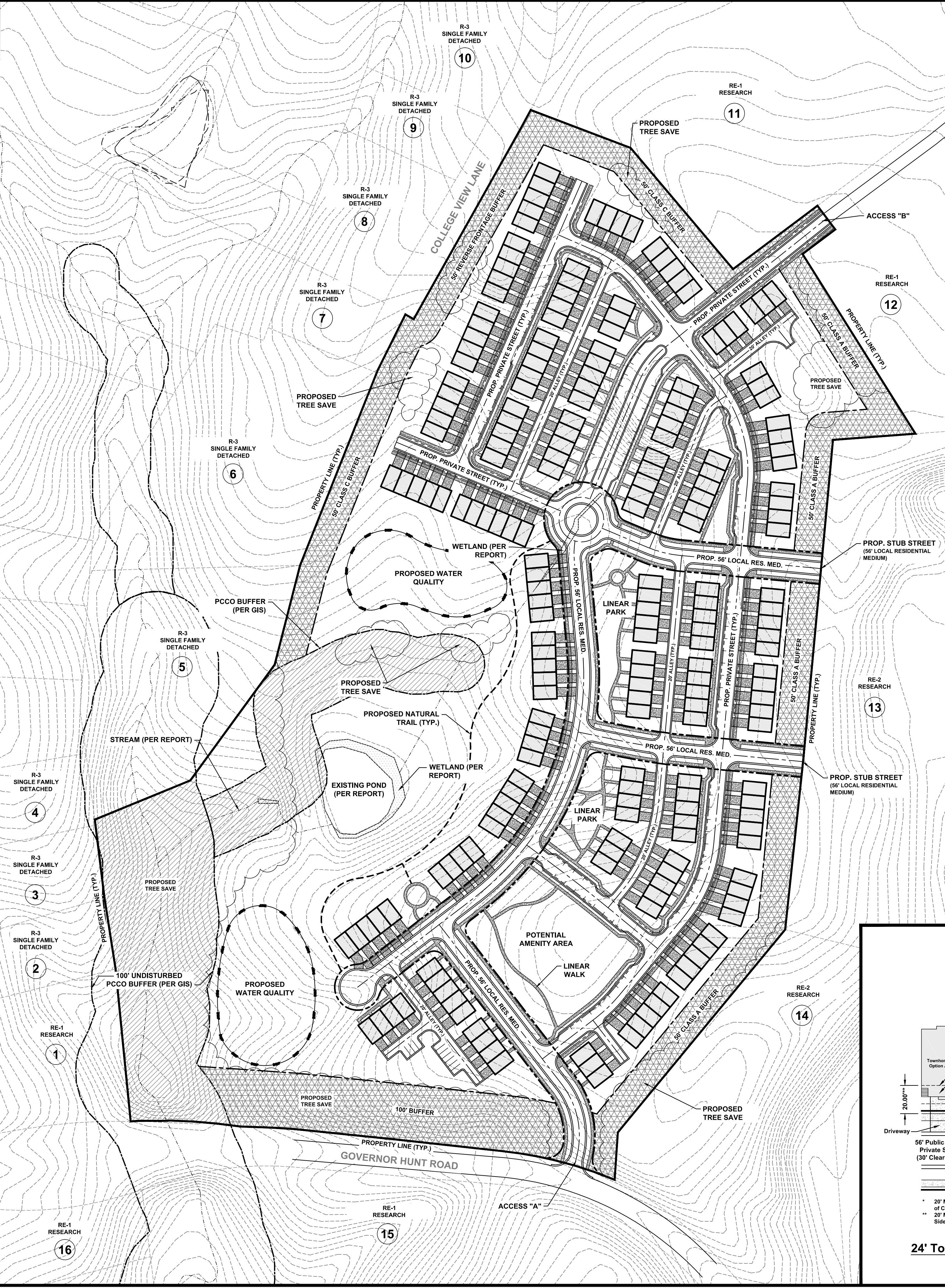
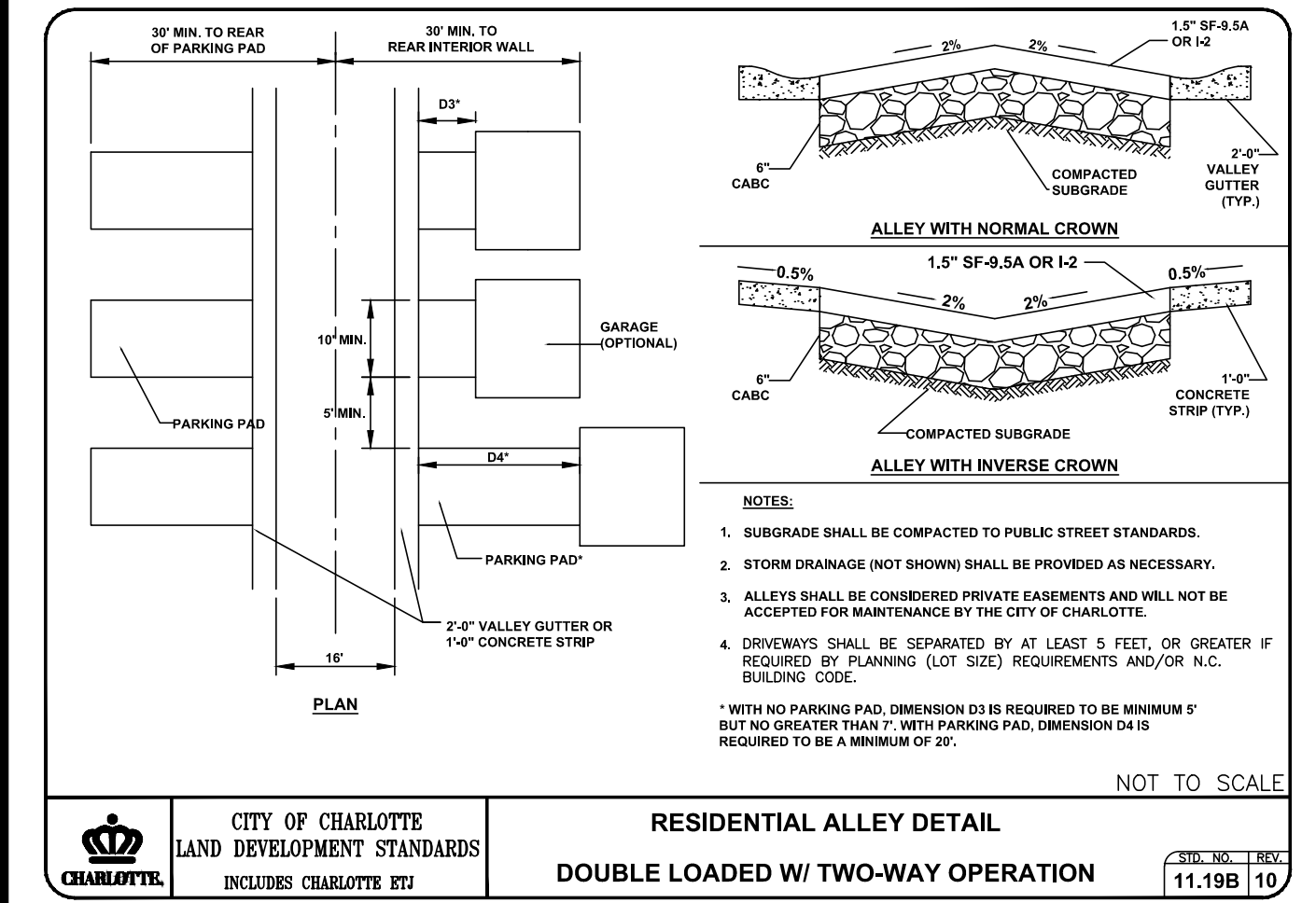
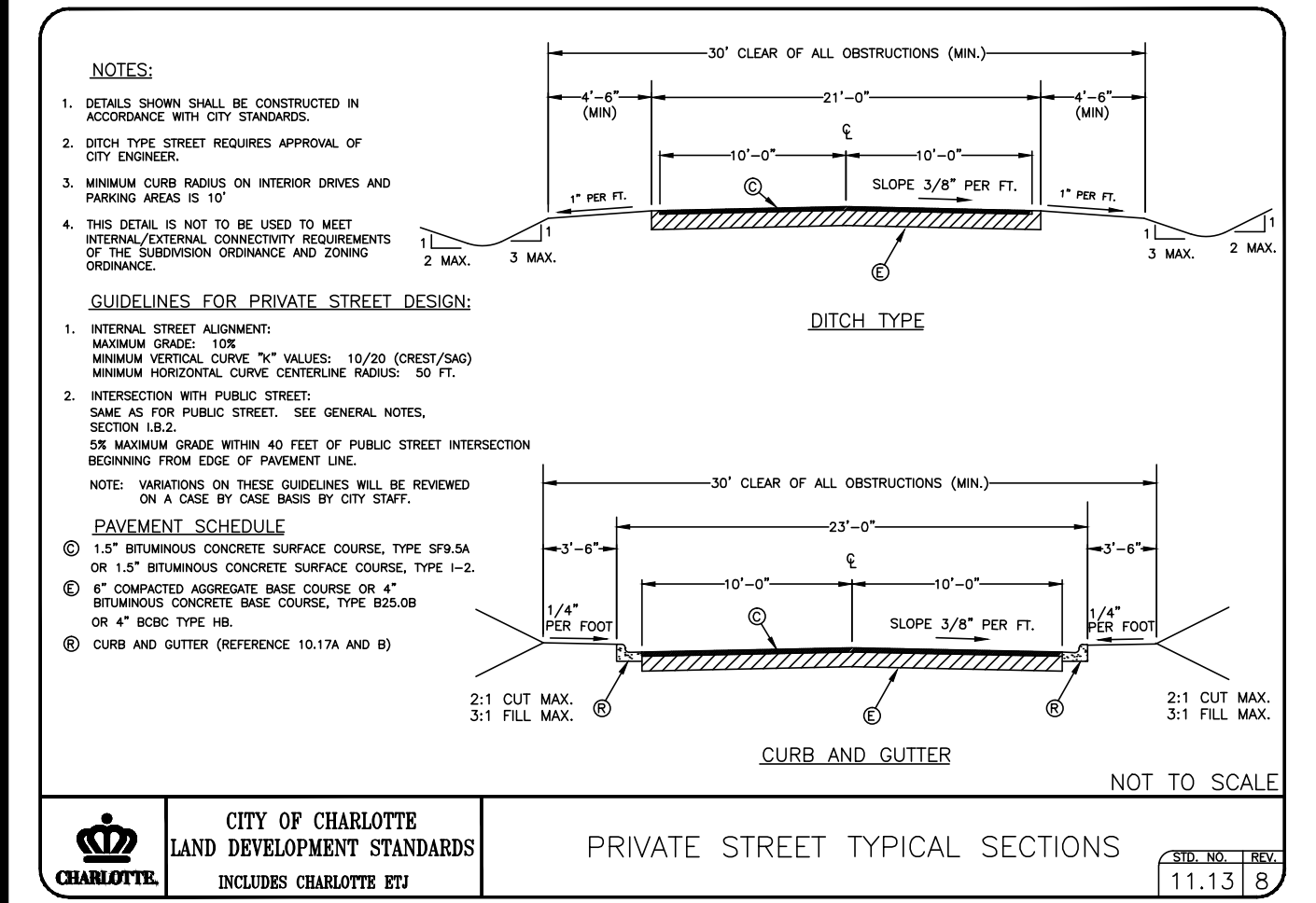
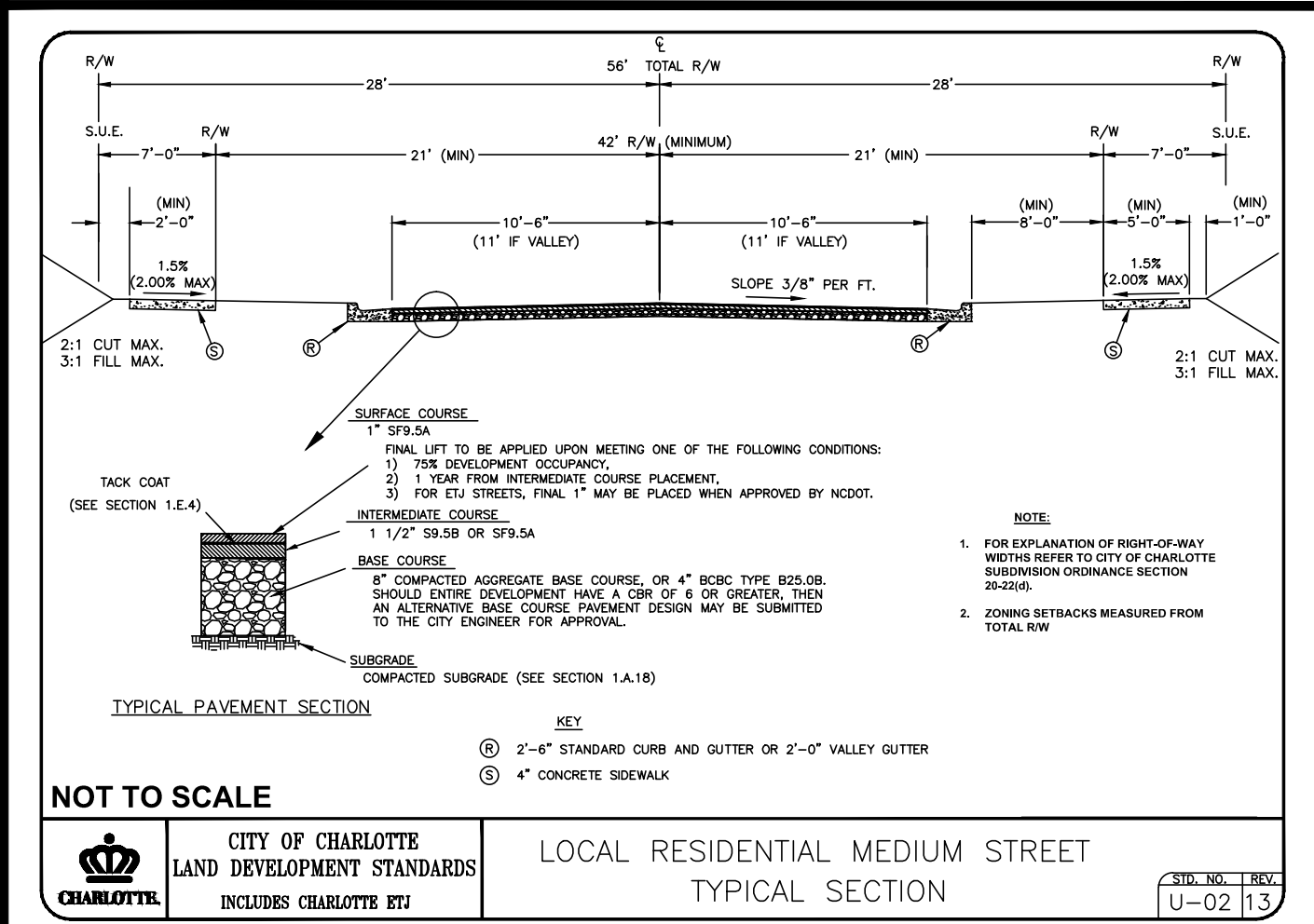


NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (C2) Technical Data Sheet & Open Space Concepts - Petition # 2017-XX		City of Charlotte
MALLARD CREEK ROAD SITE		Mattamy Homes
PROJECT INFORMATION		
PROJECT MANAGER:	MM	
DESIGNED BY:	AB	
DRAWN BY:	ZW	
PROJECT NUMBER:	FR21.100	
ORIGINAL DATE:	08/23/2017	
SHEET:		
2 of 5		

Typical Street Sections & Land Development Standards

Not to Scale

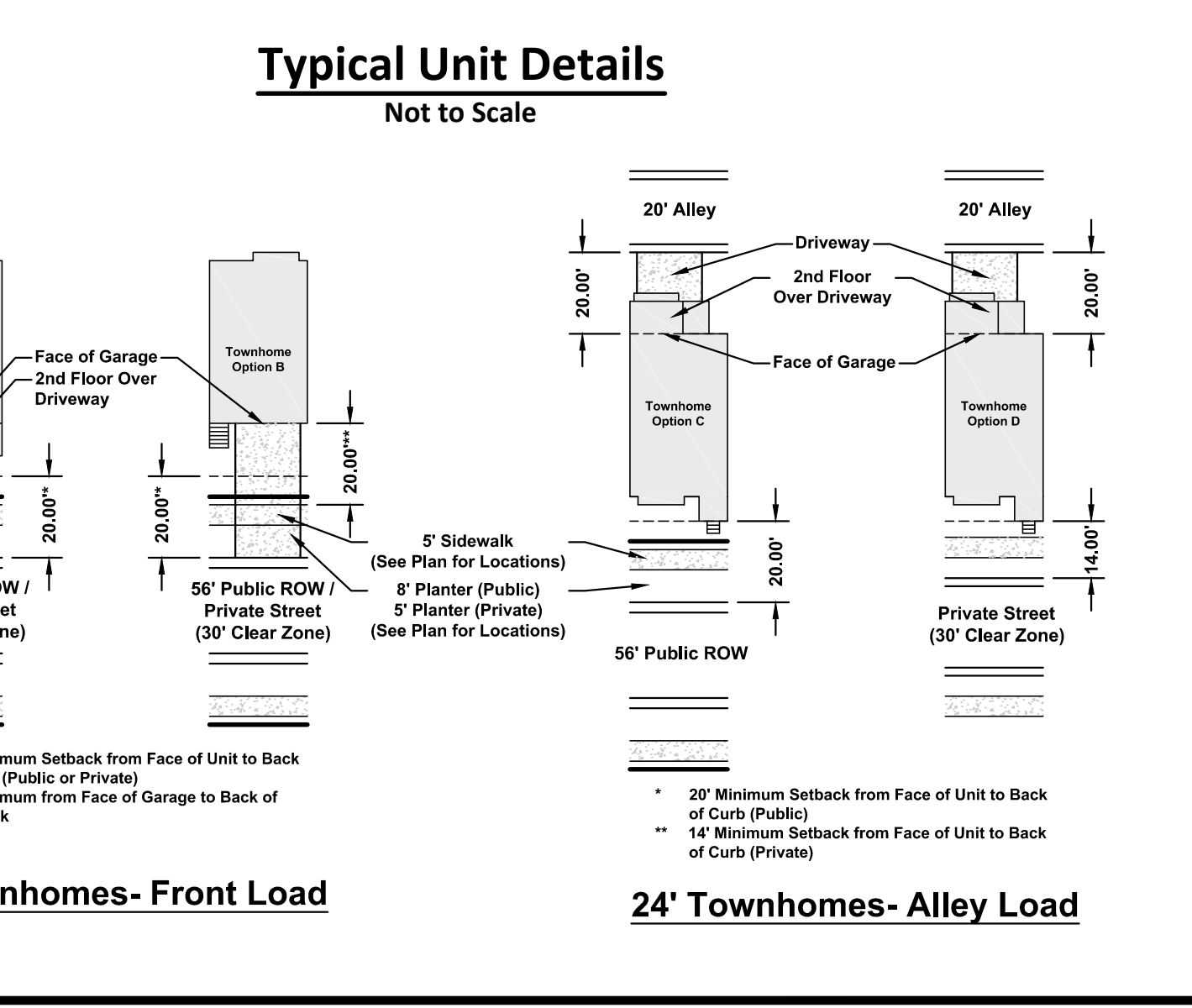
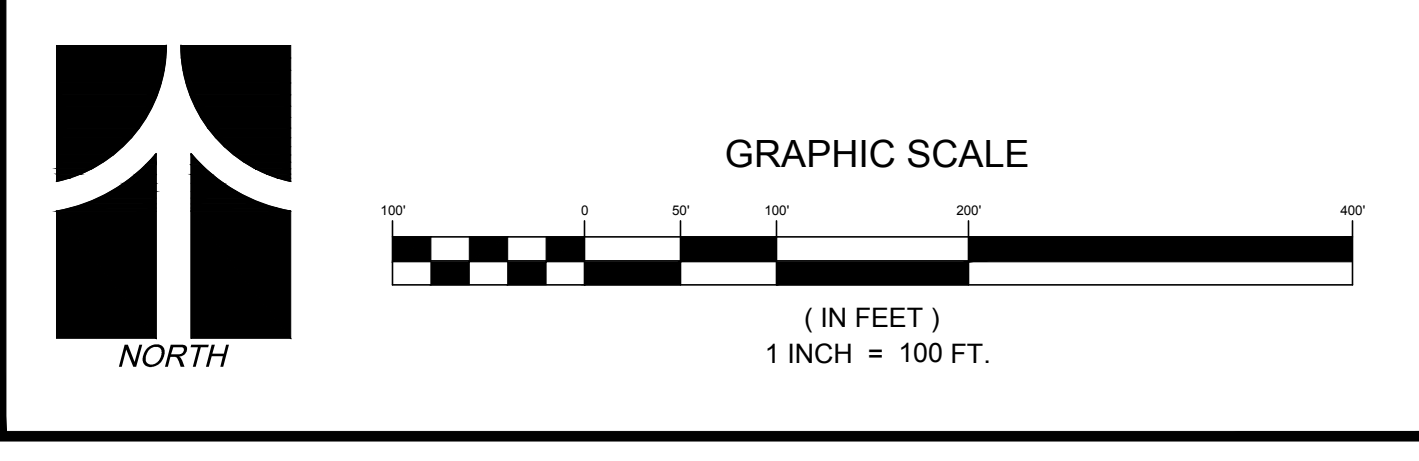


Site Data

Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-1
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 225 Units For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 5.95 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 2.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 225 Units.
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum

General Notes

- Base information obtained from Mecklenburg County GIS.
- Stream / Wetland Information is based on "Crescent Tract A Charlotte, North Carolina, CWS Project No. 2017-0378" wetlands report provided by Carolina Wetland Services dated August 1, 2017.



ESP Associates, P.A.
P.O. Box 5192
Charlotte, NC 28241
3475 Lakemont Blvd
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704-883-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

BY: _____
REVISION: _____
DATE: _____
NO: _____

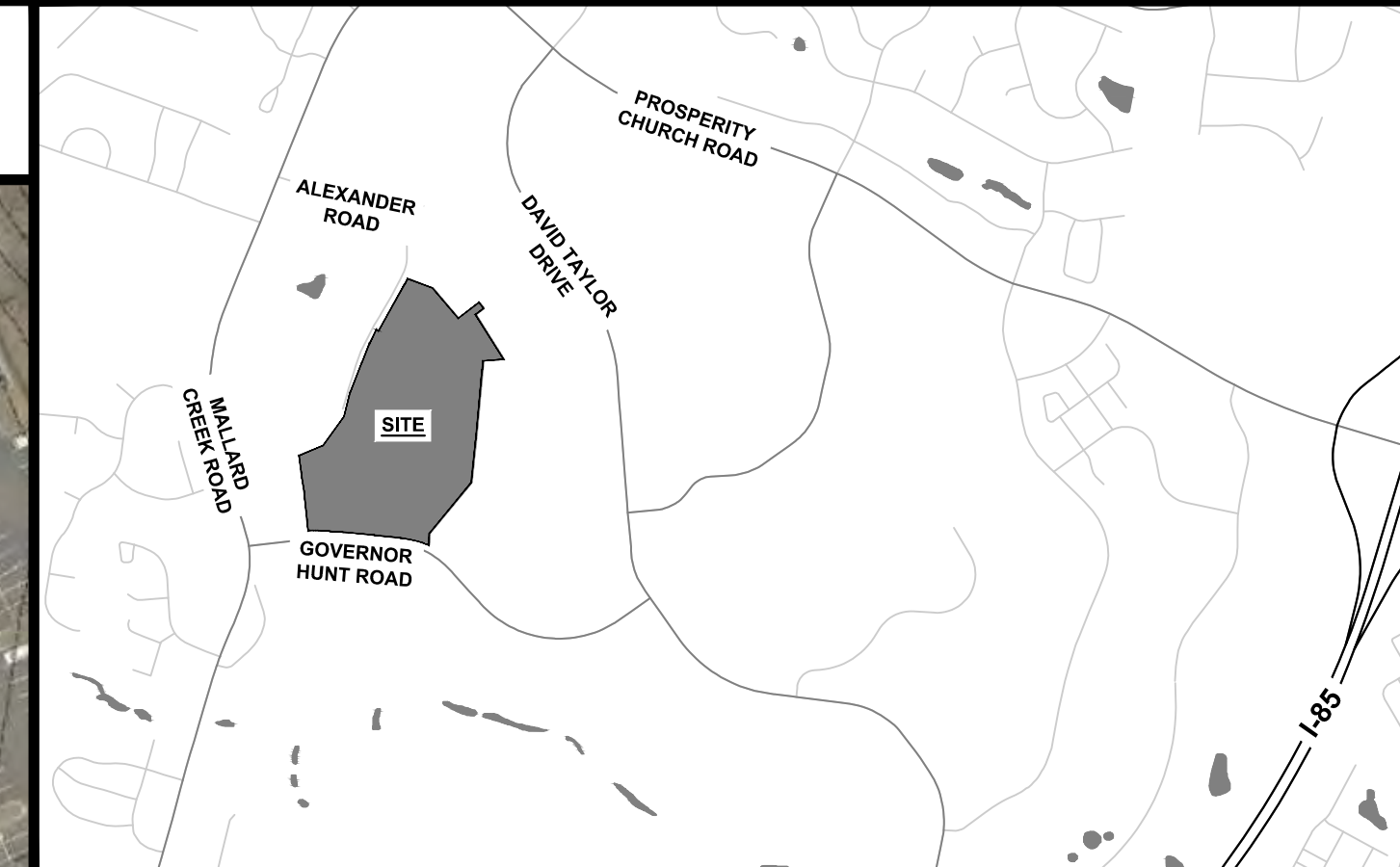
Conditional District Rezoning - UR-2 (CD)
Master Plan - Petition # 2017-____

MALLARD CREEK ROAD SITE

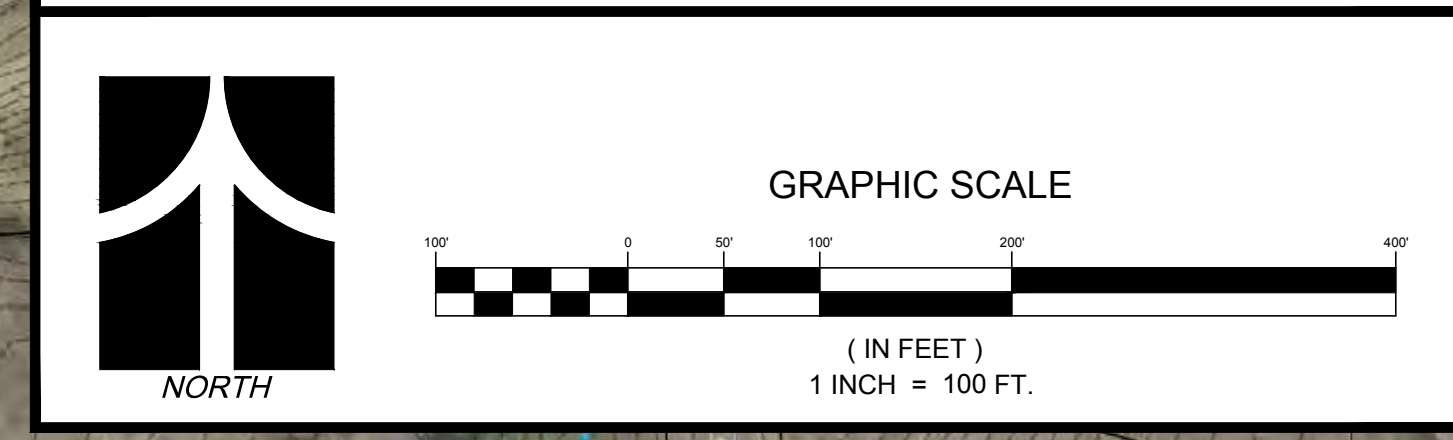
Mattamy Homes

City of Charlotte

Conceptual Master Plan



Vicinity Map
Not to Scale



ESP Associates, P.A.
P.O. Box 3135
Charlotte, NC 28241
3475 Lakewood Blvd
Fort Mill, SC 29708
704-883-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
Conceptual Master Plan - Petition # 2017-__

MALLARD CREEK ROAD SITE

Mattamy Homes
City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/17
SHEET:	4 of 5

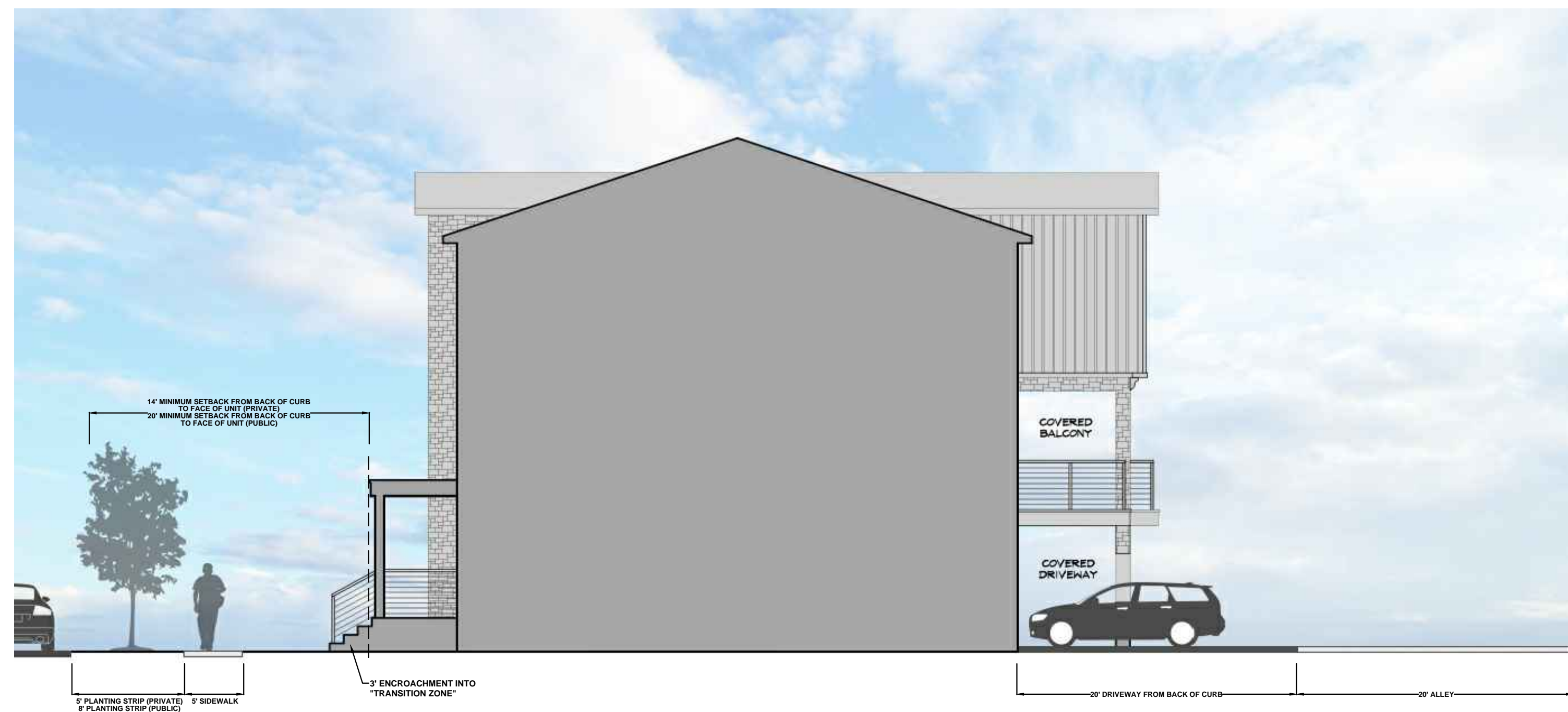
Architectural Standards

1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.

Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



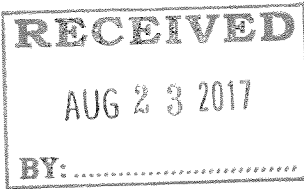
Alley Loaded Cross Section - NTS

NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
 Architectural Elevation Sheet - Petition # 2017-__
MALLARD CREEK ROAD SITE
 Mattamy Homes
 City of Charlotte

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
ORIGINAL DATE:	08/23/2017

U:\2017 Projects (F)\FR21 Mallard Creek (Mattamy)\Submittal Working Drawings\2017-8-28_ Rezoning - 1st Submittal\DWG\Sheets\FR21 - Mallard Creek Road - Architecture Sheet.dwg, Sheet 3 of 4, abounds



2017-134

I. REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: _____
Date Filed: 8/23/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

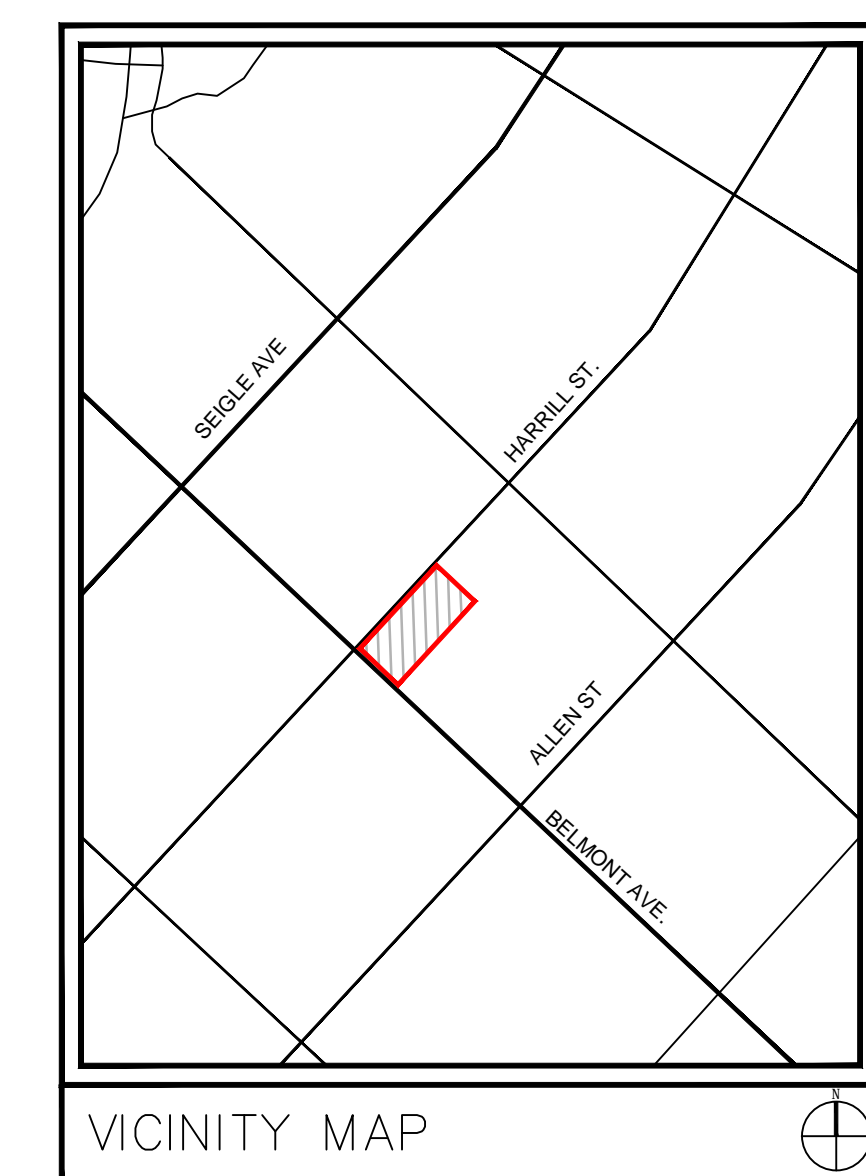
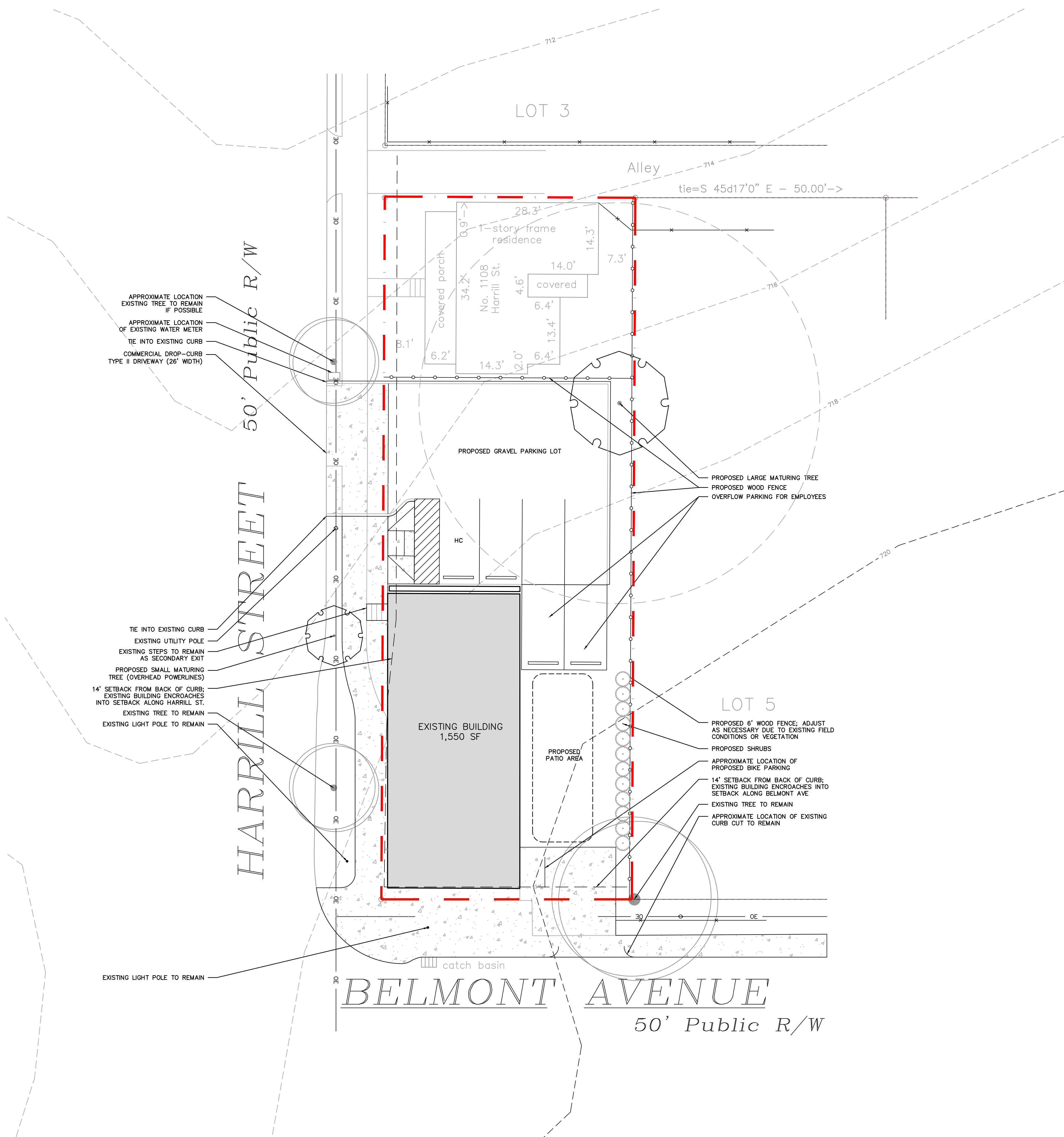
Property Owner: 813 Belmont LLC
Owner's Address: 277 Gold Street City, State, Zip: Brooklyn, NY 11201
Date Property Acquired: 7.19.2017
Property Address: 1001 Belmont Avenue, Charlotte NC 28205
Tax Parcel Number(s): 08112801
Current Land Use: Vacant / Residential Size (Acres): 0.160
Existing Zoning: R-5 Proposed Zoning: MUDD-0
Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Amanda Vari, Sanja Sanders, Carlos Alzate
Date of meeting: 7.20.17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes No _____ Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: Preserve existing building and change use to allow for a neighborhood cafe.

Sigalit Solitto (Sigalit)
Name of Rezoning Agent
277 Gold St. 5-F
Agent's Address
Brooklyn, NY 11201
City, State, Zip
917-520-2752
Telephone Number Fax Number
Sigalit@gmail.com
E-Mail Address
[Signature]
Signature of Property Owner
Sigalit Solitto
(Name Typed / Printed)

813 Belmont LLC
Name of Petitioner(s)
277 Gold St. 5-F
Address of Petitioner(s)
Brooklyn, NY 11201
City, State, Zip
917-520-2752
Telephone Number Fax Number
SigalitNYC@yahoo.com
E-Mail Address
[Signature]
Signature of Petitioner
Sigalit Solitto
(Name Typed / Printed)



LEGEND

- SYMBOL**
- PROPOSED SIDEWALK
 - PROPOSED CURB & GUTTER
 - SITE BOUNDARY
 - BIKE PARKING
 - FENCE
 - SETBACK

SITE DEVELOPMENT DATA

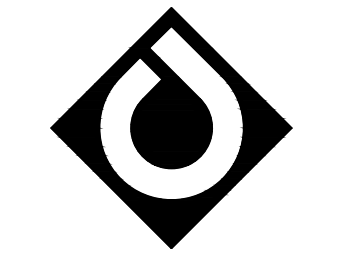
TAX PARCEL NUMBER:	081-128-01
SITE AREA (ACRES):	.16 AC ±
EXISTING ZONING:	R-5
PROPOSED ZONING:	MUDD-0
EXISTING USES:	COMMERCIAL BUILDING & SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	COMMERCIAL BUILDING (EDEC - TYPE I) AND SINGLE FAMILY RESIDENTIAL
PARKING REQUIRED:	1 SPACE/600 SF = 3 1 SPACE/DWELLING UNIT = 1 TOTAL: 4 SPACES
PARKING PROVIDED:	4 SPACES (1 ACCESSIBLE)
BICYCLE PARKING REQUIRED:	0 LONG-TERM SPACES (BUILDING AREA IS LESS THAN 2,500 SF) .2 SHORT-TERM SPACES (5% OF AUTO PARKING)
BICYCLE PARKING PROVIDED:	5 SHORT-TERM SPACES

GENERAL REZONING NOTES

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT

SURVEY DISCLAIMER

SURVEY ISSUED ON AUGUST 16, 2015 BY ZOUTEWELLE LAND SURVEYORS, PC, 1123 SHADOWBROOK LANE CHARLOTTE, NC 28211; (704) 910-2329



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

813 BELMONT, LLC.

277 GOLD STREET
UNIT 5F
BROOKLYN, NY 11201

1001 BELMONT AVENUE
CHARLOTTE, NC 28205
North Carolina 28284

OVERALL REZONING PLAN

Project No.
4550

Issued
08/23/17

Revised
00/00/00

SCALE: 1"= 10'

RZ-1

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ColeJenest & Stone, P.A. 2017 ©

SITE DEVELOPMENT DATA:

- **ACREAGE:** 0.16 ACRES ±
- **TAX PARCEL #:** 081-128-01
- **EXISTING ZONING:** R-5
- **PROPOSED ZONING:** MUDD-O
- **EXISTING USES:** COMMERCIAL BUILDING AND SINGLE FAMILY RESIDENTIAL
- **PROPOSED USES:** COMMERCIAL BUILDING (EDEE - TYPE I) AND SINGLE FAMILY RESIDENTIAL
- **MAXIMUM BUILDING HEIGHT:** 120 FEET MAXIMUM AS ALLOWED IN THE MUDD-O DISTRICT.
- **PARKING:** RESIDENTIAL - 1 SPACE/DWELLING UNIT
COMMERCIAL - 1 SPACE/600 SQ. FT.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY 813 BELMONT, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF AN EDEE DEVELOPMENT ON AN APPROXIMATELY 0.16 ACRE SITE LOCATED AT THE INTERSECTION OF BELMONT AVENUE AND HARRILL STREET (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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. **GRAPHICS AND ALTERATIONS/MODIFICATIONS** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, BUILDING MATERIALS, STREETSCAPE PERSPECTIVES, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DRIVEWAY/SIDEWALK DIMENSIONS AND THE LIKE AS LONG AS THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN; OR
- (ii) MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR/SIDE YARDS OR BUFFER AREAS, IF APPLICABLE) INDICATED ON SHEET RZ-1; OR
- (iii) MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDING THAT DOES NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). 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 ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.

e. **GROSS FLOOR AREA** WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVICE AREAS, AND OUTDOOR DINING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

2. OPTIONAL PROVISIONS.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO ALLOW THE EXISTING SECONDARY STAIR EGRESS ALONG HARRILL STREET TO REMAIN AND ENCROACH WITHIN THE PUBLIC RIGHT-OF-WAY
- b. TO ALLOW MODIFIED SIDEWALK AND PLANTING STRIP WIDTH AND QUANTITY OF STREET TREES ALONG HARRILL STREET AND BELMONT AVENUE AS PRACTICAL DUE TO EXISTING SITE CONDITIONS.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

- a. THE SITE MAY BE DEVELOPED WITH EDEE AND RESIDENTIAL USES ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

I. PROPOSED IMPROVEMENTS:

- a. VEHICULAR ACCESS TO THE SITE WILL BE PROVIDED FROM BELMONT AVENUE AND HARRILL STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTIONS CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE URBAN REVIEW AND APPROVAL PROCESS.
- c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS, AS APPROVED BY CDOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND ANY ADJUSTMENTS REQUIRED TO FOR APPROVAL BY CDOT IN ACCORDANCE WITH THE PUBLISHED STANDARDS.

II. STANDARDS, PHASING AND OTHER PROVISIONS.

- a. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPOSED DEVELOPMENT EDEE BUILDING ON THE SITE.

5. PEDESTRIAN ACCESS AND CIRCULATION DESIGN

- a. PEDESTRIAN ACCESS WILL BE PROVIDED FROM BELMONT, WITH SECONDARY ACCESS ON HARRILL.

6. ARCHITECTURAL STANDARDS

- a. THE PETITIONER WILL PROVIDE ADDITIONAL BUILDING FENESTRATION INCLUDING WINDOWS ALONG THE EXISTING BUILDING'S HARRILL STREET FRONTAGE AS REQUIRED PER THE MUDD ZONING DISTRICT REGULATIONS.

- b. SERVICE AREA SCREENING - ANY SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING REGULATIONS.

7. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH THE ZONING REGULATIONS.

8. LIGHTING:

- a. LIGHTING AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED IN ADDITION TO THE LIGHTING OTHERWISE ALLOWED IN THIS SECTION.

- b. 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.

- c. DETACHED LIGHTING ON THE SITE, EXCEPT DECORATIVE LIGHTING OR ART WORK THAT UTILIZES LIGHTING ELEMENTS WHEN LOCATED IN THE PUBLIC OPEN SPACE AREAS AND STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

9. ENVIRONMENTAL FEATURES

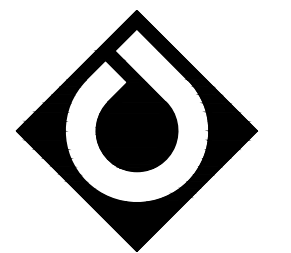
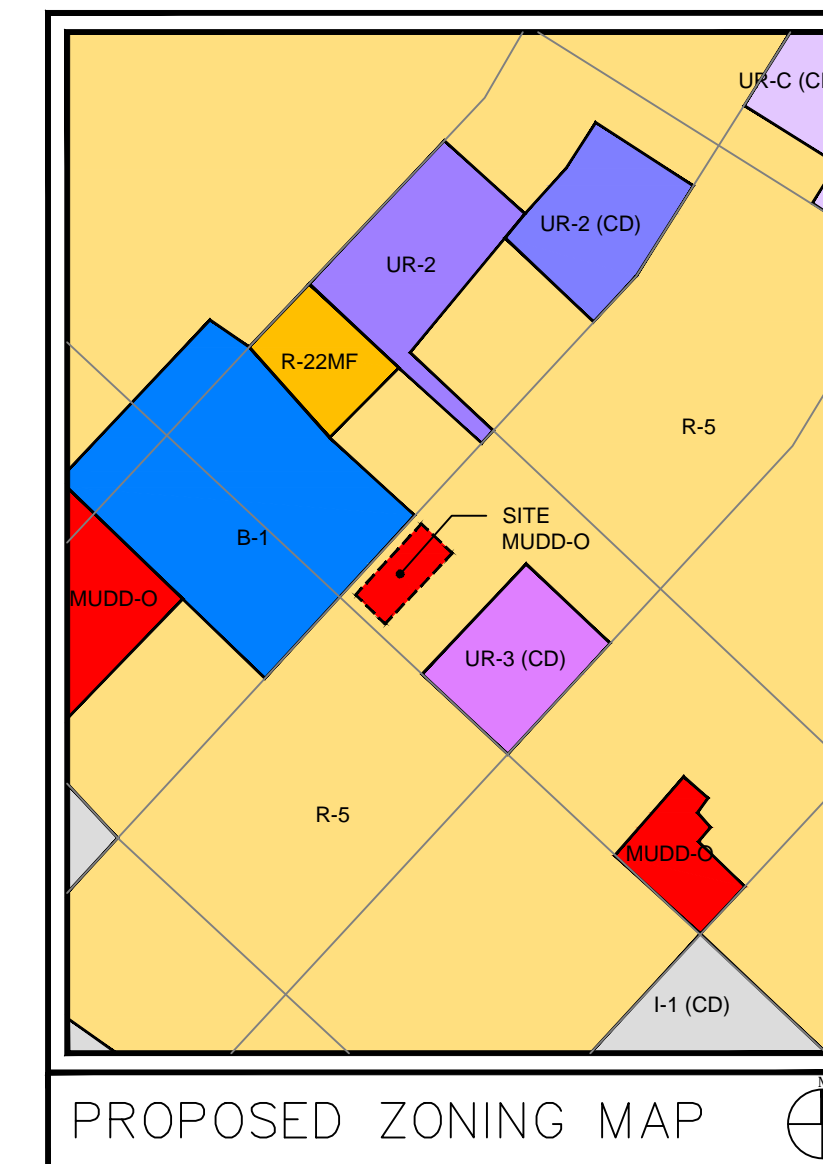
- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

10. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. 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.



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

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813 BELMONT, LLC.

277 GOLD STREET
UNIT 5F
BROOKLYN, NY 11201

1001 BELMONT AVENUE
CHARLOTTE, NC 28205
North Carolina 28284

DEVELOPMENT STANDARDS

Project No.

4550

Issued

08/23/17

Revised

00/00/00

RZ-2

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PETITION #: 2017-XXX

RECEIVED
AUG 24 2017
BY: [Signature]

2017-135

I. REZONING APPLICATION
CITY OF CHARLOTTE

Petition #: _____
Date Filed: 8/24/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: DONALD L. Oehler - Thomas F. Oehler - Craven Oehler
Owner's Address: 4503 Ridge Rd. City, State, Zip: Charlotte, NC 28269
Date Property Acquired: 11/8/13 ~ Deed 28822-283
Property Address: Ridge Rd.
Tax Parcel Number(s): 02972118 B
Current Land Use: Agricultural - Commercial use Size (Acres): 20.54 ±
Existing Zoning: R-3 Proposed Zoning: R-BMF(CD)
Overlay: N/A (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: CLAIRE, ALBERTO, JONATHAN, KENT, etc.
Date of meeting: June 20, 2017 2:00 pm
(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No Number of years (maximum of 5): No
Purpose/description of Conditional Zoning Plan: Develop approx 120 single story luxury apartment homes. 2BR-2Bath - attached garage.

Gregory Thurman
Name of Rezoning Agent
59 Evergreen Circle
Agent's Address
Cincinnati, Oh. 45215
City, State, Zip
513-458-9810 N/A
Telephone Number Fax Number
GTHURMAN@BYREDWOOD.COM
E-Mail Address

Redwood USA
Name of Petitioner(s)
7510 E. Pleasant Valley Rd.
Address of Petitioner(s)
Independence, Oh. 44131
City, State, Zip
216 360 9441
Telephone Number Fax Number
GTHURMAN@BYREDWOOD.COM
E-Mail Address

Donald Lee Oehler - Thomas F. Oehler - Craven Oehler
Signature of Property Owner
Donald Lee Oehler - Thomas F. Oehler
(Name Typed / Printed)
Craven Oehler

[Signature]
Signature of Petitioner
GREGORY S. THURMAN
(Name Typed / Printed)



NOTE:
SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

- PROJECT TEAM:**
- Redwood**
 - Greg Thurman
VP Development
59 Evergreen Circle
Cincinnati, Ohio 45215
 - POD design**
 - Todd Foley
Principal
Land Planning/Landscape Architecture
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055
 - CESO**
 - Mark Belmont
Program Director
8534 Yankee Street
Dayton, Ohio 45458
(937) 435-8584
 - PRIEST ARCHITECTURE**
 - Daniel Priest
Architect
1204 The Plaza, Unit #2
Charlotte, North Carolina 28205
(704) 379-1810

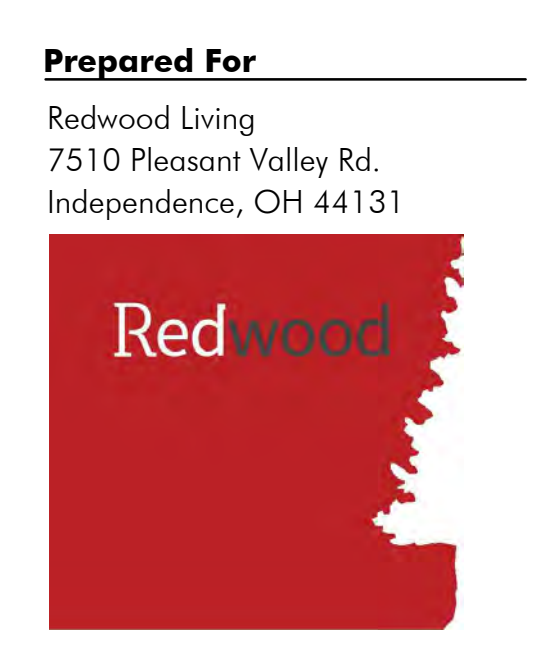
POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name
Redwood Ridge Road
Charlotte, NC 28269



Project Info

Project #	17034
Date	08/28/17
By	SO, TF
Scale	As Noted

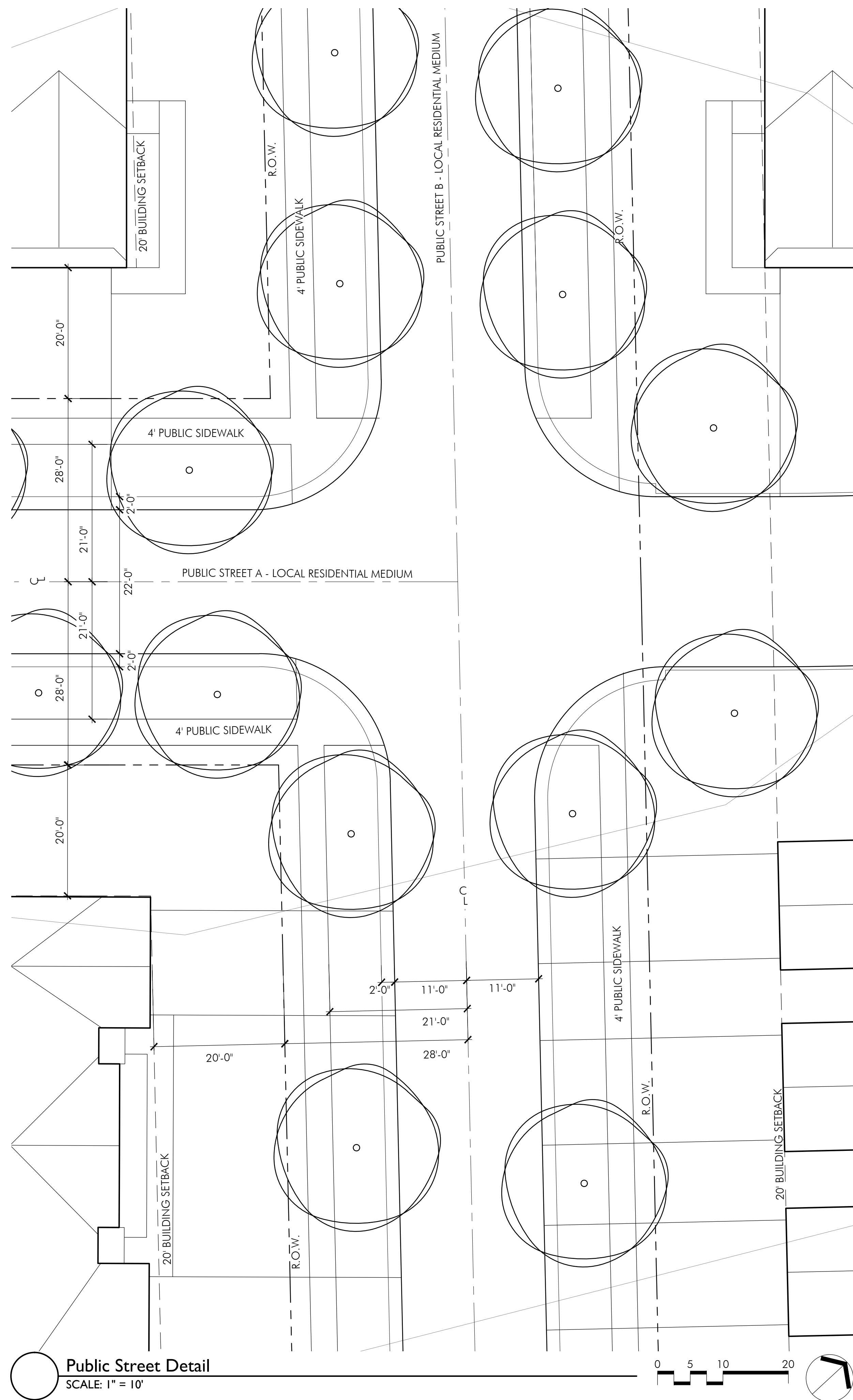
Revisions

DEVELOPMENT DATA TABLE

TOTAL SITE ACREAGE	±19.88 AC
TAX PARCELS INCLUDED IN REZONING	02972118B
CURRENT ZONING	R-3
PROPOSED ZONING	R-8 MF
EXISTING USES	VACANT / AGRICULTURAL
PROPOSED USES	MULTI-FAMILY RESIDENTIAL
RESIDENTIAL UNITS	105
UNITS PER ACRE	±5.28 DU/AC
OPEN SPACE PROVIDED	±7.4 AC (37%)
PARKING REQUIRED	158 (1.5 SPACE/UNIT)
PARKING PROVIDED	470
GARAGE	210
DRIVEWAY	210
GUEST	50

Sheet Title
Conditional Rezoning Request: Conceptual Site Plan

Sheet #
RZ1.0



REDWOOD RIDGE ROAD CONDITIONAL REZONING REQUEST - DEVELOPMENT STANDARDS

1. General Provisions

- These development standards form a part of the rezoning plan associated with the rezoning petition filed by Redwood USA to accommodate the development of a multi-family residential community on that approximately 20.54 acre site located on the southwest side of Ridge Road, which site is more particularly depicted on the rezoning plan (the "site"). The site is comprised of tax parcel no. 02972118 B.
- Development of the site will be governed by the rezoning plan, these development standards and the applicable provisions of the city of charlotte zoning ordinance (The "Ordinance"). Unless the rezoning plan or these development standards establish more stringent standards, the regulations established under the ordinance for the R-8MF zoning district shall govern the development and use of the site.
- The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, the configuration, placement and size of the principal building footprint as well as the internal drives and parking areas depicted on the rezoning plan are schematic in nature and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- Future amendments to the rezoning plan and/or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of chapter 6 of the ordinance. Alterations to the rezoning plan are subject to section 6.207 of the ordinance.

2. Permitted Uses

- The Site may only be devoted to a multi-family residential community containing a maximum of 105 attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-89MF zoning district.
- A single story accessory structure such as a gazebo or picnic shelter may be constructed in the amenity area located adjacent to the potential BMP.

3. Transportation

- Vehicular Access to the site will be from Ridge Road as generally depicted on Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT) and/or the North Carolina Department of Transportation (NCDOT) in accordance with applicable published standards.
- Petitioner shall install Public Street A and Public Street B in the location generally depicted on Rezoning Plan. Public Streets constructed on site will conform to the Local Residential Medium Street Typical Section as depicted on Rezoning Plan.
- The site will utilize private streets and private driveway connections as well as the construction of two public streets that will connect to Ridge Road and provide future connectivity to adjacent properties to the northwest and southeast.
- Parking for each individual unit is provided in a two car garage with an additional two spaces within the driveway area. Additional guest parking spaces have been provided and dispersed evenly across the site.
- Proposed buildings adjacent to Public Street A & B shall have direct driveway access to said public streets as depicted on Rezoning Plan.
- The alignment of the internal driveways and vehicular circulation areas may be modified by the Petitioner to accommodate changes the final layout, traffic patterns and any adjustments required for approval by CDOT or NCDOT in accordance with applicable published standards.

4. Architectural Standards

- The maximum height in stories of the principal buildings to be constructed on site shall by one (1) story.
- The maximum height in feet of the principal buildings to be constructed on the site shall be 20'. Building height shall be measured as provided in the ordinance.
- Attached to the rezoning plan are conceptual, schematic images of some elevations of the principal buildings to be constructed on the site. They are intended to depict the general conceptual architectural style, design treatment and character of the elevations of the buildings to be constructed on site. Changes and alterations to the exterior of the principal buildings to be constructed on site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- Vinyl may be used as an exterior building material on the principal buildings to be constructed on site.

5. Streetscape and Landscaping

- The Petitioner has included a conceptual landscaping plan for the overall site to demonstrate design intent for streetscape along private streets, public streets as well open space and perimeter buffer areas.

- The Petitioner will provide an 8' planting strip and a 4' sidewalk for Public Street A and Public Street B as generally depicted on the rezoning plan.
- The Petitioner will provide a 4' pedestrian path along the southern portion of the site around the proposed BMP area. Also provided will be a resident dog park and community gardens.
- An entry feature with landscaping and project identity signage will be provided at main entry along Ridge Road.

6. Environmental Features

- Development of the site 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 actual site discharge points.
- The development of this site will comply with the City of Charlotte tree ordinance.
- It is anticipated that solid waste and recycling collection services are to be provided by a private collection service and in this event, roll-out bins will be provided for each dwelling unit.

7. Signage

- Principal signage for the Site shall consist of a monument style sign to be located at project entry and will be in accordance with the Charlotte Land Development Standards Manual.

8. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixture installed on the site shall be 21 feet from grade.
- Any lighting fixtures attached to principal buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

9. Phasing

- Project will be constructed under one continuous phase, with initial construction occurring at project entry at Ridge Road.

10. Binding Effect of the Rezoning Application

- 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 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.

Project Name

Redwood Ridge Road

Charlotte, NC 28269

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project #	17034
Date	08/28/17
By	SO, TF
Scale	As Noted

Revisions




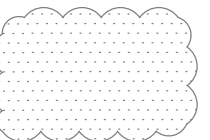
Sheet Title

Conditional Rezoning Request: Public Street Detail and Development Standards

Sheet

RZ2.0



- LEGEND**
-  DECIDUOUS SHADE TREE
 -  DECIDUOUS ORNAMENTAL TREE
 -  EVERGREEN TREE
 -  EXISTING TREES TO BE PRESERVED



Columbus
 100 Northwoods Blvd, Ste A
 Columbus, Ohio 43235
 p 614.255.3399

Cincinnati
 10816 Millington Court, Ste 118
 Cincinnati, Ohio 45242
 p 614.360.3066

PODdesign.net

Project Name
Redwood Ridge Road
 Charlotte, NC 28269

Prepared For
 Redwood Living
 7510 Pleasant Valley Rd.
 Independence, OH 44131



Project Info

Project #	17034
Date	08/28/17
By	SO, TF
Scale	As Noted

Revisions

Sheet Title
Conditional Rezoning Request: Conceptual Landscape Plan

Sheet #
RZ3.0

Conceptual Landscape Plan
 SCALE: 1" = 50'





○ Representative Architectural Style Perspectives



○ Current Communities In North Carolina and South Carolina



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p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name
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Charlotte, NC 28269

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7510 Pleasant Valley Rd.
Independence, OH 44131



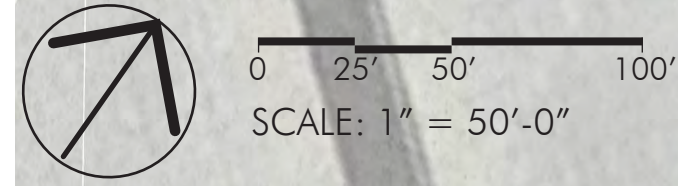
Project Info
Project # 17034
Date 08/28/17
By SO, TF
Scale As Noted

Revisions

Sheet Title
Conditional Rezoning Request: Architectural Character & Materials Plans

Sheet #

RZ4.0



Redwood Ridge Road Illustrative Site Plan | 08.28.2017



2017-136

I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: _____
 Date Filed: 8/24/2017
 Received By: Bj

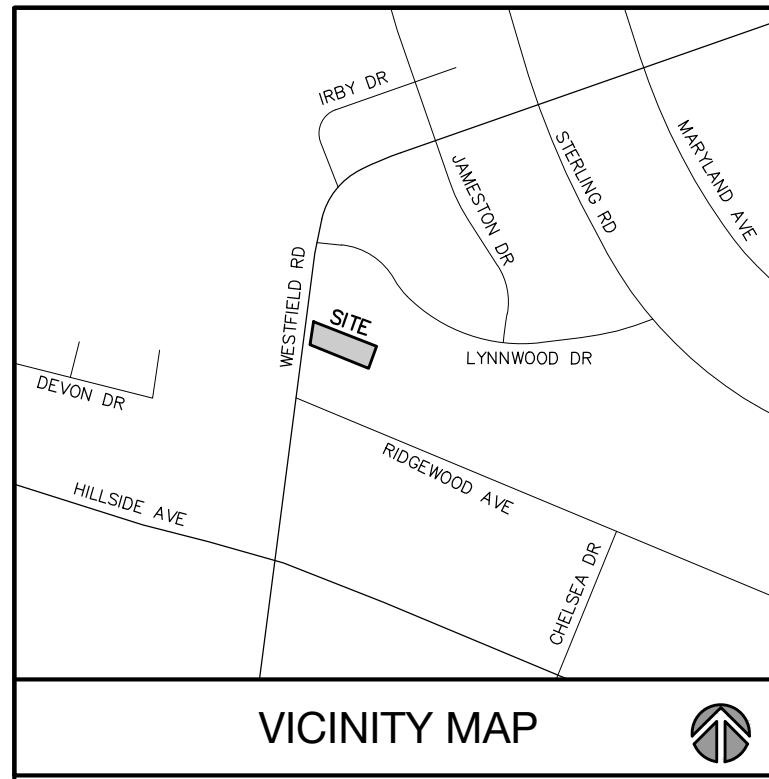
Complete All Fields (Use additional pages if needed)

Property Owner: MATHEW GOLWIN
 Owner's Address: 2820 SELWYN AVE #790 City, State, Zip: CHARLOTTE NC 28209
 Date Property Acquired: 6S/31/16
 Property Address: 2921 WESTFIELD RD CHARLOTTE NC 28209
 Tax Parcel Number(s): 15114202
 Current Land Use: SINGLE FAMILY Size (Acres): 0.364
 Existing Zoning: R-4 Proposed Zoning: UR-2(CD)
 Overlay: _____ (Specify PED, Watershed, Historic District, etc.)
 Required Rezoning Pre-Application Meeting* with: SOLOMON FORTUNE, ALAN GOODWIN,
 Date of meeting: 8/23/17 KATHY CORNET, CATHERINE MATHONEY
 (*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:
 Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No
 Purpose/description of Conditional Zoning Plan: to build 2 single family attached residential units.

URBAN DESIGN PARTNERS
 Name of Rezoning Agent
1318 e-6 CENTRAC AVE
 Agent's Address
CHARLOTTE NC 28205
 City, State, Zip
704-334-3303
 Telephone Number Fax Number
chip@urbandesignpartners.com
 E-Mail Address
[Signature]
 Signature of Property Owner
MATHEW GOLWIN
 (Name Typed / Printed)

MATHEW GOLWIN
 Name of Petitioner(s)
2820 SELWYN AVE #790
 Address of Petitioner(s)
CHARLOTTE NC 28209
 City, State, Zip
480-33-2131
 Telephone Number Fax Number
mat@hdesignbuild.com
 E-Mail Address
[Signature]
 Signature of Petitioner
MATHEW GOLWIN
 (Name Typed / Printed)



VICINITY MAP

Development Standards

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Matthew Goggin ("Petitioner") to accommodate the development of two single family attached residential units on that approximately 0.364-acre site located on the east side of Westfield Road, south of the intersection of Westfield Road and Lynnwood Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 151-142-02.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

1. The Site may be devoted only to a maximum of 2 for sale attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
2. The Petitioner will maintain the existing sidewalk along Westfield Road.

D. Architectural Standards

Reserved

E. Streetscape/Landscaping

Reserved

F. Environmental Features

Reserved

G. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

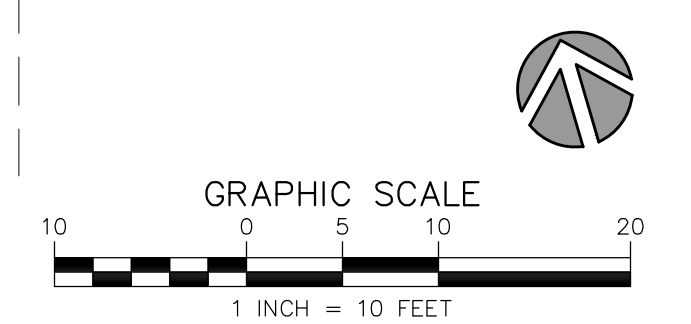
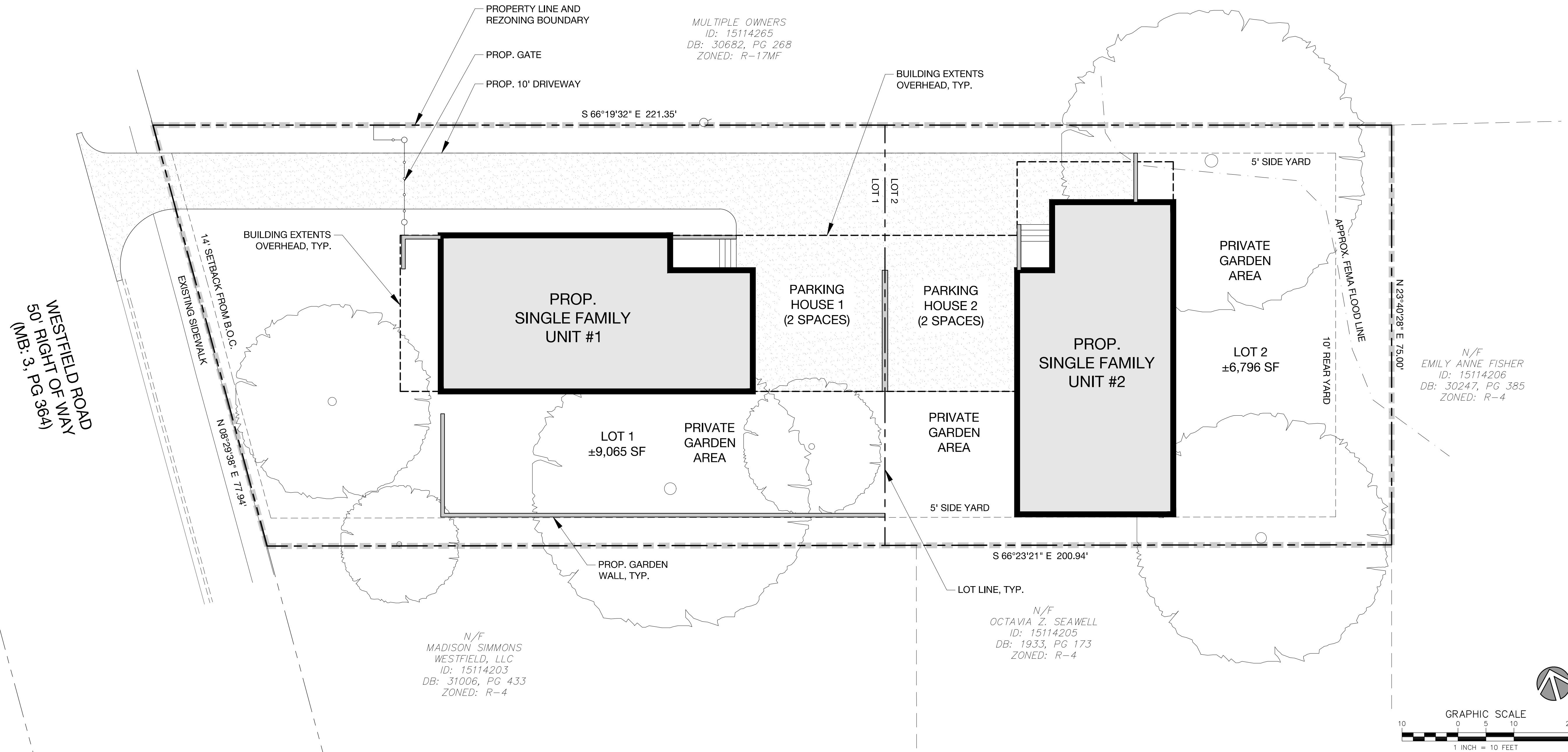
1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

DEVELOPMENT SUMMARY

TAX PARCEL ID:	15114202
TOTAL SITE AREA:	±0.364 ACRES
ZONING:	EXISTING: R-4 PROPOSED: UR-2(CD)
PROPOSED USE:	SF ATTACHED (2 UNITS)
DENSITY:	5.5 DUA
PARKING:	REQUIRED: MIN. 1, MAX. 2 SP/UNIT PROVIDED: 2 SPACES PER UNIT



1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanpartners.com
ncbels firm no: P-0418
sc cda no: C-03044



REZONING PETITION #2017-XXX

Height Design & Build

2921 Westfield Rd

NO. DATE: BY: REVISIONS:

Project No: 17-062
Date: 08/28/2017
Designed by: udp
Drawn by: udp
Scale: 1"=50'
Sheet No:

Rezoning Site Plan
Charlotte, North Carolina

RZ-1.0

2820 Selwyn Ave #720
Charlotte, North Carolina 28209

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-137

Petition #: _____
 Date Filed: 8/24/2017
 Received By: BJ

Property Owners: Roy I Denman
Muskrat Point Properties, LLC

Owner's Addresses: 4300 W Waco Dr, Ste B2 #205, Waco, TX 76710
5250 Masons Ferry Road, Lake Wylie, SC 29710

Date Properties Acquired: 09/17/1982
12/15/2015

Property Addresses: 7625 W WT Harris Boulevard, Charlotte, NC 28216
Southeast intersection of W. WT Harris Boulevard and Reams Road, Charlotte, NC 28216

Tax Parcel Numbers: 025-221-04
025-221-05

Current Land Use: vacant Size (Acres): ± 10.44

Existing Zoning: R-3 Proposed Zoning: B-1(CD)

Overlay: N/A
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Meacci, Sonja Sanders, Kelsie Anderson, Tammie Keplinger, and Laura Harmon.

Date of meeting: 01/6/2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow the Site to be developed with a mix of retail and restaurants uses.

Keith MacVean & Jeff Brown
 Name of Rezoning Agent

Moore & Van Allen, PLLC
100 N. Tryon Street, Suite 4700
 Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954 (KM)
704-331-1144 (JB) 704-378-1925 (JB)
 Telephone Number Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com
 E-mail Address

SEE ATTACHMENT A and B
 Signature of Property Owner

Jemsite Development (Attn.; Jeff Flattery)
 Name of Petitioner

PO Box 1000
 Address of Petitioner

Jefferson, NC 28640
 City, State, Zip

336.846.7133
 Telephone Number Fax Number

Jeff.flattery@jemsitedevelopment.com
 E-mail Address

SEE ATTACHMENT C
 Signature of Petitioner

ATTACHMENT A

Jemsite Development

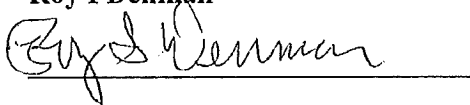
PETITIONER JOINDER AGREEMENT

Roy I Denman

The undersigned, as the owner of the parcel of land located at 7625 W. WT Harris Boulevard that is designated as Tax Parcel No. 025-221-04 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the B-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 8 day of AUGUST, 2017.

Roy I Denman

A handwritten signature in cursive script, appearing to read "Roy I Denman", is written over a horizontal line.

ATTACHMENT B

Jemsite Development

PETITIONER JOINDER AGREEMENT
Muskrat Point Properties ~~LLC~~ *LLC*

The undersigned, as the owner of the parcel of land located at the southeast intersection of W. WT Harris Boulevard and Reams Road that is designated as Tax Parcel No. 025-221-05 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the R-3 zoning district to the B-1(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 17th day of August, 2017.

Muskrat Point Properties ~~LLC~~ *LLC*


By: *Lloyd F. Bannum*
Name: *Lloyd F. Bannum*
Title: *Its Manager*

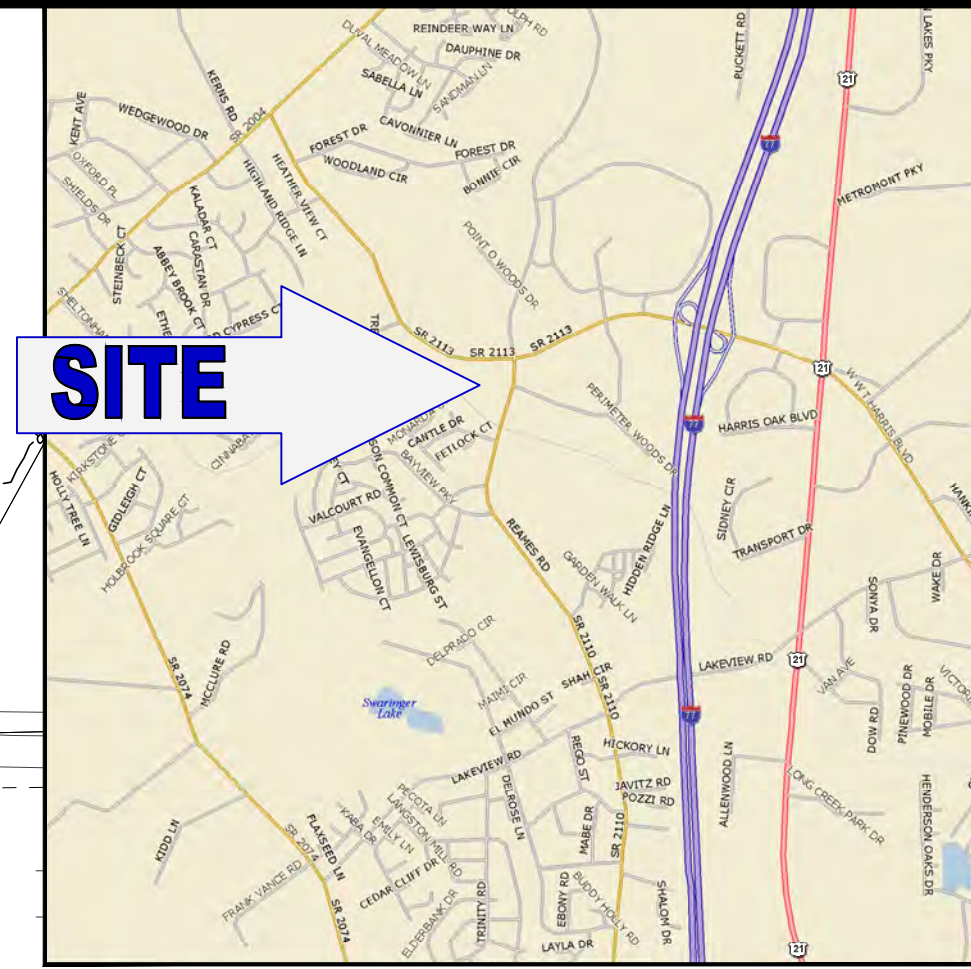
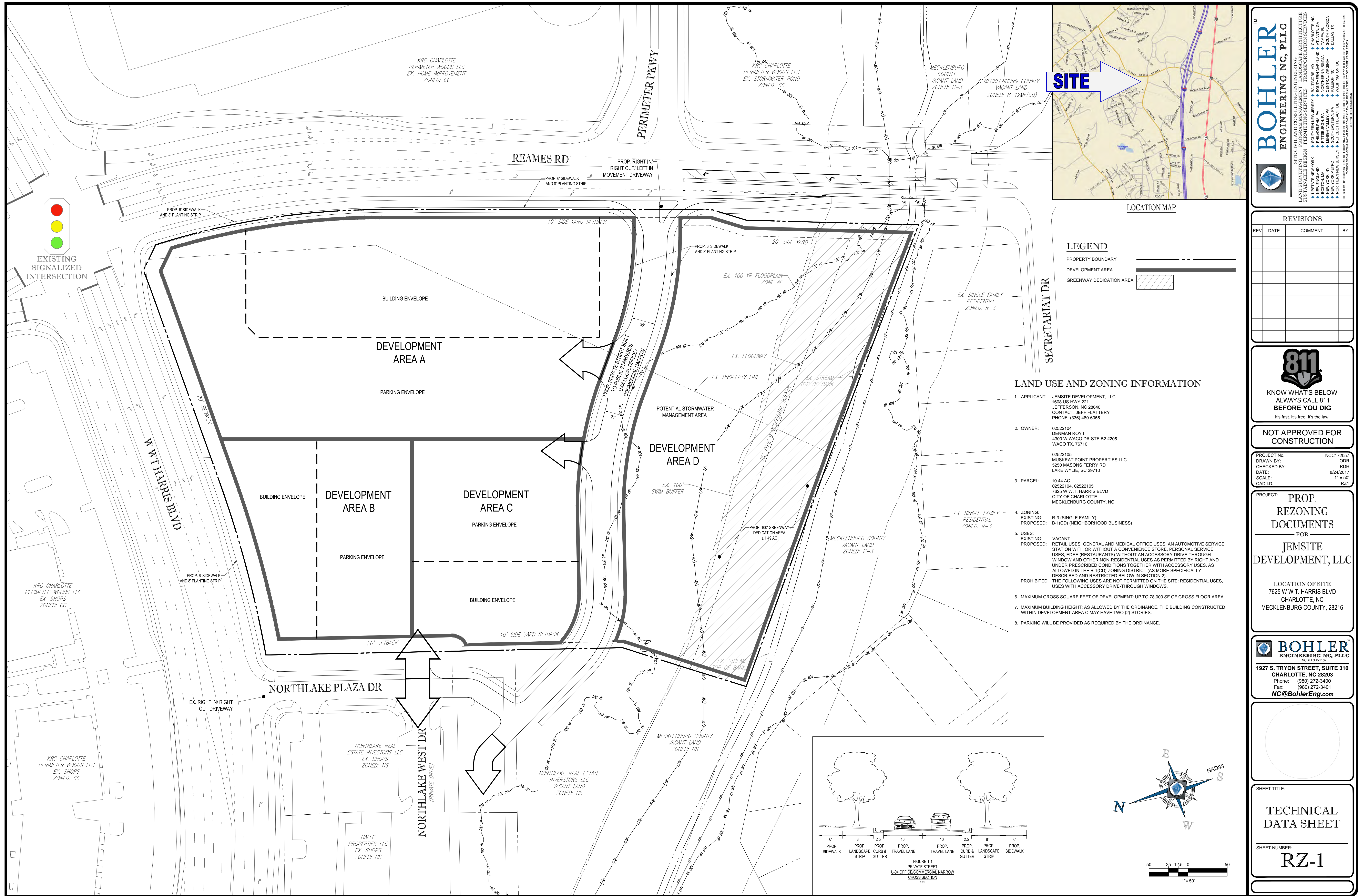
ATTACHMENT C

**REZONING PETITION NO. [2017-]
Jemsite Development**

Petitioner:

Jemsite Development

By:  8/22/17
Name: JEFF FLATTERY
Title: PRESIDENT



LOCATION MAP

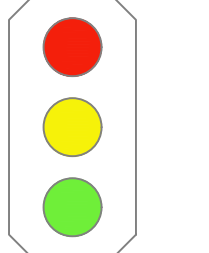
LEGEND

- PROPERTY BOUNDARY
- DEVELOPMENT AREA
- GREENWAY DEDICATION AREA

LAND USE AND ZONING INFORMATION

1. APPLICANT: JEMSITE DEVELOPMENT, LLC
1608 US HWY 221
JEFFERSON, NC 28640
CONTACT: JEFF FLATTERY
PHONE: (336) 480-6055
2. OWNER: 02522104 DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710

02522105 MUSKRAT POINT PROPERTIES LLC
5550 MASON'S FERRY RD
LAKE WYLLIE, SC 29710
3. PARCEL: 10.44 AC
02522104, 02522105
7625 W.W. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
4. ZONING:
EXISTING: R-3 (SINGLE FAMILY)
PROPOSED: B-1(CD) (NEIGHBORHOOD BUSINESS)
5. USES:
EXISTING: VACANT
PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.
6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SF OF GROSS FLOOR AREA.
7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.
8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.



EXISTING SIGNALIZED INTERSECTION

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

- BALTIMORE, MD
- CHARLOTTE, NC
- CHICAGO, IL
- COLUMBIA, SC
- DALLAS, TX
- DENVER, CO
- HOUSTON, TX
- LOS ANGELES, CA
- MEMPHIS, TN
- MIAMI, FL
- MINNEAPOLIS, MN
- NEW YORK, NY
- PHOENIX, AZ
- RICHMOND, VA
- SAN ANTONIO, TX
- TAMPA, FL
- WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY

811

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BEFORE YOU DIG
It's fast. It's free. It's the law.

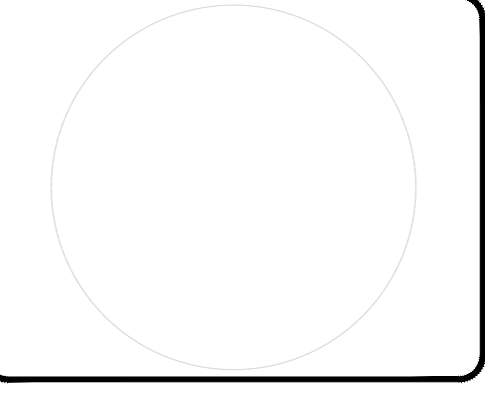
NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC172057
DRAWN BY:	ODR
CHECKED BY:	RDH
DATE:	8/24/2017
SCALE:	1" = 50'
CAD I.D.:	RZ1

PROJECT: **PROP. REZONING DOCUMENTS**
FOR
JEMSITE DEVELOPMENT, LLC

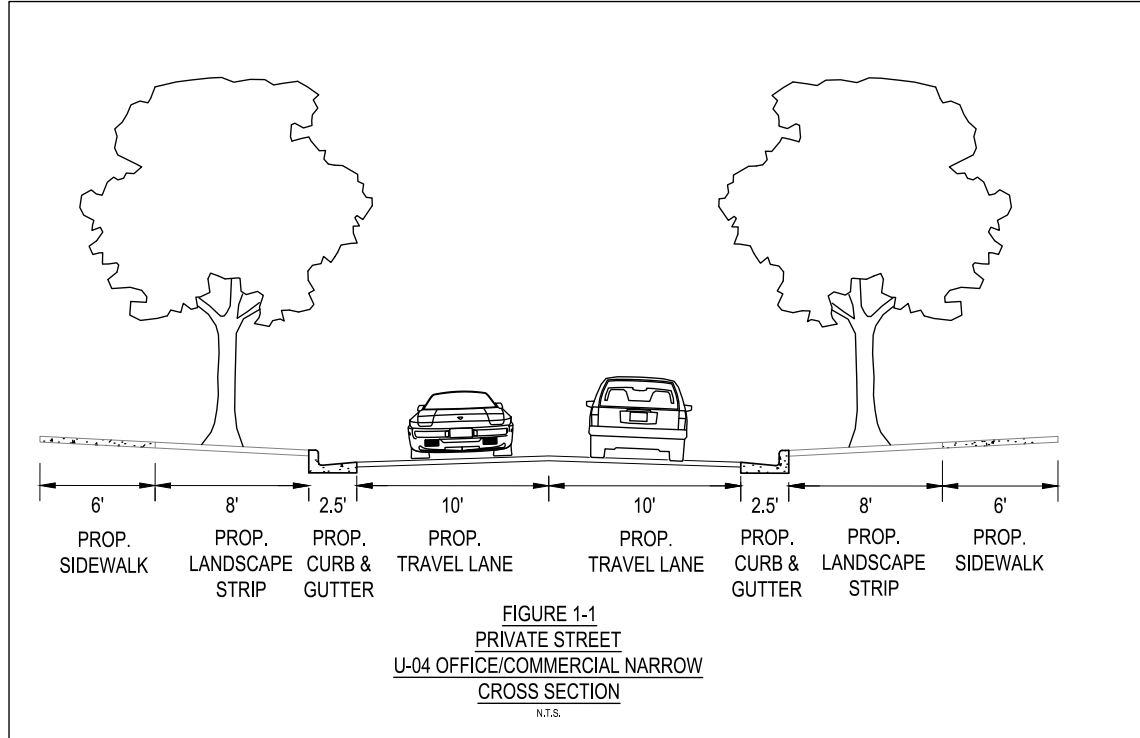
LOCATION OF SITE
7625 W.W. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

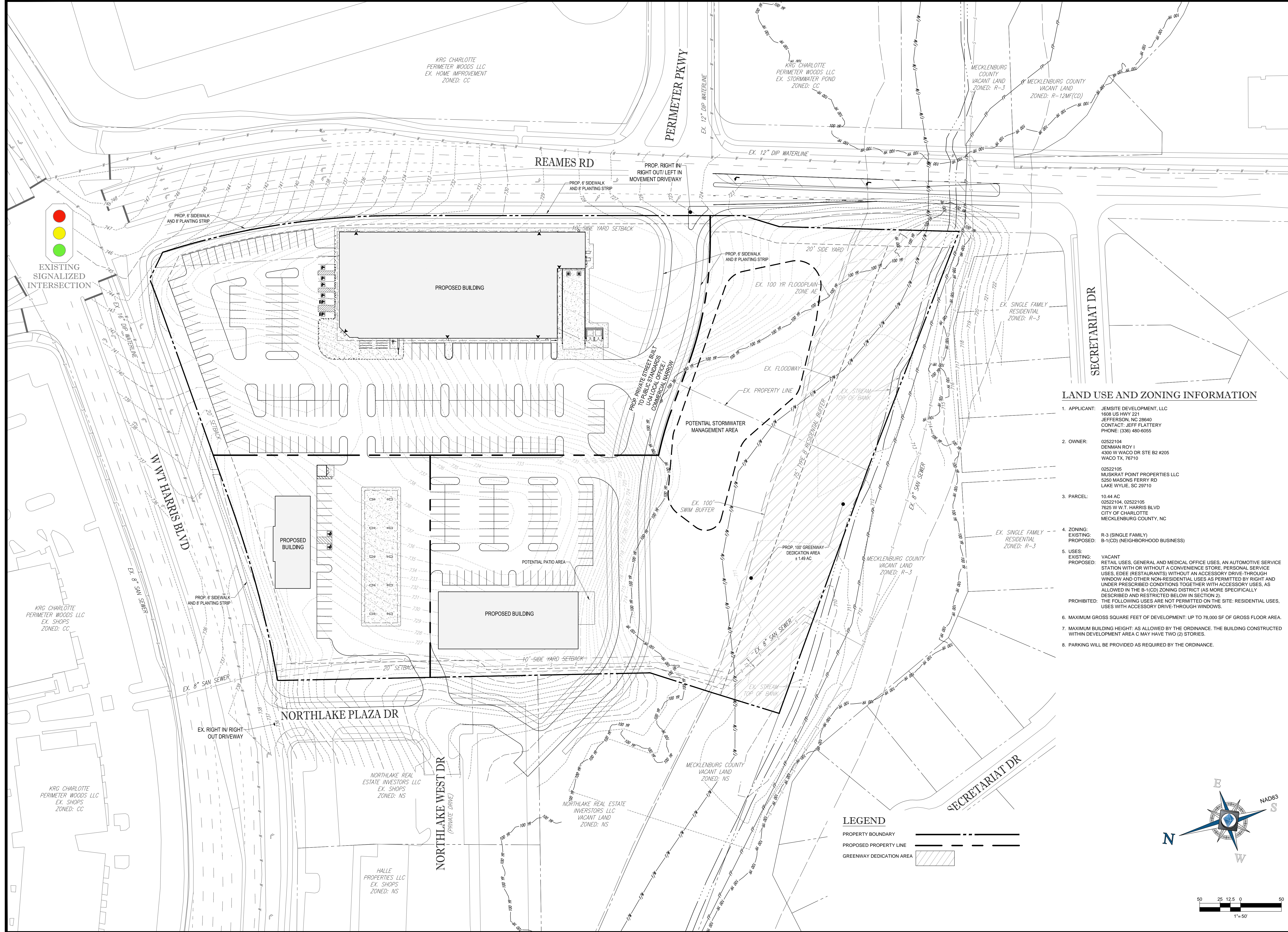
BOHLER ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1





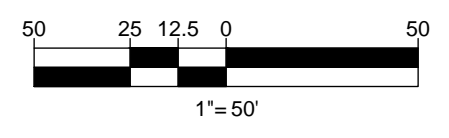
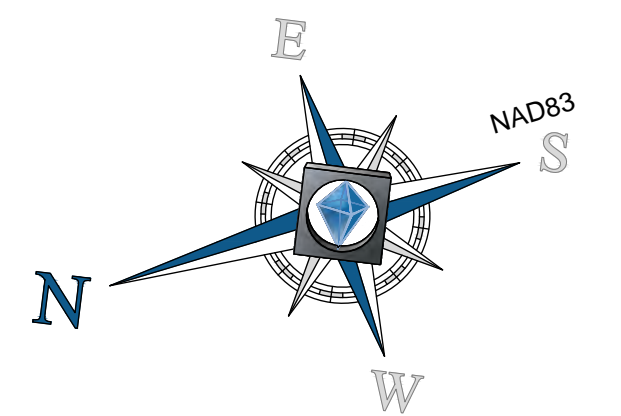
LAND USE AND ZONING INFORMATION

1. APPLICANT: JEMSITE DEVELOPMENT, LLC
1608 US HWY 221
JEFFERSON, NC 28640
CONTACT: JEFF FLATTERY
PHONE: (336) 480-6055
2. OWNER: 02522104
DENMAN ROY I
4300 W WACO DR STE B2 #205
WACO TX, 76710

02522105
MUSKRAT POINT PROPERTIES LLC
5250 MASONS FERRY RD
LAKE WYLIE, SC 29710
3. PARCEL: 10.44 AC
02522104, 02522105
7625 W.T. HARRIS BLVD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC
4. ZONING:
EXISTING: RESIDENTIAL
PROPOSED: R-3 (SINGLE FAMILY)
B-1(CD) (NEIGHBORHOOD BUSINESS)
5. USES:
EXISTING: VACANT
PROPOSED: RETAIL USES, GENERAL AND MEDICAL OFFICE USES, AN AUTOMOTIVE SERVICE STATION WITH OR WITHOUT A CONVENIENCE STORE, PERSONAL SERVICE USES, EDEE (RESTAURANTS) WITHOUT AN ACCESSORY DRIVE-THROUGH WINDOW AND OTHER NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1(CD) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
PROHIBITED: THE FOLLOWING USES ARE NOT PERMITTED ON THE SITE: RESIDENTIAL USES, USES WITH ACCESSORY DRIVE-THROUGH WINDOWS.
6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 78,000 SF OF GROSS FLOOR AREA.
7. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA C MAY HAVE TWO (2) STORIES.
8. PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- GREENWAY DEDICATION AREA



BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN URBAN DESIGN SERVICES

CHARLOTTE, NC
BALTIMORE, MD
ATLANTA, GA
SOUTH BEND, IN
SOUTH BRITAIN, VA
LEHIGH VALLEY, PA
MIDLAND, TX
DALLAS, TX

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC172057
DRAWN BY: ODR
CHECKED BY: RDH
DATE: 8/24/2017
SCALE: 1" = 50'
CAD I.D.: R21

PROP. REZONING DOCUMENTS
FOR
JEMSITE DEVELOPMENT, LLC

LOCATION OF SITE
7625 W.T. HARRIS BLVD
CHARLOTTE, NC
MECKLENBURG COUNTY, 28216

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:

SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-2

2017-138

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
AUG 25 2017
BY:

Petition #: _____
Date Filed: 8/25/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: LakePointe Corporate Center Associates and CK LakePointe Corporate Center Associates. (Manager: Childress Klein - Tom Coyle)

Owner's Address: 301 South College St. Suite 2800. City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1998

Property Address: Cascade Pointe Boulevard, Charlotte, NC

Tax Parcel Number(s): 14304112, 14304120, 14304114, 14303106 (Sub-parcel to be separated out for previously approved Site - Petition #2002-74.)

Current Land Use: Vacant Size (Acres): 5.07 Ac.

Existing Zoning: I-1(CD) I-1(CD) SPA

Overlay: Sugar Watershed - Central Catawba PC District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, CDOT, and other City Staff

Date of meeting: 5-11-17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes No, Number of years (maximum of 5): 5
Purpose/description of Conditional Zoning Plan: To build hotel

DPR Associates, Inc
Name of Rezoning Agent

420 Hawthorne Lane
Agent's Address

Charlotte, NC 28204
City, State, Zip

(704) 332-1204 (704) 332-1210
Telephone Number Fax Number

Hnguyen@dprassociates.net (Hy Nguyen)
E-Mail Address

Lake Pointe Corporate Center Associates, LLC
& CK Lake Pointe Corporate Center Associates LLC
Signature of Property Owner

By Childress Klein Properties, Inc.
ITS MANAGER
(Name Typed / Printed)

[Signature]
Tom Coyle
Vice-President

AGS Hotels NC, LLC
Name of Petitioner(s)

190 South Equity Dr.
Address of Petitioner(s)

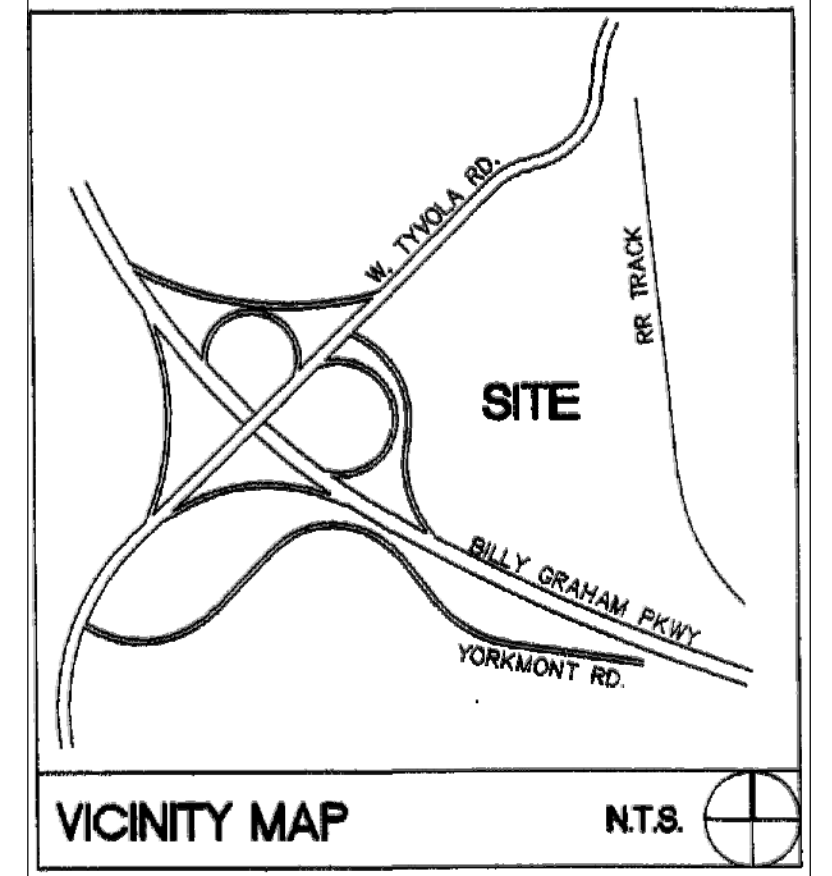
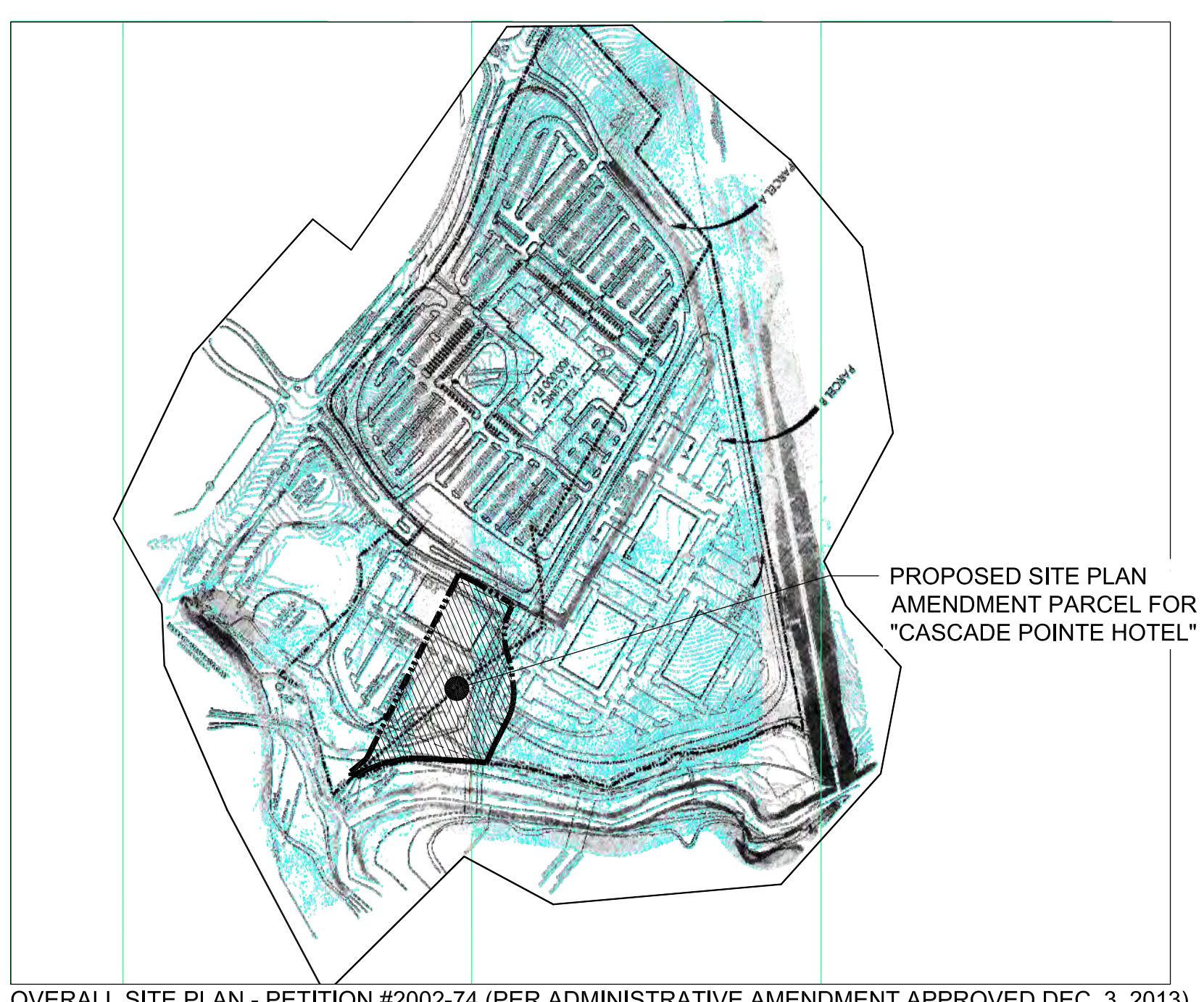
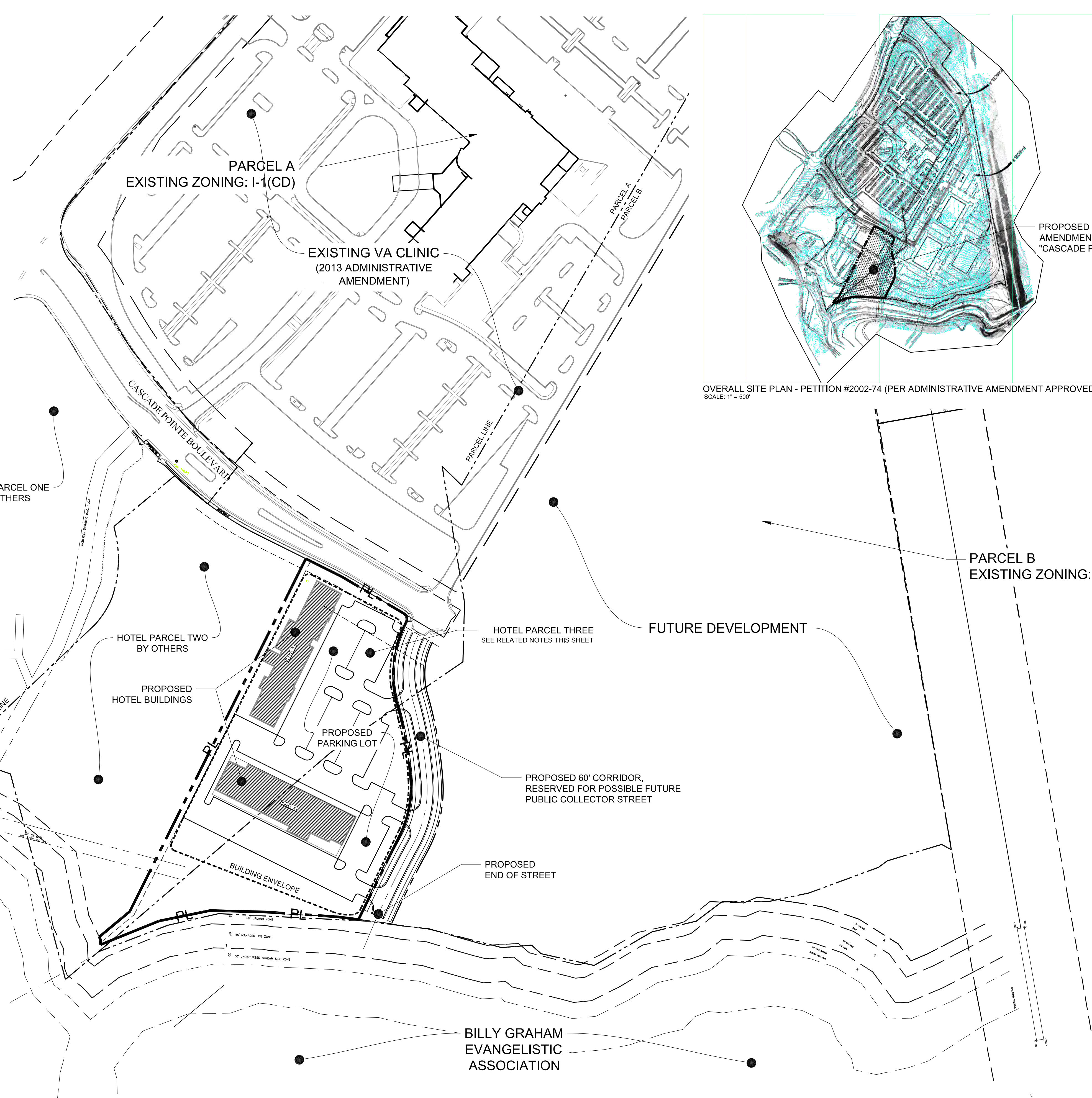
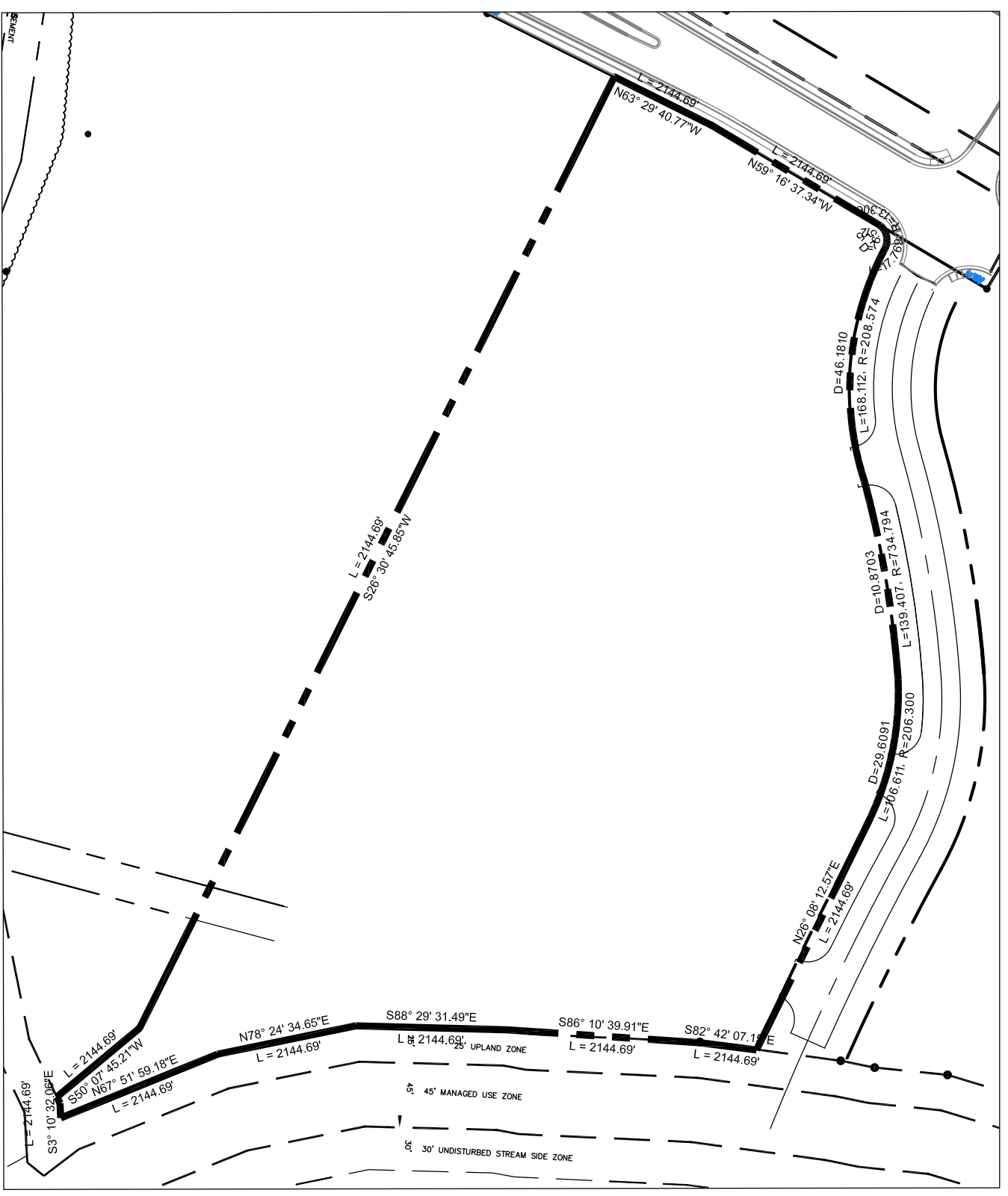
Smithfield, NC 27577
City, State, Zip

804-605-8248
Telephone Number Fax Number

harry.singh@easternmgmt.net
E-Mail Address

[Signature]
Signature of Petitioner

Harry Singh
(Name Typed / Printed)



GENERAL NOTES

1. **DEVELOPMENT DATA TABLE**
 - A. SITE ACREAGE: 23.6 AC
 - B. TAX PARCEL INCLUDED IN REZONING
 - C. EXISTING ZONING: I-1 CD - PET. #2002-74 AS AMENDED
 - D. PROPOSED ZONING: I-1 CD(SPA)
 - E. EXISTING AND PROPOSED USES: UNCHANGED, EXCEPT MAXIMUM 200 HOTEL ROOMS MAY BE BUILT IN ADDITION TO THE 475 ROOMS CURRENTLY ALLOWED ON THE LARGER SITE (PET. 2002-74)
 - F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
 - G. RESIDENTIAL DENSITY: N/A
 - H. MAXIMUM SQUARE FOOTAGE OF NON-RESIDENTIAL USES: SEE PET. 2002-74 AS AMENDED
 - I. FLOOR AREA RATIO: UNCHANGED - 0.8
 - J. MAXIMUM BUILDING HEIGHT: UNCHANGED, SEE PET. 2002-74
 - K. MAXIMUM NUMBER OF BUILDINGS: UNCHANGED
 - L. NUMBER AND/OR RATIO OF PARKING SPACES: UNCHANGED
 - M. AMOUNT OF OPEN SPACE: UNCHANGED
2. **GENERAL PROVISIONS**
THE SOLE PURPOSE OF THIS SITE PLAN AMENDMENT IS TO ALLOW AN ADDITIONAL 200 HOTEL ROOMS IN ADDITION TO THOSE APPROVED BY PETITION (#2002-74 AS AMENDED DECEMBER 3, 2013).
- ALL OTHER NOTES, REQUIREMENTS, AGREEMENTS AND CONDITIONS OF THE EXISTING ZONING REMAIN UNCHANGED, AND CONTINUE TO APPLY TO THIS SITE.
3. **OPTIONAL PROVISIONS** - N/A
4. **PERMITTED USES** - SEE NOTE "2" ABOVE.
5. **TRANSPORTATION** - N/A
6. **ARCHITECTURAL STANDARDS** - N/A
7. **STREETSCAPE AND LANDSCAPING** - N/A
8. **ENVIRONMENTAL FEATURES** - N/A
9. **PARKS, GREENWAYS, AND OPEN SPACE** - N/A
10. **FIRE PROTECTION** - N/A
11. **SIGNAGE** - N/A
12. **LIGHTING** - N/A
13. **PHASING** - N/A
14. **OTHER** - N/A

DEVELOPMENT STANDARDS

MAX. FLOOR AREA RATIO:	.80 (UNCHANGED)
MIN. REAR YARD:	10.0' (UNCHANGED)
MIN. SIDE YARD:	4.0' (UNCHANGED)
MIN. SETBACK:	VARIES (UNCHANGED)
MIN. PARKING DECK SETBACK FROM PUBLIC R/W:	30' (UNCHANGED)

HOTEL PARCEL THREE SITE PLAN NOTES

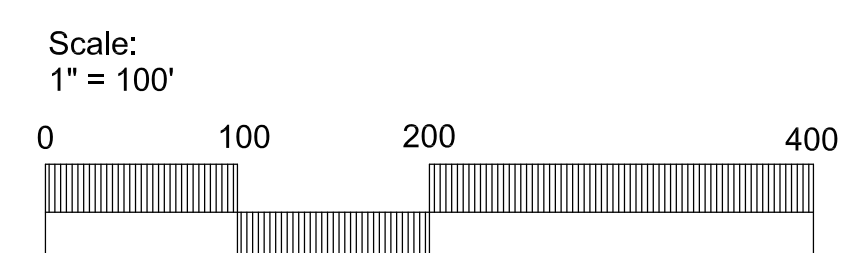
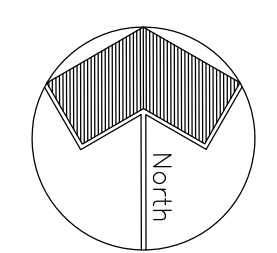
1. THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING SHOWN ON THIS SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. THIS SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM.
2. ONE, TWO, OR THREE BUILDINGS MAY BE BUILT ON THIS SITE WITHIN THE LIMITS OF THE BUILDING ENVELOPE.
3. SITE AREA: ±4.6 AC.
4. PROPOSED USE: ANY USES ALLOWED UNDER EXISTING ZONING, TO INCLUDE UP TO 200 ADDITIONAL HOTEL ROOMS.

Project Manager
HN
Drawn By
DL
Checked By
HN
Date
8-23-17
Project Number
17007



DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

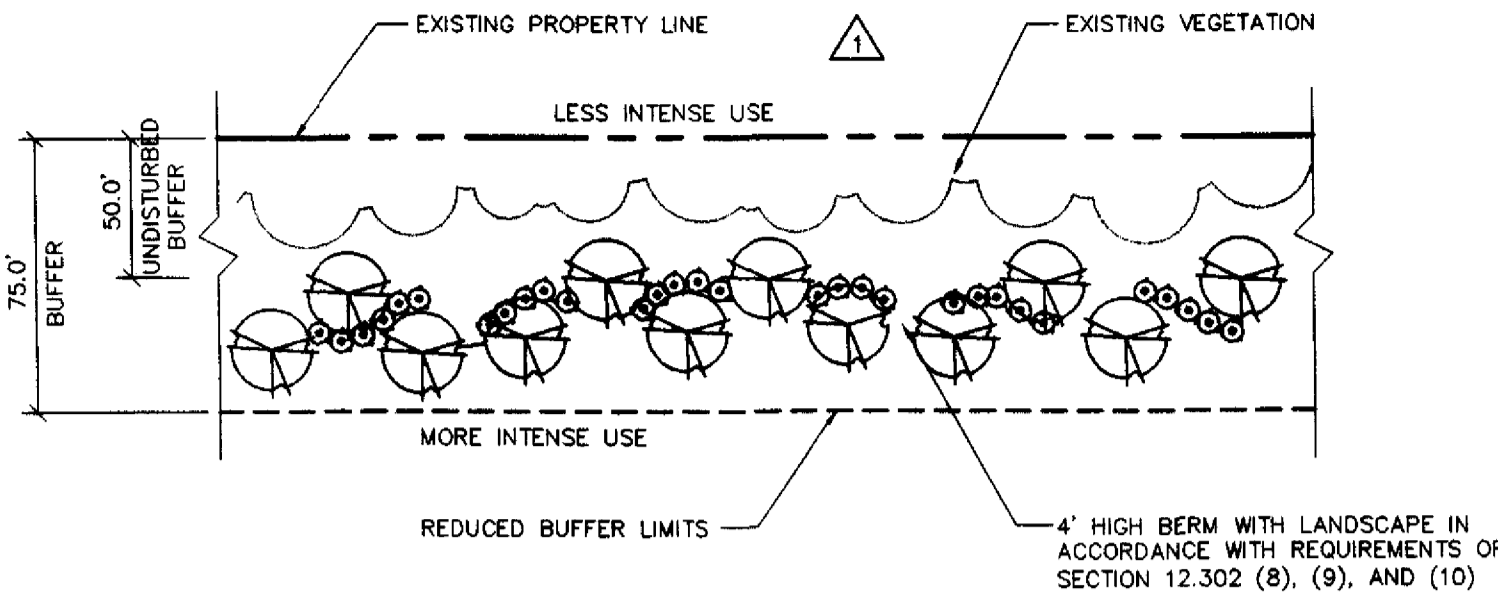
**SITE PLAN AMENDMENT FOR
PETITION #2002-74
CHARLOTTE, NORTH CAROLINA
AGS HOTELS NC, LLC**



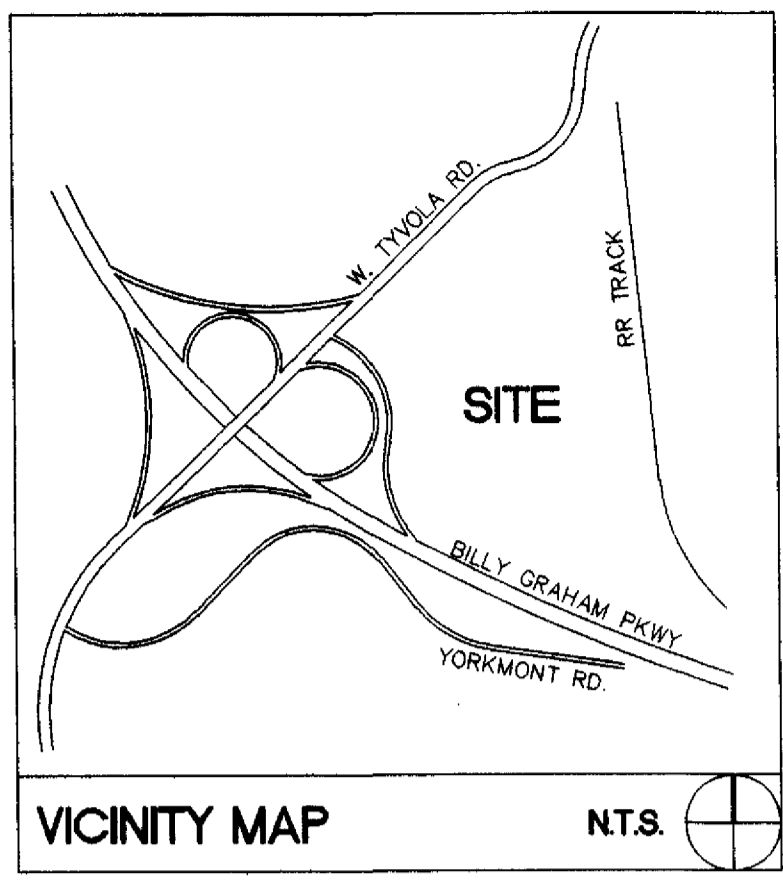
Sheet Number
RZ-1
Sheet 1 of 1

LINE	BEARING	DISTANCE
L1	S69°10'36"E	96.13
L1	S05°00'15"W	81.64
L2	S42°54'57"W	169.49
L3	N63°24'40"E	107.96
L4	N63°29'08"E	102.99
L5	N85°05'55"E	134.83
L6	S81°34'08"E	104.76
L7	S81°01'37"E	147.66
L8	S82°52'41"E	92.84
L9	S81°28'09"E	155.25
L10	S75°04'01"E	119.17
L11	N69°13'42"E	119.05
L12	N67°00'33"E	137.59
L13	N78°41'24"E	117.43
L14	N90°00'00"E	88.28
L15	S58°23'26"E	58.59
L16	S30°04'14"E	84.26
L17	S59°44'31"E	53.32
L18	N78°06'51"E	74.53
L19	N57°05'42"E	77.72
L20	N64°26'26"E	34.74
L21	S66°57'59"E	72.54
L22	N28°38'42"W	115.76
L23	N28°38'42"W	164.11
L24	S11°06'18"E	33.91
L25	S11°06'18"E	272.55

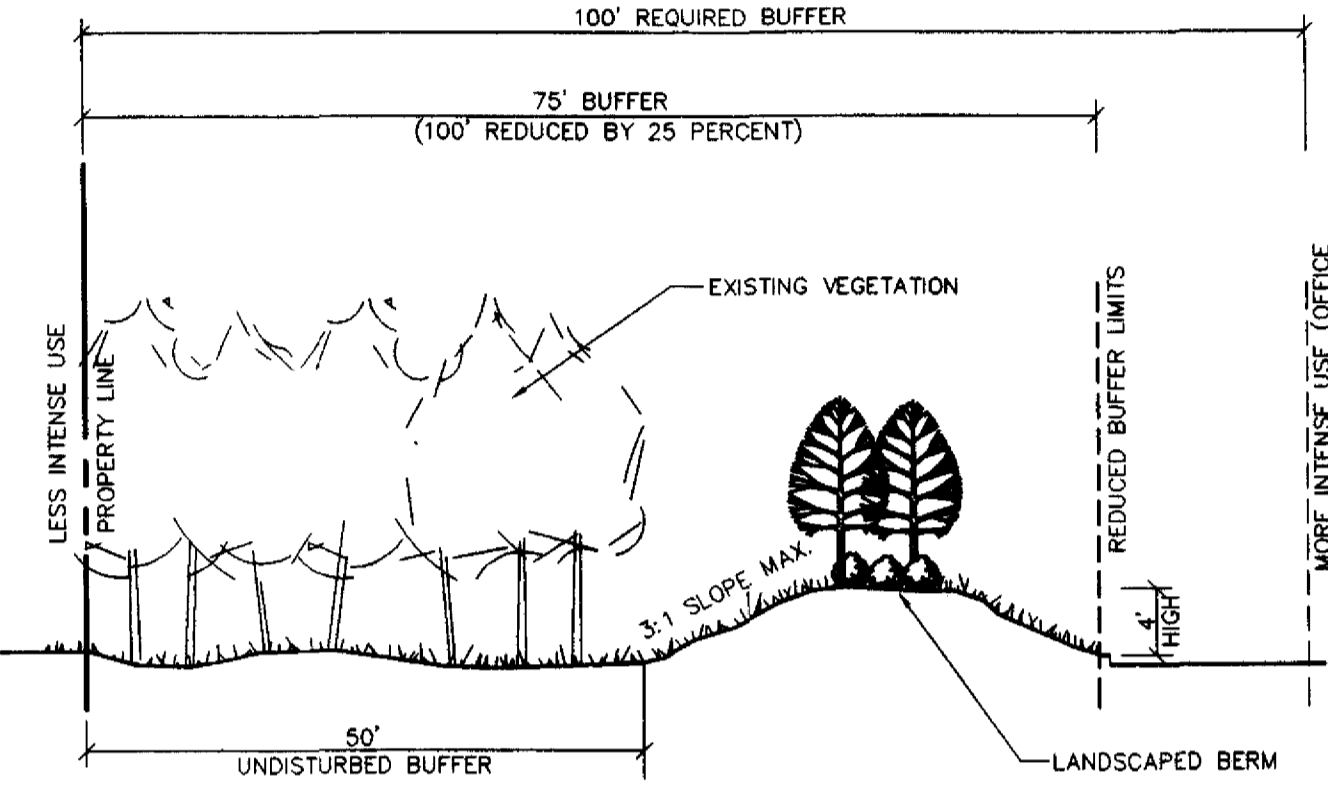
**R-22MF
CITY OF CHARLOTTE
VACANT
143-051-01**



REDUCED BUFFER PLAN - TYPICAL 100' LENGTH
NTS



VICINITY MAP N.T.S.



REDUCED BUFFER SECTION
NTS

SURVEY DISCLAIMER

EXISTING SITE AND TOPOGRAPHIC INFORMATION TAKEN FROM 'TOPOGRAPHICAL SURVEY,' BILLY GRAHAM EVANGELICAL MINISTRIES, ET AL, BILLY GRAHAM PARKWAY, CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, DATED FEBRUARY 1, 2002

SITE DATA

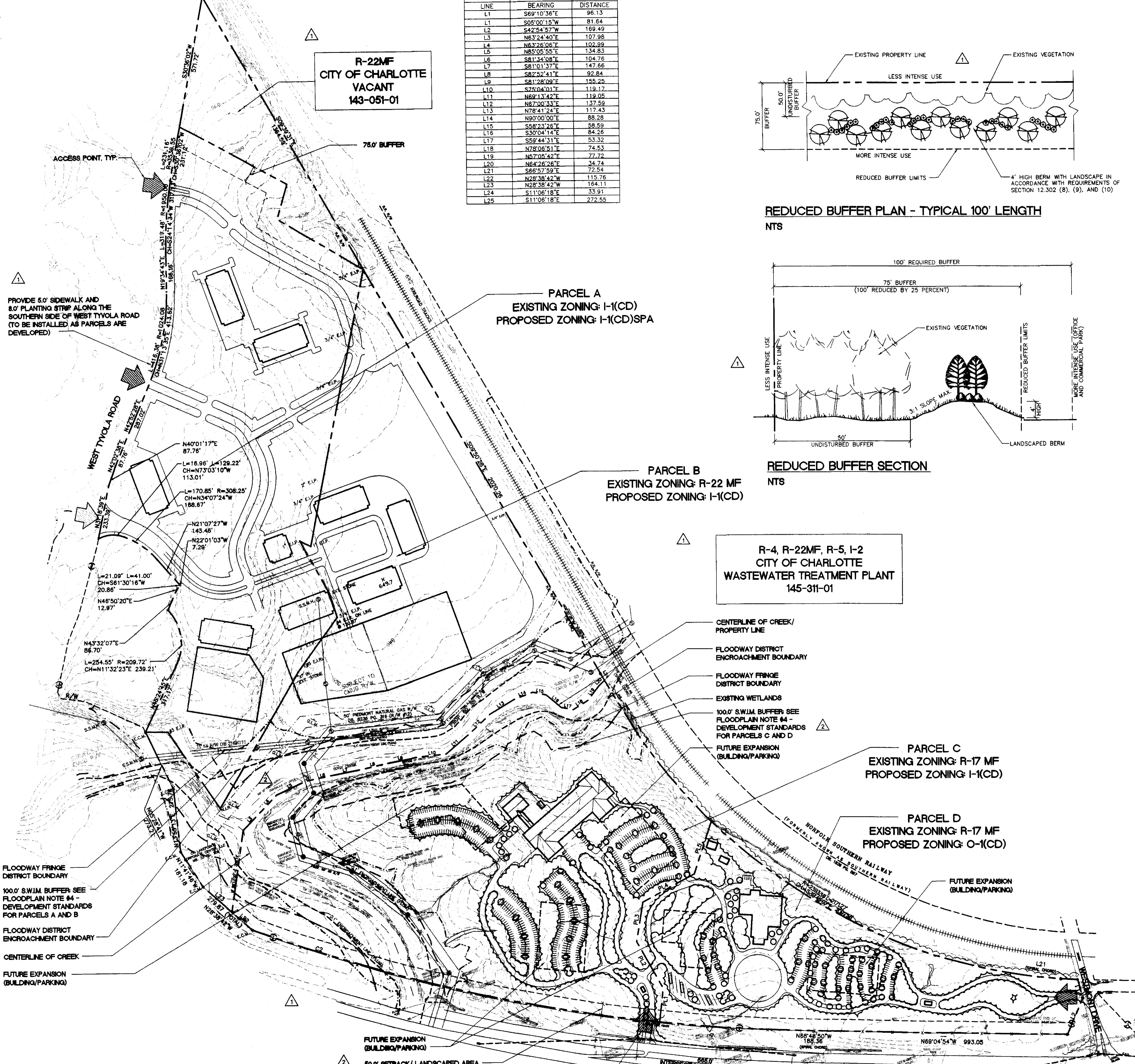
- SITE AREA (PARCEL A,B,C&D) : 157.76 ACRES
- MAXIMUM BUILDING AREA: PARCEL A AND B: 1,365,000 SQUARE FEET
PARCEL C AND D: 900,000 SQUARE FEET
TOTAL: 2,265,000 SQUARE FEET
- EXISTING ZONING: R-17MF, R-22MF AND I-1(CD)
- PROPOSED ZONING: I-1(CD), I-1(CD) SITE PLAN AMENDMENT AND O-1(CD)
- PROPOSED USE: OFFICE, COMMERCIAL PARK, GUEST QUARTERS, HELPAD, COMMUNICATION TOWERS, HISTORICAL STRUCTURES, MUSEUM/LIBRARY (AND AUXILIARY USES ASSOCIATED WITH THE MUSEUM/LIBRARY SUCH AS CAFE, BOOKSTORE, GIFTSHOP, MAINTENANCE) WITH OTHER USES PERMITTED BY I-1 AND O-1(CD) ZONING.

MINIMUM DEVELOPMENT STANDARDS ALLOWED UNDER THE ORDINANCE

- MAXIMUM FLOOR AREA RATIO: .80
- MINIMUM SETBACK REQUIRED: 20.0'
- MINIMUM SETBACK PROVIDED: 50.0' (BILLY GRAHAM PARKWAY)
35.0' (WEST TYOLA ROAD PARKING SETBACK)
50.0' (WEST TYOLA ROAD BUILDING SETBACK)
- MINIMUM SIDE YARD: 4.0'
- MINIMUM REAR YARD: 10.0'
- MINIMUM PARKING DECK SETBACK: 30.0' (FROM THE PUBLIC RIGHT OF WAY)

SITE PLAN NOTES

- THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING DECKS SHOWN ON THIS SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A PATTERN APPROPRIATE FOR AND CONSISTENT WITH THE PROJECT AS IT DEVELOPS IN THE FUTURE.
- WHILE THE FLOOR AREA/FOOTPRINTS OF THE BUILDINGS AND PARKING DECKS AND NUMBER OF BUILDINGS AND PARKING DECKS MAY VARY FROM THAT SHOWN ON THE SITE PLAN, THE TOTAL BUILDING AREA SQUARE FOOTAGE, EXCLUSIVE OF PARKING DECKS, MAY NOT EXCEED, IN THE AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED BY THIS PLAN.



**R-4, R-22MF, R-5, I-2
CITY OF CHARLOTTE
WASTEWATER TREATMENT PLANT
145-311-01**

**PARCEL A
EXISTING ZONING: I-1(CD)
PROPOSED ZONING: I-1(CD)SPA**

**PARCEL B
EXISTING ZONING: R-22 MF
PROPOSED ZONING: I-1(CD)**

**PARCEL C
EXISTING ZONING: R-17 MF
PROPOSED ZONING: I-1(CD)**

**PARCEL D
EXISTING ZONING: R-17 MF
PROPOSED ZONING: O-1(CD)**

PROVIDE 5.0' SIDEWALK AND 8.0' PLANTING STRIP ALONG THE SOUTHERN SIDE OF WEST TYOLA ROAD (TO BE INSTALLED AS PARCELS ARE DEVELOPED)

FLOODWAY FRINGE DISTRICT BOUNDARY
100.0' S.W.I.M. BUFFER SEE FLOODPLAIN NOTE #4 - DEVELOPMENT STANDARDS FOR PARCELS A AND B
FLOODWAY DISTRICT ENCROACHMENT BOUNDARY
CENTERLINE OF CREEK
FUTURE EXPANSION (BUILDING/PARKING)

80.0' SETBACK/LANDSCAPED AREA (EXISTING VEGETATION GREATER THAN 6" IN CALIBER TO REMAIN)

Coleman & Stone
Land Planning
Landscape Architecture
Civil Engineering
Urban Design
112 South Tryon Street
Suite 300
Charlotte, North Carolina 28284
Tel 704.376.1555
Fax 704.376.7851
www.colemanstone.com

The Keith Corporation

Charlotte
North Carolina

Childress Klein Properties

Charlotte
North Carolina

Rezoning Plan

PETITION #2002-74

Project No.
2455

Issued
03/25/02

Revised

- 05/17/02 - REVISED PER CMPC COMMENTS
- 07/22/02 - REVISED PER CMPC COMMENTS
- 08/05/02 - REVISED PER CMPC COMMENTS

APPROVED BY CITY COUNCIL

DATE 7/22/02

FOR PUBLIC HEARING

SCALE: 1"=200'



RZ1 of 2

The drawings, the project manual and the design shown herein are instruments of Coleman & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Coleman & Stone, P.A. is prohibited.

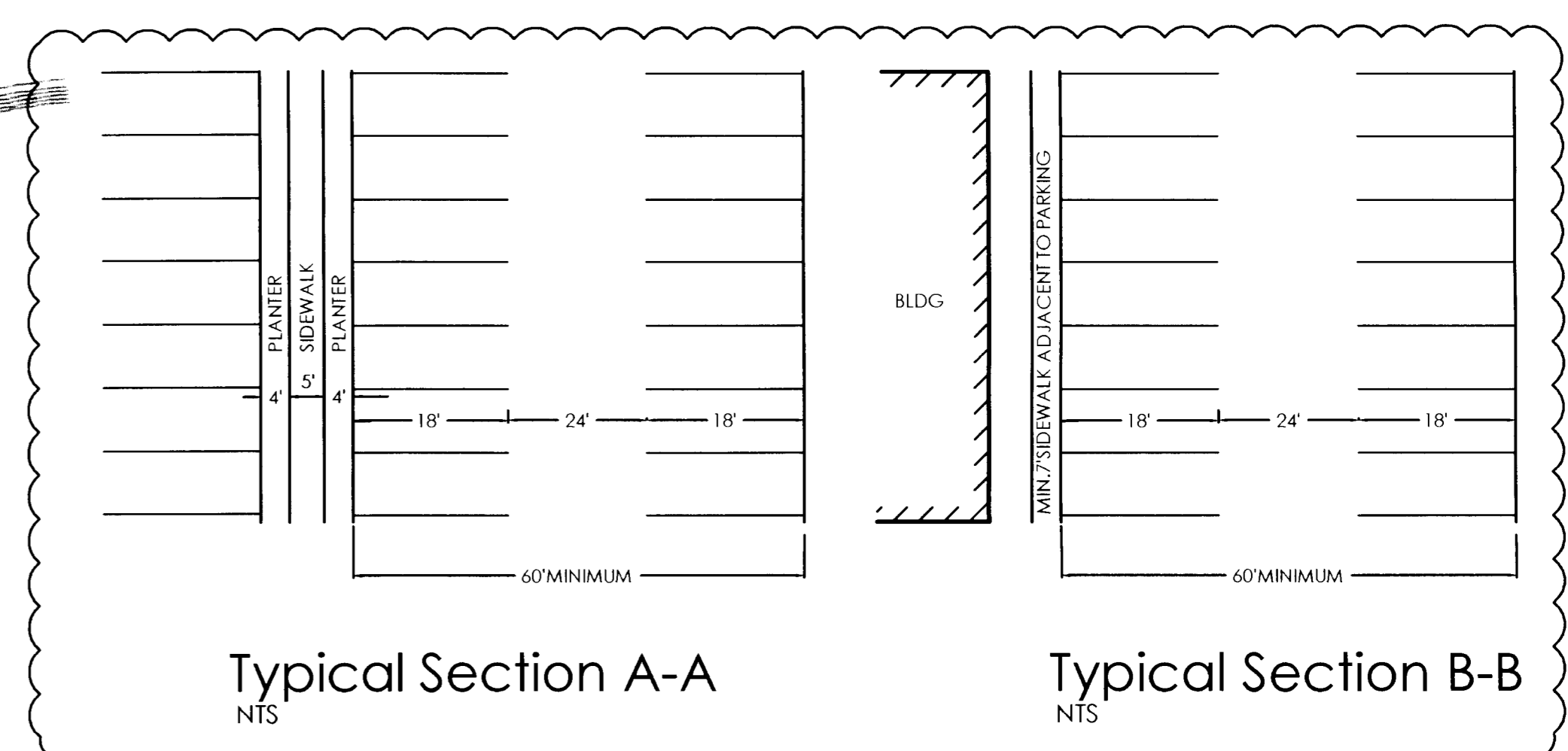
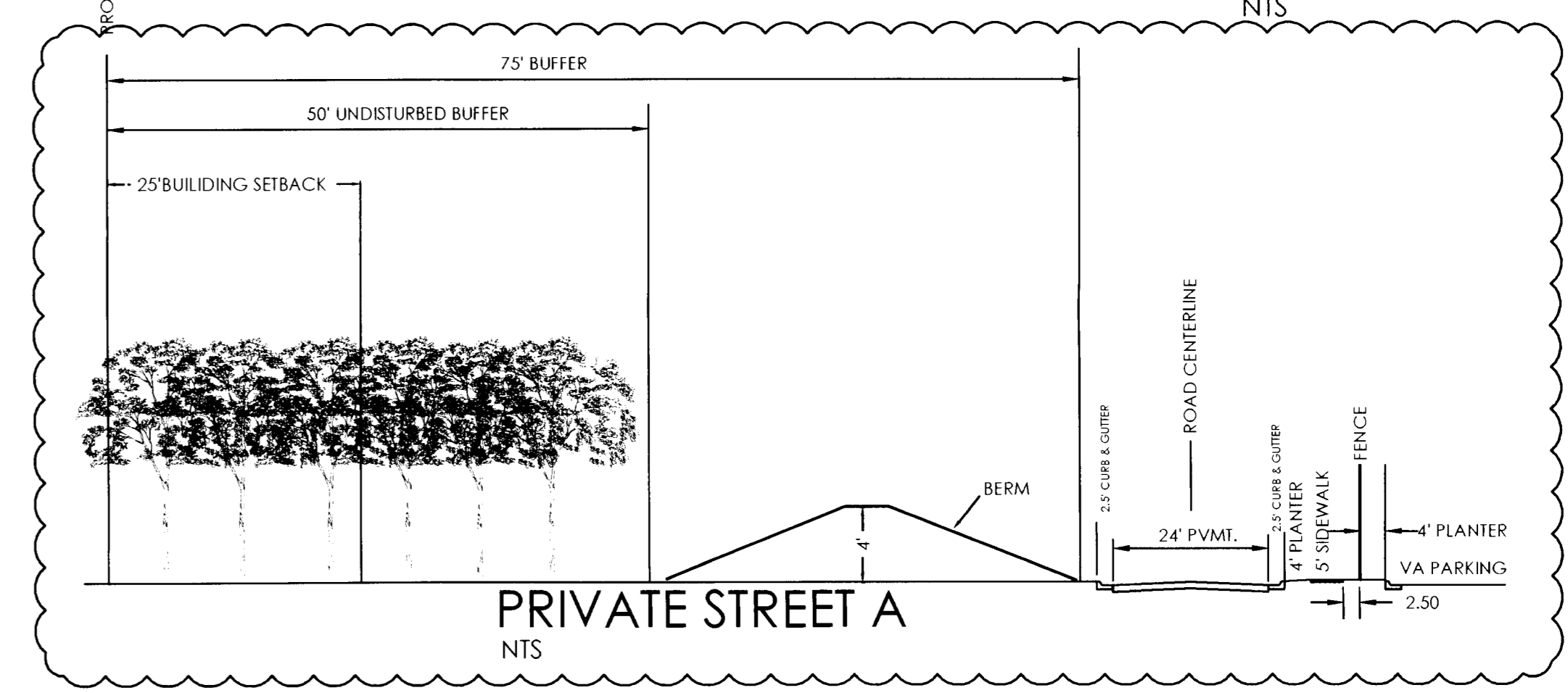
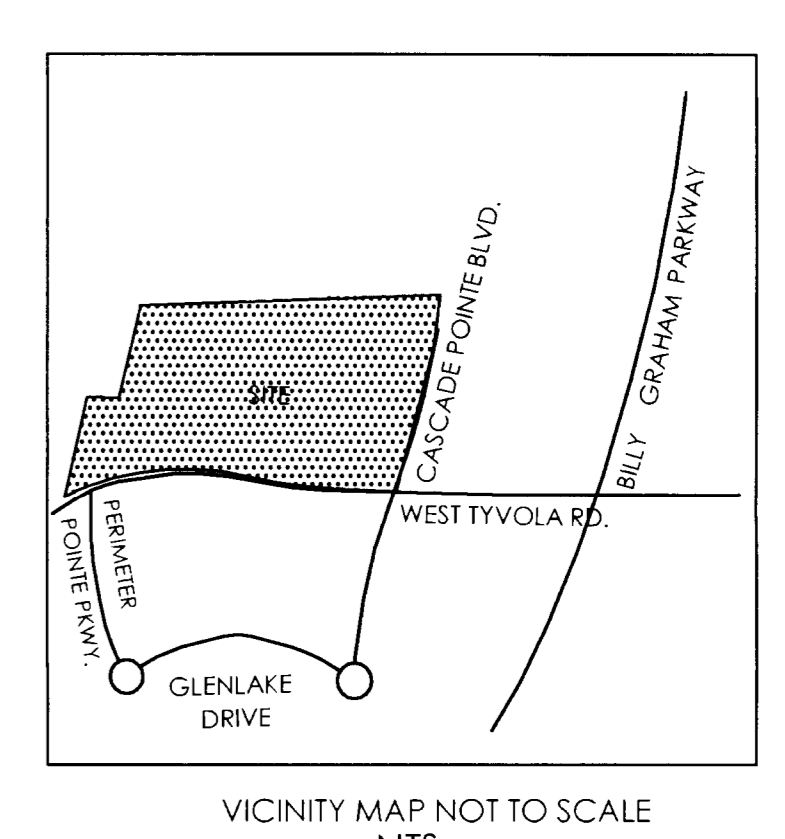
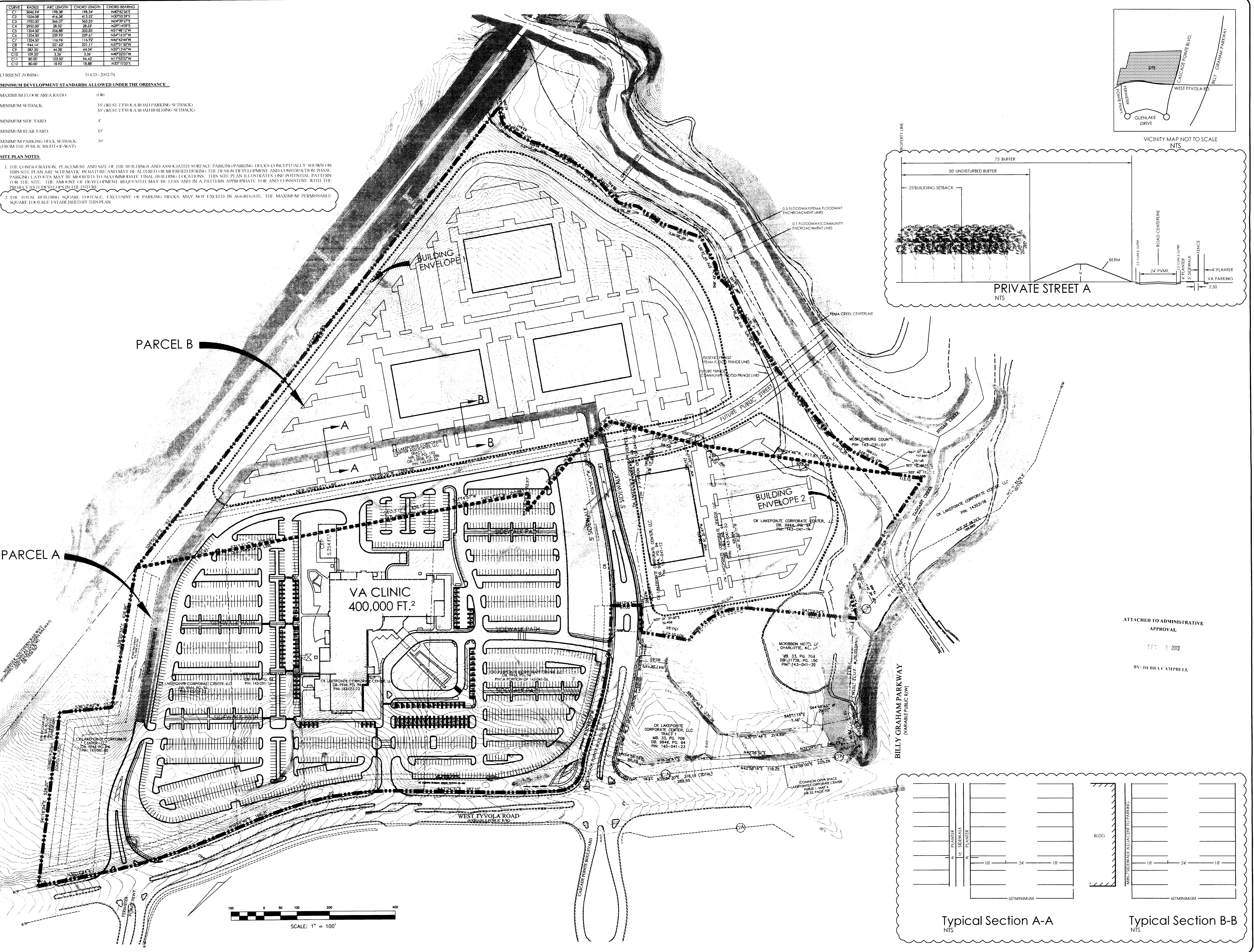
Coleman & Stone, P.A. 2002 ©

LINE	LENGTH	BEARING
PL1	145.78	N26°05'25"E
PL2	228.74	N09°21'47"W
PL3	189.26	N29°12'39"E
PL4	251.16	N81°17'12"E
PL5	238.73	N38°08'48"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	304.72	178.36	178.34	N47°42'36"E
C2	184.68	414.36	413.52	N27°12'36"E
C3	1750.00	348.00	345.52	N26°39'27"E
C4	2950.00	288.32	285.52	N26°48'18"W
C5	1354.50	332.86	329.61	N26°14'21"W
C6	1354.50	332.86	329.61	N44°04'48"W
C7	1354.50	332.86	329.61	N23°31'20"W
C8	944.14	221.62	221.11	N23°31'20"W
C9	292.35	44.36	44.32	N23°31'20"W
C10	109.57	3.36	3.34	N46°21'21"W
C11	80.07	10.52	10.48	N11°53'15"W
C12	80.07	18.92	18.86	N27°03'35"E

CURRENT ZONING: H-1(C) - 2002-74
MINIMUM DEVELOPMENT STANDARDS ALLOWED UNDER THE ORDINANCE
 MAXIMUM FLOOR AREA RATIO: 0.80
 MINIMUM SETBACK: 35' (WEST TYVOLA ROAD PARKING SETBACK), 50' (WEST TYVOLA ROAD BUILDING SETBACK)
 MINIMUM SIDE YARD: 4'
 MINIMUM REAR YARD: 10'
 MINIMUM PARKING TRUCK SETBACK: 30' (FROM THE PUBLIC RIGHT-OF-WAY)

SITE PLAN NOTES
 1. THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDINGS AND ASSOCIATED SURFACE PARKING/PARKING DECKS CONCEPTUALLY SHOWN ON THIS SITE PLAN ARE SUBJECTIVE IN NATURE AND MAY BE ALTERED OR MODIFIED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A PATTERN APPROPRIATE FOR AND CONSISTENT WITH THE PROJECT AND DEVELOPMENT OF THE SITE.
 2. THE TOTAL BUILDING SQUARE FOOTAGE, EXCLUSIVE OF PARKING DECKS, MAY NOT EXCEED IN AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED BY THIS PLAN.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DEC 3 2013
 BY: DEBRA CAMPBELL

Charlotte-Mecklenburg Planning Department

DATE: December 3, 2013
 TO: Mark Fowler, Zoning Supervisor
 FROM: Debra Campbell, Planning Director
 SUBJECT: Administrative Approval for Petition No. 2002-074 Childress Klein Properties.
 Attached is the site plan showing the modification of the building and parking layout for a new government building. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.
 Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
 Signage was noted reviewed as part of this request.
 Pages with approval stamp were reviewed.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____

GEOSCIENCE GROUP
 10000 W. TUCKER ROAD, SUITE 100
 CHARLOTTE, NC 28217
 PHONE: 704.366.1200
 FAX: 704.366.1201
 WWW.GEOSCIENCEGROUP.COM

LAKEPONTE CORPORATE CENTER
 CHARLOTTE, NORTH CAROLINA
 CHILDRESS KLEIN PROPERTIES

ADMINISTRATIVE AMENDMENT

RZ1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
AUG 25 2017
BY:

Petition #: _____
Date Filed: 8/25/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: City Salvage I INC
Owner's Address: 460 Hwy 29 North City, State, Zip: Concord, NC 28027
Date Property Acquired: 4-10-1980
Property Address: 3615 Northerly Rd Charlotte NC 28206
Tax Parcel Number(s): 07705509
Current Land Use: Auto Salvage Yard (Inkyard) Size (Acres): .685
Existing Zoning: I-1 Proposed Zoning: I-2
Overlay: Irwin (watershed), Central Columbia District (Post Construction) (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Sanja Sanders
Date of meeting: 3-16-17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezoning Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: _____

David Murray, The Odum Firm LLC
Name of Rezoning Agent

1109 Greenwood Cliff
Agent's Address

Charlotte NC 28204
City, State, Zip

704-377-7333 704-377-5747
Telephone Number Fax Number

Davidmurray@mecklaw.com
E-Mail Address

[Signature]
Signature of Property Owner

David "Brian" Kiser
(Name Typed / Printed)

City Salvage I Inc
Name of Petitioner(s)

460 Hwy 29 North
Address of Petitioner(s)

Concord NC 28027
City, State, Zip

704-309-2446 704-375-7878
Telephone Number Fax Number

DBKISER73@GMAIL.COM
E-Mail Address

[Signature]
Signature of Petitioner

David "Brian" Kiser
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

RECEIVED
AUG 25 2017
BY:

Petition #: 2017-140
Date Filed: 8/25/2017
Received By: RF

Complete All Fields (Use additional pages if needed)

Property Owner: MIDWOOD-OVERLOOK, LLC

Owner's Address: 2616 COUNTRY CLUB LANE City, State, Zip: CHARLOTTE, NC 28205

Date Property Acquired: JANUARY 26, 2017

Property Address: 2306 CENTRAL AVENUE (129-02-109), 1533 IRIS DRIVE (129-02-107), CHARLOTTE, NC 28205

Tax Parcel Number(s): 129-02-109, 129-02-107

Current Land Use: (129-02-109) RETAIL DRY CLEANERS, (129-02-107) VACANT LAND Size (Acres): 0.49

Existing Zoning: B-1 Proposed Zoning: MUDD-0

Overlay: Central District (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Amanda Vari, Carlos Alzate, Sonja Sanders

Date of meeting: August 3, 2017

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Re-use of existing Building

RKM DEVELOPMENT, LLC
Name of Rezoning Agent

2616 COUNTRY CLUB LANE
Agent's Address

CHARLOTTE, NC 28205
City, State, Zip

704-719-6993 NONE
Telephone Number Fax Number

RANDY@RKMRESOURCES.COM
E-Mail Address

Randall K Martin
Signature of Property Owner

RANDALL K MARTIN
(Name Typed / Printed)

MIDWOOD-OVERLOOK, LLC
Name of Petitioner(s)

2616 COUNTRY CLUB LANE
Address of Petitioner(s)

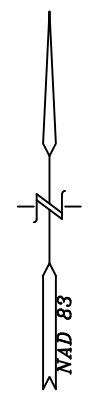
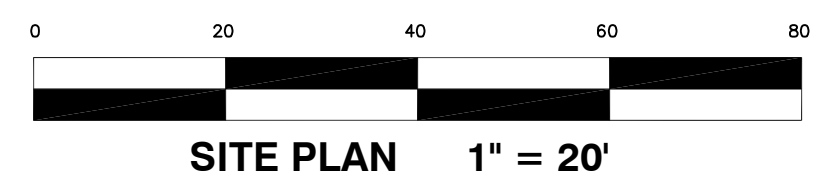
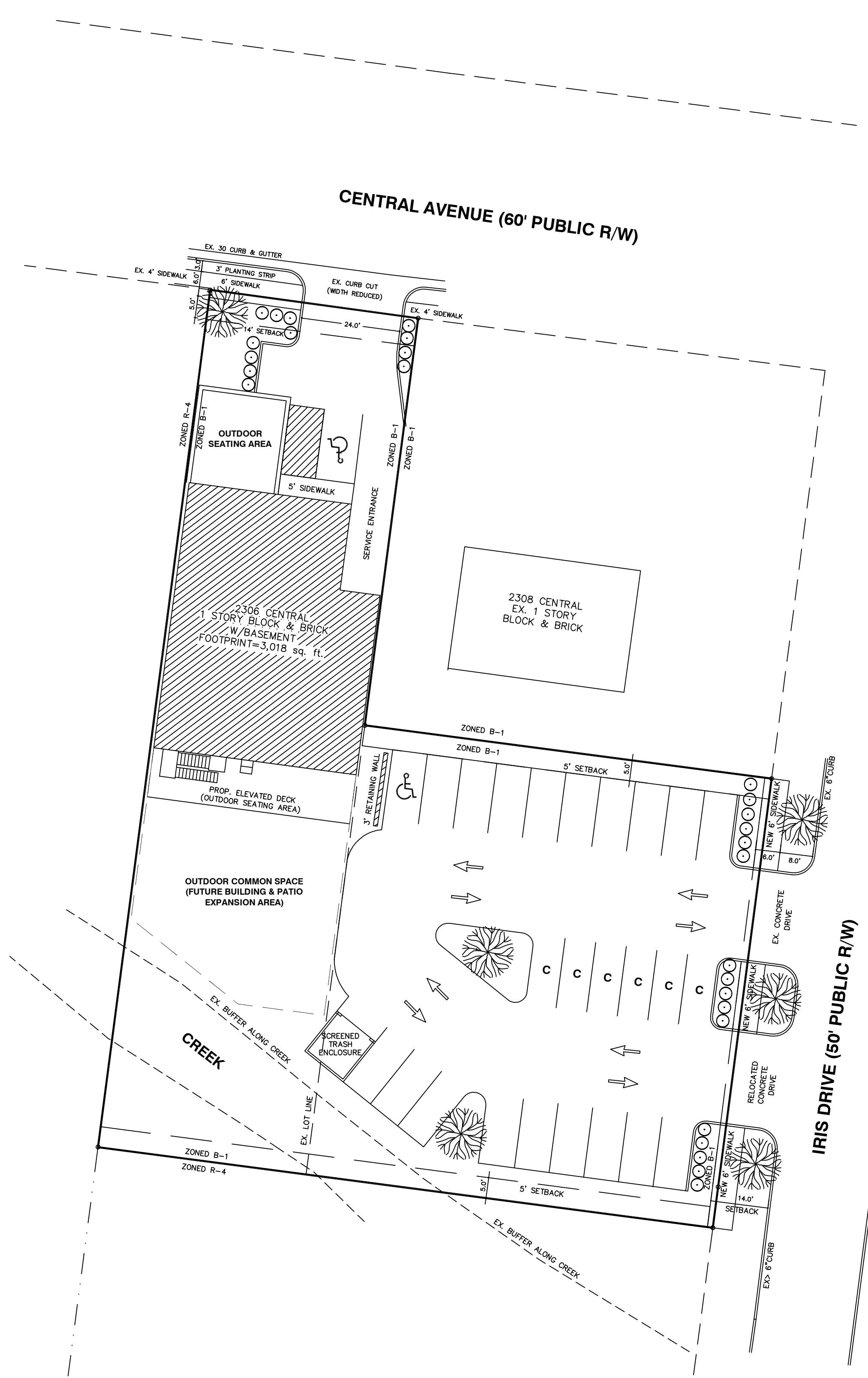
CHARLOTTE, NC 28205
City, State, Zip

704-719-6993 NONE
Telephone Number Fax Number

RANDY@RKMRESOURCES.COM
E-Mail Address

Randall K Martin
Signature of Petitioner

RANDALL K. MARTIN
(Name Typed / Printed)



Notes for rezoning of 2306 Central Ave., Parcel #12902107 and 12902109
Petition #

1. Development Data Table	
Tax Parcels:	12902107, 12902109
Total Site Area:	0.50 Acres
Existing Zoning:	B-1
Proposed Zoning:	MUDD
Existing Use:	Retail (Dry Cleaners)
Proposed Use:	Any use permitted in Sections 9.8502 & 9.8503 of City of Charlotte Zoning Ord.
Residential Density:	N/A
Square Footage (Retail):	
Floor Area:	5,585 SF
Outdoor Seating:	1,085 SF
Building Expansion:	TBD (Up to 8,000 SF)
Floor Area Ratio:	6,670 SF / 21,936 SF = 0.30
Maximum Building Height:	50'
Maximum No. of Buildings:	2
Parking Spaces:	
Required:	1 per 600 (14,670 SF / 600 SF = 25)
Proposed:	26
Open Space:	N/A

2. General Provisions

a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.

b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.

c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

3. Optional Provisions

a. Parking requirements shall be reduced by 25%, to facilitate preservation of the existing buildings.

b. Existing Building to remain provided that Petitioner may increase the building footprint or add an additional floors to the existing building not to exceed 50' in height as measured from Central Ave. The areas marked for Future Building and Patio Expansion Area may be developed or utilized subject to the Ordinance.

c. To facilitate ADA parking and service entrance, parking shall be permitted between Central Ave. and the building façade, between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.

d. The Parking lot accessible from Iris Dr. shall be exempt from screening requirements along the southern and northern sides, provided that screening pursuant to 12.303 of the Ordinance shall be provided along Iris Dr.

e. In order to maintain alignment with the existing adjacent sidewalk to the west, Petitioner to construct a 6' sidewalk along Central Ave. with a consistent 3' planting strip between the sidewalk and existing curb and tapered on the interior of the parcel to connect to the existing adjacent sidewalk.

4. Permitted uses

a. Allowed uses: Any use or combination of uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance.

5. Transportation

a. Parking located on internal surface lot.

b. Petitioner to construct a new 6' sidewalk and 8' planting strip along Iris Dr.

c. Petitioner to improve the existing sidewalk on Central Ave. to a 6' sidewalk with a modified planting strip as depicted on the Site Plan.

d. Existing curb cuts shall remain.

e. The Central Ave. curb cut shall be reduced to a width of 24 feet.

6. Architectural Standards

a. Area marked as Future Building and Patio Expansion Area may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 50' including any rooftop patio structure.

b. Urban Design elements to include new pedestrian oriented entrances, covered and uncovered patios and improved fenestration of existing building.

c. Incorporation of artwork and design components.

d. Screened trash enclosure added to Site

7. Streetscape and Landscaping

a. A fourteen (14) foot setback as measured from the back of the existing curb along Iris Dr. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as depicted on the Site Plan.

b. In order to maintain alignment with the existing adjacent sidewalk to the west, Petitioner to construct a 6' sidewalk along Central Ave. with a consistent 3' planting strip between the sidewalk and existing curb and tapered on the interior of the parcel to connect to the existing adjacent sidewalk.

c. Petitioner to include a modified planting area as depicted on the Site Plan of approximately (115 sq ft) to facilitate tree placement and modification.

d. Addition of street trees and interior trees as shown on the site plan, subject to Optional Provisions.

8. Environmental Features

a. Tree save areas - N/A

9. Parks, Greenways and Open Space

a. Reservation/Dedication of park and/or greenway: N/A

b. Park and/or greenway improvements: N/A

c. Privately constructed open space as shown on patio areas and planting areas.

10. Fire Protection

a. Per applicable Ordinance.

11. Signage

a. Sign limitations - Per Ordinance requirements.

12. Lighting

a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.

13. Phasing

a. Per Ordinance requirements.



SHEET TITLE
 SITE PLAN
 PROJECT
 MIDWOOD CLEANERS SITE
 PLAZA - MIDWOOD

SCALE
 1" = 20'
 DATE
 8/24/17
 DRAWN BY
 RKM

RECEIVED
AUG 25 2017

2017-141

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: 8/25/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: KSS Charlotte, LLC

Owner's Address: P.O. Box 79026 City, State, Zip: Charlotte, NC 28271

Date Property Acquired: 3/16/2010

Property Address: 4916 Airway Avenue

Tax Parcel Number(s): 037-203-01

Current Land Use: Industrial Size (Acres): +/- 39.7 acres

Existing Zoning: I-1(CD) Proposed Zoning: I-1

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham

Date of meeting: 8/22/17

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezonings Only:
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A
Purpose/description of Conditional Zoning Plan: N/A

Collin Brown and Bailey Patrick, Jr.
Name of Rezoning Agent

214 N. Tryon Street, 47th Floor
Agent's Address

Charlotte, NC 28202
City, State, Zip

704-331-7531 704-353-3231
Telephone Number Fax Number

Collin.Brown@klgates.com
E-Mail Address

[Signature]

Signature of Property Owner

Nuriya Mendygaziyeva
(Name Typed / Printed)

KSS Charlotte, LLC

Beacon Partners
Name of Petitioner(s)

500 E Morehead Street, Suite 200
Address of Petitioner(s)

Charlotte, NC 28202
City, State, Zip

704-926-1391
Telephone Number Fax Number

jon@beacondevelopment.com
E-Mail Address

[Signature]

Signature of Petitioner

Jon L. Morris
(Name Typed / Printed)