

REZONING SUMMARY

REZONING SITE AREA:	2.4 AC
EXISTING ZONING:	UMUD-O
PROPOSED ZONING:	UMUD-O

PETITIONER: Lincoln Harris, LLC.
4201 Congress St.,
Suite 175
Charlotte, NC 28209

OWNER: Bank of America, N.A.
101 S. Tryon St.
Charlotte, NC 28255

DEVELOPMENT STANDARDS

UMUD - OPTIONAL
(February 14, 2012)

A. General Provisions
These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Linda Harris Company, as Petitioner, to accommodate certain improvements to that certain approximately 2.4 acre parcel located at 100 N. Tryon Street (Tax Parcel # 080-012-03, the "Site"), all as more particularly described on the Technical Data Sheet.
It is intended that the UMUD - Optional Ordinance 14-14 regarding the Site, among other property, approved by Charlotte City Council on February 27, 1989 (Petition #89-14). It is understood that this UMUD - Optional Petition shall be in addition to and not in lieu of Petition #89-14; provided, however, any conflict between the provisions and requirements of this Petition and Petition #89-14 shall be resolved in favor of this UMUD - Optional Petition.
The Petitioner seeks to state variations from the minimum standards of the UMUD section of the City of Charlotte Zoning Ordinance to accommodate development of certain improvements on College and Trade Street in Charlotte, North Carolina as generally depicted on this Rezoning Plan (as defined below). This Petition contemplates the construction of a new building, streetscape improvements, and the encroachment into the College Street setback, and modifications to the urban open space. The specific UMUD - Optional provisions are listed below.

The development contemplated by the Petitioner generally depicted on the Technical Data Sheet is referenced herein as "Development Alternative A". Petitioner seeks certain variation(s) from the minimum standards of the UMUD - Optional Ordinance in connection with Development Alternative A. Other development alternatives for the Site that do not seek variation(s) from the minimum UMUD standards (beyond those variations allowed in Petition # 89-14) are permitted.

Development of the Site in accordance with Development Alternative A will be governed by the Technical Data Sheet and these Development Standards (collectively the "Rezoning Plan") together with applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") and as to the Tryon Street Site the provisions and plans associated with Petition #89-14 (when not in conflict with this Petition). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the Site classification shall govern all development on the Site taking place on the Site subject, however, to the Optional provision(s) provided below with respect to Development Alternative A and the Optional provision(s) of Petition #89-14 as to the Tryon Street Site. Development of the Site in accordance with the other development alternatives contemplated by the Rezoning Plan (as defined below) and the regulations established under the Ordinance for the UMUD zoning classification without regard to the Optional provision(s) set forth herein but as to the Tryon Street Site subject to the Optional provision(s) set forth in Petition #89-14.

B. Permitted Uses
The Site may be devoted to any uses (including any accessory uses) permitted in the UMUD Zoning Classification. Development and/or redevelopment may occur in phases over an extended time frame.

C. UMUD-Optional Provisions
The Petitioner is requesting the following variations from the UMUD minimum standards of parts of this Ordinance in connection with the application in connection with Development Alternative A as generally depicted on the Rezoning Plan and Building Footprints.

1. Signage.
The petitioner requests an increase in the allowed signage for the Bank of America Corporate Center and the Founders Center. The signage for the Bank of America Corporate Center and the Founders Center shall be in accordance with 1310(b) of the Ordinance with the following additions:
(a) Signage will be allowed on a per business basis along the street of building footprints containing retail businesses. A business in the Corporate Center shall also be allowed signage per street on Tryon, Trade and College Streets.
(b) Owners of signage shall be allowed per street 1310(b) and will count towards the maximum per business signage allowed per street footprint.
(c) Maximum allowed signage area per frontage shall increase to 10% of the building wall area associated with the frontage location and not be limited to the frontage location.

2. Amendments to Rezoning Plan, UMUD Review
The Petitioner requests the following amendments to the above, future amendments to the Technical Data Sheet, the Conceptual Schematic Plan, and these Development Standards in accordance with Development Alternative A may be applied for by the then Owner or Owners of the tract or tracts with the Site. The amendments to the Ordinance shall be as follows:
(a) The final dimensions, materials, and articulation of the building structures and facades associated with Development Alternative A will be reviewed and approved by the City of Charlotte-Mecklenburg Planning Department, Charlotte Department of Transportation, City of Charlotte Land Development and other departments as a part of the UMUD plan review committee process.

D. Binding Effect of the Rezoning Decision and Definitions
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet in accordance with Development Alternative A, will, unless amended in the manner and under the conditions set forth in this Petition, be binding on the Petitioner and the current 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 and the owner or owners of the Site from time to time who may be involved in any future development thereof.

E. Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet for Development Alternative A
The graphic representations set forth on this Rezoning Plan are intended to describe the conceptual plans and proposed development of the Site with Development Alternative A. However, it should be noted that such plans are schematic in nature and relate only to the development in accordance with Development Alternative A. Accordingly, Development Alternative A will be reviewed and approved by the City of Charlotte in connection with Development Alternative A.

2012-060

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By Michael Cataldo at 11:58 am, Apr 19, 2012

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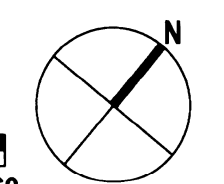
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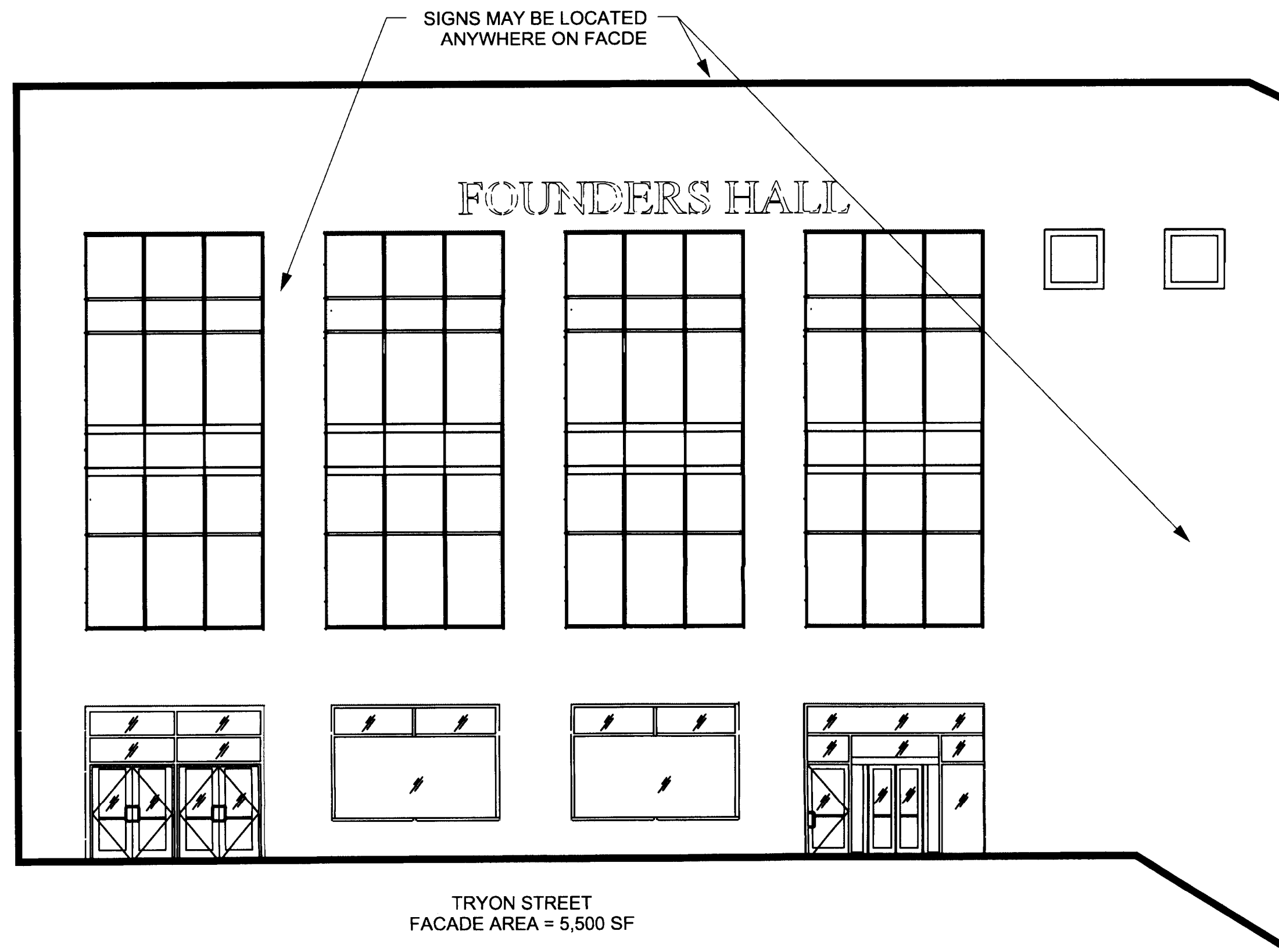
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erhart
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inSickle
IGN TEAM
VS
ECT NAME
Bank of America
Founders Hall &
Corporate Center
Rezoning

PROJECT NUMBER	23.7600.00
PROJECT TITLE	Rezoning Plan & Development Standards

RZ1.0



RZ2.0



REZONING
PETITION

ISSUE DATE

03.05.12

REASON	DATE

PROJECT TEAM
PRINCIPAL IN CHARGE
Everhart
PROJECT MANAGER
VanSickle
DESIGN TEAM
MVS

PROJECT NAME
Bank of America
Founders Hall &
Corporate Center
Rezoning

PROJECT NUMBER
123.7600.00

SHEET TITLE
Building Elevations
and Sign Area
Calculations

SHEET NUMBER
RZ3.0