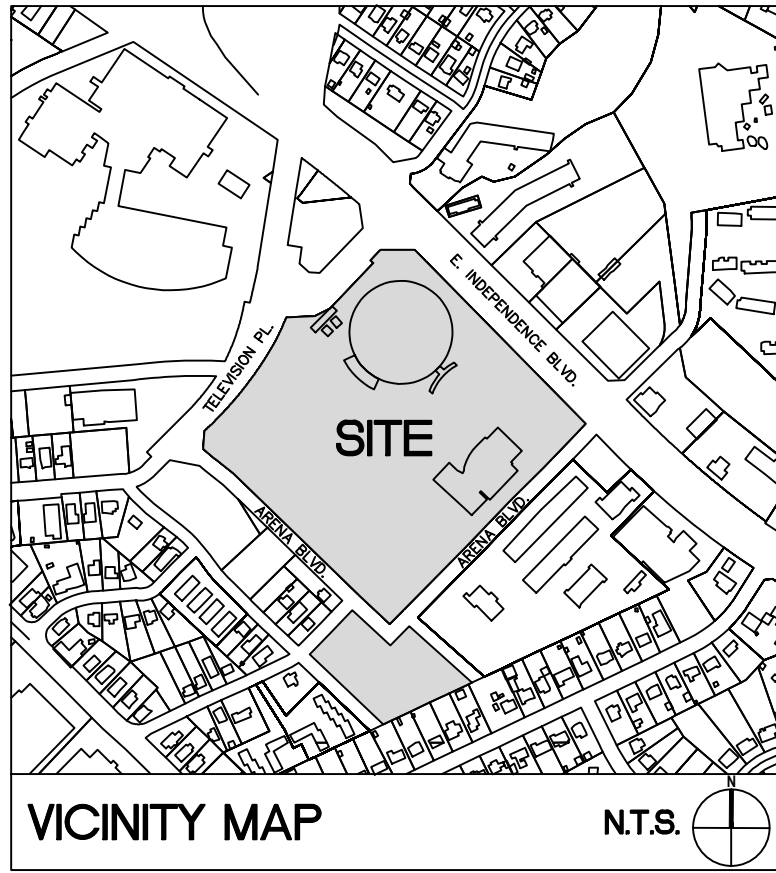
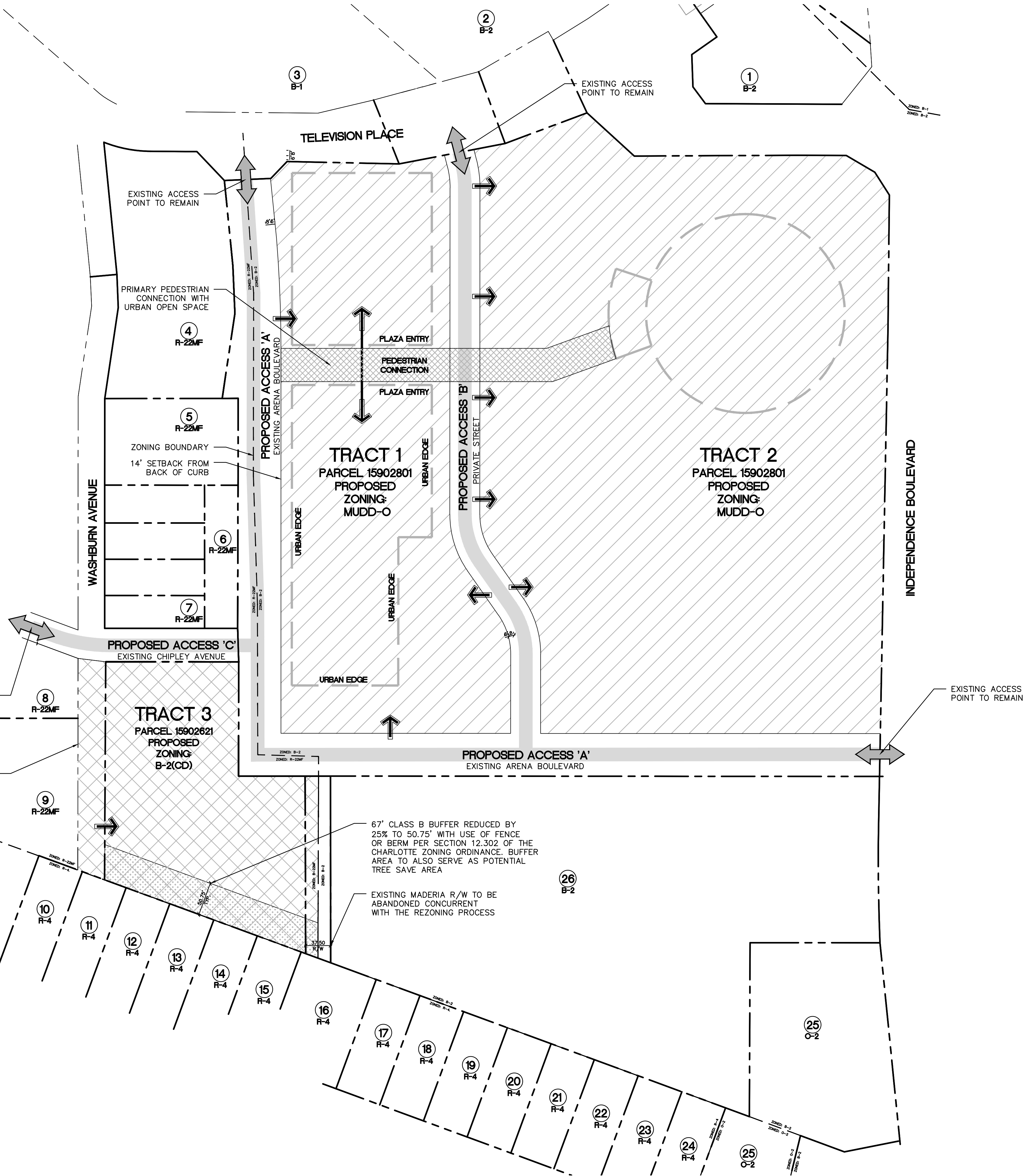


ADJACENT PROPERTY OWNERS

1. THE PARK MINISTRIES INC  
6029 BEATTIES FORD ROAD  
CHARLOTTE, NC 28216  
PARCEL ID: 15902897
2. THE PARK MINISTRIES INC  
6029 BEATTIES FORD ROAD  
CHARLOTTE, NC 28216  
PARCEL ID: 15902109
3. STAR CITY DEVELOPMENT CO INC  
PO BOX 32488  
CHARLOTTE, NC 28232  
PARCEL ID: 15902222
4. STAR CITY DEVELOPMENT CO INC  
PO BOX 32488  
CHARLOTTE, NC 28232  
PARCEL ID: 15902501
5. STAR CITY DEVELOPMENT CO INC  
PO BOX 32488  
CHARLOTTE, NC 28232  
PARCEL ID: 15902502
6. STAR CITY DEVELOPMENT CO INC  
PO BOX 32488  
CHARLOTTE, NC 28232  
PARCEL ID: 15902507
7. STAR CITY DEVELOPMENT CO INC  
PO BOX 32488  
CHARLOTTE, NC 28232  
PARCEL ID: 15902508
8. BIRCH FOREST LLC  
PO BOX 471904  
CHARLOTTE, NC 28247-1904  
PARCEL ID: 15902601
9. MULTI-FAMILY (MULTIPLE OWNERS)  
JAMES AND ANN ROWELL  
7001 THERMAL ROAD  
CHARLOTTE, NC 28211  
PARCEL ID: 15902615
10. CARL GODMAN AND MENDY SKINNER  
701 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902616
11. DEBORAH THOMAS  
709 FUGATE AVENUE  
CHARLOTTE, NC 28205-7009  
PARCEL ID: 15902617
12. JEFFERSON FERRISS  
713 FUGATE AVENUE  
CHARLOTTE, NC 28205-7009  
PARCEL ID: 15902618
13. ROBERT NIXON  
721 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902619
14. ROBERT NIXON  
727 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902620
15. CANDACE HOXWORTH  
801 FUGATE AVENUE  
CHARLOTTE, NC 28205-7010  
PARCEL ID: 15902703
16. STEPHEN HOXWORTH  
809 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902704
17. KIMBERLEE SCHOLTUS  
815 FUGATE AVENUE  
CHARLOTTE, NC 28205-7010  
PARCEL ID: 15902705
18. SAMUEL MANGUM  
821 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902706

20. JOSEPH BARBEE  
901 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902707
21. EQUITY TRUST CO  
1323 THOMAS AVENUE  
CHARLOTTE, NC 28215  
PARCEL ID: 15902708
22. MARK BUCKHART  
915 FUGATE AVENUE  
CHARLOTTE, NC 28205-7011  
PARCEL ID: 15902709
23. NANCY EDWARDS  
921 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902710
24. JOYCE CONNORS  
927 FUGATE AVENUE  
CHARLOTTE, NC 28205  
PARCEL ID: 15902711
25. GOLDEN AGE PROPERTIES LLC  
3024 E. INDEPENDENCE BLVD  
CHARLOTTE, NC 28205  
PARCEL ID: 15902713
26. CITY OF CHARLOTTE  
800 E. FOURTH STREET  
CHARLOTTE, NC 28202



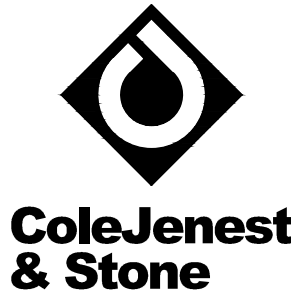
**SURVEY DISCLAIMER**  
ALTA SURVEY, ISSUE DATE JUNE 05, 2014. PROVIDED BY THE SURVEY COMPANY, INC., 4105-B STUART ANDREW BOULEVARD, CHARLOTTE, NC 28217, (704) 561-9970.

LEGEND

- ACCESS POINT
- INTERNAL ACCESS
- ZONING BOUNDARY
- ADJACENT PROPERTY OWNER & ZONING
- PROPOSED ZONING: MUDD-O
- PROPOSED ZONING: B-2 (CD)
- PROPOSED CLASS B BUFFER

REZONING SUMMARY

PETITIONER:	CITY OF CHARLOTTE NEIGHBORHOOD AND BUSINESS SERVICES 600 EAST TRADE STREET CHARLOTTE, NC 28202
PROPERTY OWNER:	CITY OF CHARLOTTE NEIGHBORHOOD AND BUSINESS SERVICES 600 EAST TRADE STREET CHARLOTTE, NC 28202
REZONING SITE AREA:	PARCEL 15902801(B-2): 18.83 ± ACRES PARCEL 15902621(R-22MF): 1.49 ± ACRES TOTAL ACREAGE: 20.32 ± ACRES
TAX PARCEL #s:	15902801, 15902621
EXISTING ZONING:	15902801 (B-2) 15902621 (R-22MF)
PROPOSED ZONING:	15902801 (MUDD-O) 15902621 (B-2) (CD)
EXISTING USES:	COLISEUM, AUDITORIUM, AND ASSOCIATED SURFACE PARKING
PROPOSED USES:	PER MUDD-O ORDINANCE STANDARDS
MAX. GROSS SF OF DEVELOPMENT:	UP TO 560,000 SQUARE FEET OF GROSS FLOOR AREA OF MUDD-O PERMITTED USES, PROVIDED, HOWEVER, THE ENCLOSED LOADING DOCK AND PARKING DECK SHALL NOT BE PART OF THE GROSS FLOOR AREA FOR THIS PROVISION. THE EXISTING GROSS FLOOR AREAS BOJANGLES' COLISEUM AND OVENS AUDITORIUM ARE INCLUDED IN THIS FIGURE. SEE DEVELOPMENT STANDARDS, SHEET RZ2.0.
MINIMUM SETBACK:	14' MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETScape PLAN FOR THE STREETS THAT THE PROJECT ABUTS.
URBAN OPEN SPACE:	PER MUDD-O ORDINANCE STANDARDS
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE
REQUIRED PARKING:	PER MUDD-O ORDINANCE STANDARDS
PROVIDED PARKING:	1,818 SPACES (SEE DEVELOPMENT STANDARDS, SHEET RZ2.0)



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

CITY OF  
CHARLOTTE

600 East Trade Street  
Charlotte, NC 28202

BOJANGLES'  
REDEVELOPMENT

2700 East Independence Boulevard  
Charlotte, NC 28205

TECHNICAL  
DATA SHEET

Project No.  
4355.00

Issued  
09/22/14

Petition Number  
2014-119

Revised

12/19/14 – PER CITY OF CHARLOTTE COMMENTS



SCALE: 1"=80'  
0 40' 80' 160'

RZ1.0

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SITE DEVELOPMENT DATA:

--ACREAGE:	± 20.32 ACRES						
--TAX PARCEL #:	15902801, 15902621						
--EXISTING ZONING:	B-2, R-22MF						
--PROPOSED ZONING:	MUDD-O, B-2 (CD)						
--EXISTING USES:	COLISEUM, AUDITORIUM, AND ASSOCIATED SURFACE PARKING						
--PROPOSED USES:	PER MUDD-O ORDINANCE STANDARDS						
--EXISTING FAR:	0.32 (THE GROSS FLOOR AREAS AND ASSOCIATED ACREAGE OF BOTH THE BOJANGLES' COLISEUM AND OVENS AUDITORIUM <i>HAVE</i> BEEN INCLUDED.)						
--PROPOSED FAR:	0.62 (THE GROSS FLOOR AREAS AND ASSOCIATED ACREAGE OF BOTH THE BOJANGLES' COLISEUM AND OVENS AUDITORIUM <i>HAVE</i> BEEN INCLUDED.)						
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	<table><tr><td>EXISTING:</td><td>UP TO [300,000] SQUARE FEET OF EXISTING GROSS FLOOR AREA INCLUDING BOJANGLES' COLISEUM AND OVENS AUDITORIUM.</td></tr><tr><td>PROPOSED:</td><td>UP TO [260,000] SQUARE FEET OF GROSS FLOOR AREA OF MUDD-O PERMITTED USES, PROVIDED, HOWEVER, THE ENCLOSED LOADING DOCK AND PARKING DECK <i>SHALL NOT</i> BE PART OF THE GROSS FLOOR AREA FOR THIS PROVISION.</td></tr><tr><td>TOTAL:</td><td>UP TO [560,000] SQUARE FEET OF GROSS FLOOR AREA</td></tr></table>	EXISTING:	UP TO [300,000] SQUARE FEET OF EXISTING GROSS FLOOR AREA INCLUDING BOJANGLES' COLISEUM AND OVENS AUDITORIUM.	PROPOSED:	UP TO [260,000] SQUARE FEET OF GROSS FLOOR AREA OF MUDD-O PERMITTED USES, PROVIDED, HOWEVER, THE ENCLOSED LOADING DOCK AND PARKING DECK <i>SHALL NOT</i> BE PART OF THE GROSS FLOOR AREA FOR THIS PROVISION.	TOTAL:	UP TO [560,000] SQUARE FEET OF GROSS FLOOR AREA
EXISTING:	UP TO [300,000] SQUARE FEET OF EXISTING GROSS FLOOR AREA INCLUDING BOJANGLES' COLISEUM AND OVENS AUDITORIUM.						
PROPOSED:	UP TO [260,000] SQUARE FEET OF GROSS FLOOR AREA OF MUDD-O PERMITTED USES, PROVIDED, HOWEVER, THE ENCLOSED LOADING DOCK AND PARKING DECK <i>SHALL NOT</i> BE PART OF THE GROSS FLOOR AREA FOR THIS PROVISION.						
TOTAL:	UP TO [560,000] SQUARE FEET OF GROSS FLOOR AREA						
--MAXIMUM BUILDING HEIGHT:	MUDD-O BUILDING HEIGHT WILL BE LIMITED TO [120] FEET (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, DOMES, OR OTHER ARCHITECTURAL FEATURES ARE INCLUDED.)						
--REQUIRED PARKING:	PER MUDD-O ORDINANCE STANDARDS						
--PROVIDED PARKING:	<b>1,818 SPACES</b> (PARCEL 15902702 (TRACT 4) IS NOT INCLUDED IN THE REZONING PETITION. PARCEL 15902702 IS INCLUDED IN THE OVERALL SITE PLAN AS NOTED ON RZ3.0. THE PARKING ON PARCEL 15902702 IS INCLUDED IN THE PARKING PROVIDED FOR THE OVERALL SITE.)						
--URBAN OPEN SPACE:	PER MUDD-O ORDINANCE STANDARDS						

I. GENERAL PROVISIONS:

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY THE CITY OF CHARLOTTE FOR THE DEVELOPMENT OF A MIXED USE CENTER ON AN APPROXIMATELY 20.32 ACRE SITE CONSISTING OF THE EXISTING BOJANGLES' COLISEUM AND OVENS AUDITORIUM SITE BOUND BY INDEPENDENCE BOULEVARD, ARENA BOULEVARD, AND TELEVISION PLACE. PARCEL 15902621, CURRENTLY VACANT IS ALSO INCLUDED IN "THE SITE." THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, CONCEPTUAL SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2, AND RZ-3 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN")
- b. **ZONING DISTRICT/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 AND B-2(CD) ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "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 DOCUMENT 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:

- EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1; OR
- MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO 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 PETITIONERS 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 WILL BE LIMITED TO EIGHT(8). THIS DOES NOT INCLUDE THE EXISTING BOJANGLES' COLISEUM AND OVENS AUDITORIUM. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. OPTIONAL PROVISIONS.

- TO ALLOW UP TO TWO (2) DETACHED DIGITAL MARQUEE SIGNS FOR THE SITE WITH 36 SQUARE FEET OF SIGN AREA AND UP TO TEN (10) FEET IN HEIGHT. DETACHED SIGNS MUST BE LOCATED BEHIND THE REQUIRED SETBACK.
- TO ALLOW WALL SIGNS TO HAVE UP TO 500 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.

THE PETITIONER WILL SUBMIT A SIGNAGE PACKAGE TO THE PLANNING DEPARTMENT FOR REVIEW AS PART OF THE MUDD APPROVAL PROCESS FOR THE SITE. THE SIGNAGE PACKAGE THAT IS SUBMITTED WILL PROVIDE DETAILS ON THE NUMBER, SIZE AND TYPE OF SIGNS TO BE CONSTRUCTED ON THE SITE. ADMINISTRATIVE APPROVALS OF DEVIATIONS FROM THE MAXIMUM SIZE OF THE WALL SIGNS SPECIFIED IN THIS SECTION MAY BE GRANTED BY THE PLANNING STAFF, SUBJECT TO APPROVAL OF A SPECIFIC SIGN DESIGN, LOCATION AND PLAN.

- TO ALLOW EXISTING SIGNAGE SQUARE FOOTAGES OF THE BOJANGLES' COLISEUM AND OVENS AUDITORIUM TO BE MAINTAINED, BUT NOT EXCEEDED. ADDITIONAL SIGNAGE FOR PROPOSED DEVELOPMENT TO BE ALLOWED PER THE ORDINANCE AND LISTED OPTIONAL PROVISIONS.
- TO ALLOW VEHICULAR MANEUVERING, PARKING DECK ENTRANCE(S), PARKING LOT CURB CUTS, AND A SERVICE AREA ADJACENT TO A PROPOSED BUILDING AND ALONG THE PROPOSED PRIVATE STREET IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- TO ALLOW PARKING BETWEEN A STREET AND A PRINCIPAL STRUCTURE AT LIMITED AND STRATEGIC LOCATIONS AS GENERALLY DEPICTED ON THE CONCEPTUAL SITE PLAN.
- TO ALLOW FIRST FLOOR STREET WALLS ON AN INDOOR RECREATION BUILDING FACING A STREET TO HAVE BLANK WALLS EXCEEDING 20' IN LENGTH, BUT NOT TO EXCEED 60' IN LENGTH. THESE WALLS ARE TO BE ARCHITECTURALLY ARTICULATED TO BREAK UP THE BUILDING MASS WITH TEXTURE, COLOR, AND PATTERNS, BANNERS, OR SIGNAGE. THESE ARTICULATIONS MUST BE UNIQUE IN NATURE, AND PROVIDE RHYTHM THROUGH HEIGHT, MATERIAL, AND COLOR VARIATION AS TO PROVIDE VISUAL ACTIVATION ALONG THE STREET IN WHICH THEY ADDRESS.
- TO ALLOW BANNERS TO BE LOCATED ON BUILDINGS AND LIGHT POLES.

**NOTE:** THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES & DEVELOPMENT LIMITATIONS:

- SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO [560,000] SQUARE FEET OF PERMITTED USES. SUCH USES INCLUDE, BUT ARE NOT LIMITED TO, EDE/RETAIL, INDOOR RECREATION, HOTEL, OFFICE AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND PER THE OPTIONAL PROVISIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD-O ZONING DISTRICT.

*PERSONAL SERVICE USES WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISE, BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPA'S, YOGA AND EXERCISE STUDIOS, NAIL SALONS, MASSAGE SHOPS, MARTIAL ART TRAINING STUDIOS, DRY CLEANING ESTABLISHMENTS, AND THE LIKE*

*FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES, ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).*

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

5. STANDARDS, PHASING AND OTHER PROVISIONS.

- CDOT/NCDOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT/NCDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4 ABOVE PROVIDED, HOWEVER, IN THE EVENT ALL ROADWAY IMPROVEMENTS ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE A PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- PHASING OF PARKING.** IT IS UNDERSTOOD THAT UPON COMPLETION OF THE LARGE PARKING FIELD, BOJANGLES' COLISEUM AND OVENS AUDITORIUM WILL BE ALLOWED TO UTILIZE THE PARKING EVEN IF THE OTHER IMPROVEMENTS/BUILDINGS ASSOCIATED WITH THE SITE ARE NOT SUBSTANTIALLY COMPLETE.

- ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, NCDOT AS APPLICABLE, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

6. ACCESS.

- VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE AND TO THE PARKING FACILITIES ASSOCIATED WITH THE BUILDING WILL BE FROM TELEVISION PLACE, ARENA BOULEVARD, AND INDEPENDENCE BOULEVARD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE WILL CONSTRUCT A PRIVATE STREET THROUGH THE SITE THAT CONNECTS ARENA BOULEVARD TO TELEVISION PLACE AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS PRIVATE STREET WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE INFRASTRUCTURE STANDARDS OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND WILL BE OPEN TO THE PUBLIC. THE PRIVATE STREET WILL NOT HAVE AN ASSOCIATED RIGHT-OF-WAY.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE

WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

- THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

7. ARCHITECTURAL GUIDELINES:

- ARCHITECTURAL GUIDELINES HAVE BEEN PROVIDED TO HELP DEFINE THE VISION FOR THE SITE'S ARCHITECTURAL CHARACTER. CONCEPT IMAGERY HAS ALSO BEEN PROVIDED TO GIVE EXAMPLES OF BUILDING DESIGN AND QUALITY.
- BUILDING FACADES SHALL BE DESIGNED TO REDUCE THE MASS, SCALE, AND UNIFORM MONOLITHIC APPEARANCE OF LARGE UNADORNED WALLS, WHILE PROVIDING VISUAL INTEREST. THE PARKING DECK PORTION OF THE BUILDING WILL BE DESIGNED SO THAT OPENINGS INTO THE PARKING DECK, OTHER THAN DRIVEWAYS, MUST BE FILLED WITH DECORATIVE LOUVERS, LANDSCAPING OR OTHER SIMILAR SCREENING TECHNIQUES SO THAT CARS PARKED WITHIN THE DECK ARE SCREENED. SUCH SCREENING TECHNIQUES CONSIST OF, BUT ARE NOT LIMITED TO PUBLIC ART, EVERGREEN PLANT MATERIAL, FREESTANDING DECORATIVE PANELS, ETC. SUCH SCREENING SHALL BE INTEGRATED WITHIN THE OVERALL SITE PLAN AND/OR ARCHITECTURAL VERNACULAR TO ESTABLISH A COHERENT INTERFACE BETWEEN BOTH HORIZONTAL AND VERTICAL PLANES OF PEDESTRIAN REALM. IN AREAS OF APPROPRIATENESS, THESE TECHNIQUES SHALL NOT BE LIMITED TO ARCHITECTURAL TREATMENT OF THE BUILDING FACADE, BUT COULD ALSO BE LOCATED BETWEEN THE SIDEWALK AND FACADE TO ACTIVATE PEDESTRIAN SPACES AS OPPOSED TO SIMPLY ADORNING A WALL.
- HOW THE BUILDING ON THE SITE WILL ADDRESS THE ADJOINING PUBLIC AND PRIVATE SPACES HAS BEEN DIVIDED INTO TWO FRONTAGE TYPES: PLAZA ENTRY AND URBAN EDGE. ARCHITECTURAL GUIDELINES AND CONCEPT IMAGERY FOR EACH OF THESE BUILDING FRONTAGE TYPES HAS BEEN INCLUDED WITH THIS PETITION.
- ON THE AREA OF THE BUILDING LABELED PLAZA ENTRY ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: PROVIDE AN OPEN, INVITING AND DYNAMIC ARRIVAL EXPERIENCE THROUGH THE USE OF: LARGE PERCENTAGE OF GLASS, DECORATIVE PAVERS, STYLISH CANOPY WITH LIGHTING, LANDSCAPE PLANTERS AND A MIX OF MATERIALS TO DESIGNATE AN ARRIVAL SPACE. THE SERVICE SIDE OF THE BUILDING MAY NOT BE LOCATED ALONG THE PLAZA ENTRY FRONTAGE. SEVERAL CONCEPT IMAGES INDICATING HOW THIS PLAZA ENTRY TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.
- ON THE AREA OF THE BUILDING LABELED URBAN EDGE ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: DELIVER AESTHETIC CONTINUITY BY PROVIDING THE FOLLOWING TREATMENTS AT THE PEDESTRIAN LEVEL TO ENHANCE THE PEDESTRIAN EXPERIENCE: (i) LAYERS OF PLANTINGS AT GRADE; AND (ii) ATTRACTIVE AND INTERESTING LOUVERS, SCREENING THE PARKING DECK OPENINGS; AND (iii) BREAK UP THE MASS OF THE LARGE BUILDING WITH TEXTURE, COLOR, PATTERNS, BANNERS, OR SIGNAGE. CONCEPT IMAGES INDICATING HOW THIS URBAN EDGE COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.
- BUILDING SERVICE/FUNCTIONAL AREAS SHALL BE LOCATED INTERNALLY OR SCREENED FROM VIEW WITH MASONRY WALLS A MINIMUM OF FIVE FEET IN HEIGHT. ADDITION TO THE MASONRY WALL, THESE AREAS SHALL BE SCREENED WITH, BUT NOT LIMITED TO PUBLIC ART, EVERGREEN PLANT MATERIAL, DECORATIVE PANELS, ETC. SUCH SCREENING SHALL BE INTEGRATED WITHIN THE OVERALL SITE PLAN AND/OR ARCHITECTURAL VERNACULAR TO ESTABLISH A COHERENT, CONSISTENT INTERFACE BETWEEN BOTH HORIZONTAL AND VERTICAL PLANES OF PEDESTRIAN AND VEHICULAR REALMS. WHERE SERVICE AREAS ABUT A PUBLIC STREET, SUCH STRUCTURES SHALL BE SET BACK AN ADDITIONAL MINIMUM 10' FROM BACK OF CURB.
- ALLOWABLE BUILDING MATERIALS WILL INCLUDE: BRICK, NATURAL STONE, ARCHITECTURALLY FINISHED PRECAST CONCRETE, DECORATIVE CONCRETE, MASONRY UNITS, ARCHITECTURAL METAL PANELS, GLAZING, STUCCO AND TILE CLADDING. THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE PROHIBITED: VINYL SIDING, UNFINISHED CONCRETE MASONRY UNITS.

8. STREETScape, BUFFERS, LANDSCAPING AND UTILITY STRUCTURE SETBACKS:

- A 14 FOOT SETBACK AS MEASURED FROM THE BACK OF THE EXISTING CURB ALONG ARENA BOULEVARD, TELEVISION PLACE, AND INDEPENDENCE BOULEVARD WILL BE PROVIDED, OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETScape PLAN FOR THE STREETS THAT THE PROJECT ABUTS.
- THE PETITIONER WILL PROVIDE A PLANTING STRIP AND A SIDEWALK ALONG THE SITE'S FRONTAGE ON TELEVISION PLACE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED SIDEWALK IS TO TAPER DOWN TO MATCH EXISTING SIDEWALK PRIOR TO CROSSING THE EXISTING PEDESTRIAN TUNNEL ENTRANCE AND CONTINUE AS EXISTING FOR THE REMAINDER OF TELEVISION PLACE.
- THE PETITIONER WILL PROVIDE A PLANTING STRIP AND A SIDEWALK ALONG THE SITE'S FRONTAGE ON ARENA BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLANTING STRIP AND SIDEWALK SHALL CONTINUE THROUGHOUT THE SITE TO THE INTERSECTION OF INDEPENDENCE BOULEVARD.
- THE PETITIONER WILL PROVIDE A PLANTING STRIP AND A SIDEWALK ALONG THE SITE'S FRONTAGE ON INDEPENDENCE BOULEVARD AS DEEMED NECESSARY BY CDOT AND NCDOT.
- THE PETITIONER WILL PROVIDE A PLANTING STRIP AND A SIDEWALK ALONG THE SITE'S FRONTAGE ON THE NEWLY PROPOSED PRIVATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.

- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE PROPOSED SIDEWALK OR THE REQUIRED MUDD SETBACK WHICH EVER IS GREATER.

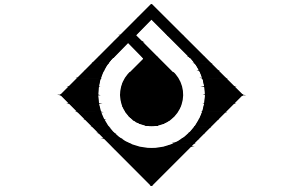
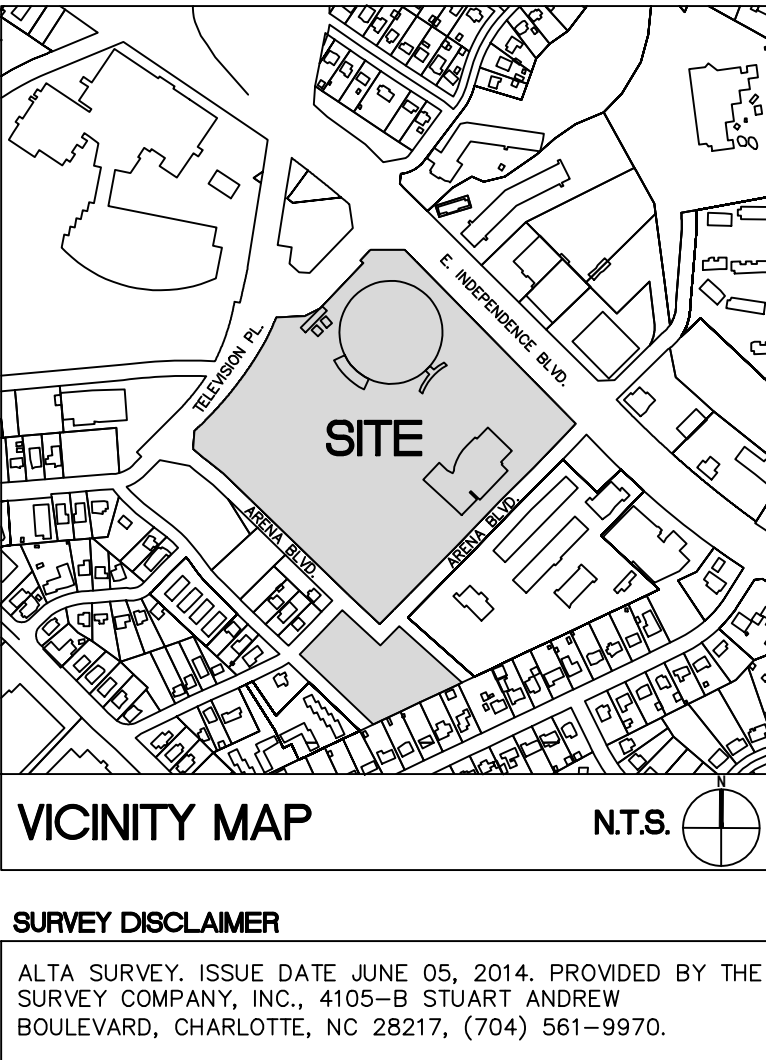
- URBAN OPEN SPACE WILL BE PROVIDED ON THE SITE AND SHALL REMAIN SIMILAR IN SCALE, LOCATION AND FUNCTION AS GENERALLY DEPICTED ON THE REZONING PLAN SIMULTANEOUSLY SERVING MULTIPLE USERS AND USES, THUS ACTING AS A CENTRAL PLACE-MAKING COMPONENT TO THE DEVELOPMENT AREA. THE AGGREGATE TOTAL OF URBAN OPEN SPACE SHALL MEET MUDD-O STANDARDS.

9. PARKING AND MANEUVERING RESTRICTIONS.

- MANEUVERING FOR PARKING, A SERVICE AREA AND A LOADING DOCK AREA MAY BE PROVIDED BETWEEN THE INDOOR RECREATION BUILDING AND PROPOSED PRIVATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN AND ALLOWED BY THE OPTIONAL PROVISIONS ABOVE. PL
  - PER THE ORDINANCE, 0.5 SPACES PER HOTEL ROOM WILL BE PROVIDED FOR THE PROPOSED HOTEL.
  - A MINIMUM OF ONE PARKING SPACE PER [600] SQUARE FEET OF GROSS FLOOR AREA WILL BE PROVIDED FOR ALL OTHER USES.
10. ENVIRONMENTAL FEATURES:
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
  - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

11. SIGNAGE:

- SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED.
  - ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.
12. LIGHTING:
- 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.
  - DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT. PUBLIC STREET LIGHTING SHALL BE ALLOWED ON THE PROPOSED PRIVATE STREET, BUT NOT REQUIRED.
  - ALL LIGHTING WILL BE DOWNWARDLY DIRECTED AND SHIELDED WITH THE EXCEPTION OF ARCHITECTURAL LIGHTING SUCH AS BUT NOT LIMITED TO, SCONCES, UP LIGHTING, ACCENT LIGHTING, INCLUDING COLOR ACCENT LIGHTING AND DECORATIVE LIGHTING ON THE BUILDING FACADES.
13. AMENDMENTS TO THE REZONING PLAN:
- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
14. 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.



**ColeJenest & Stone**

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## CITY OF CHARLOTTE

600 East Trade Street  
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## BOJANGLES' REDEVELOPMENT

2700 East Independence Boulevard  
Charlotte, NC 28205

## DEVELOPMENT STANDARDS

Project No.

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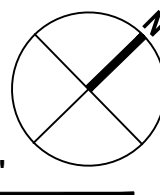
Revised

12/19/14 – PER CITY OF CHARLOTTE COMMENTS



SCALE: 1"=80'

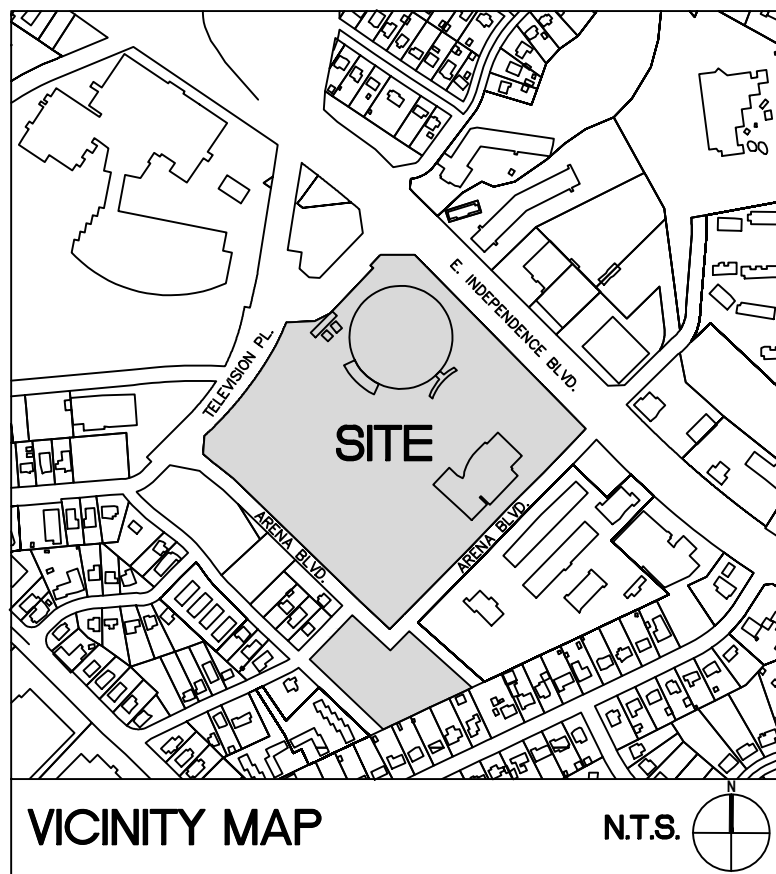
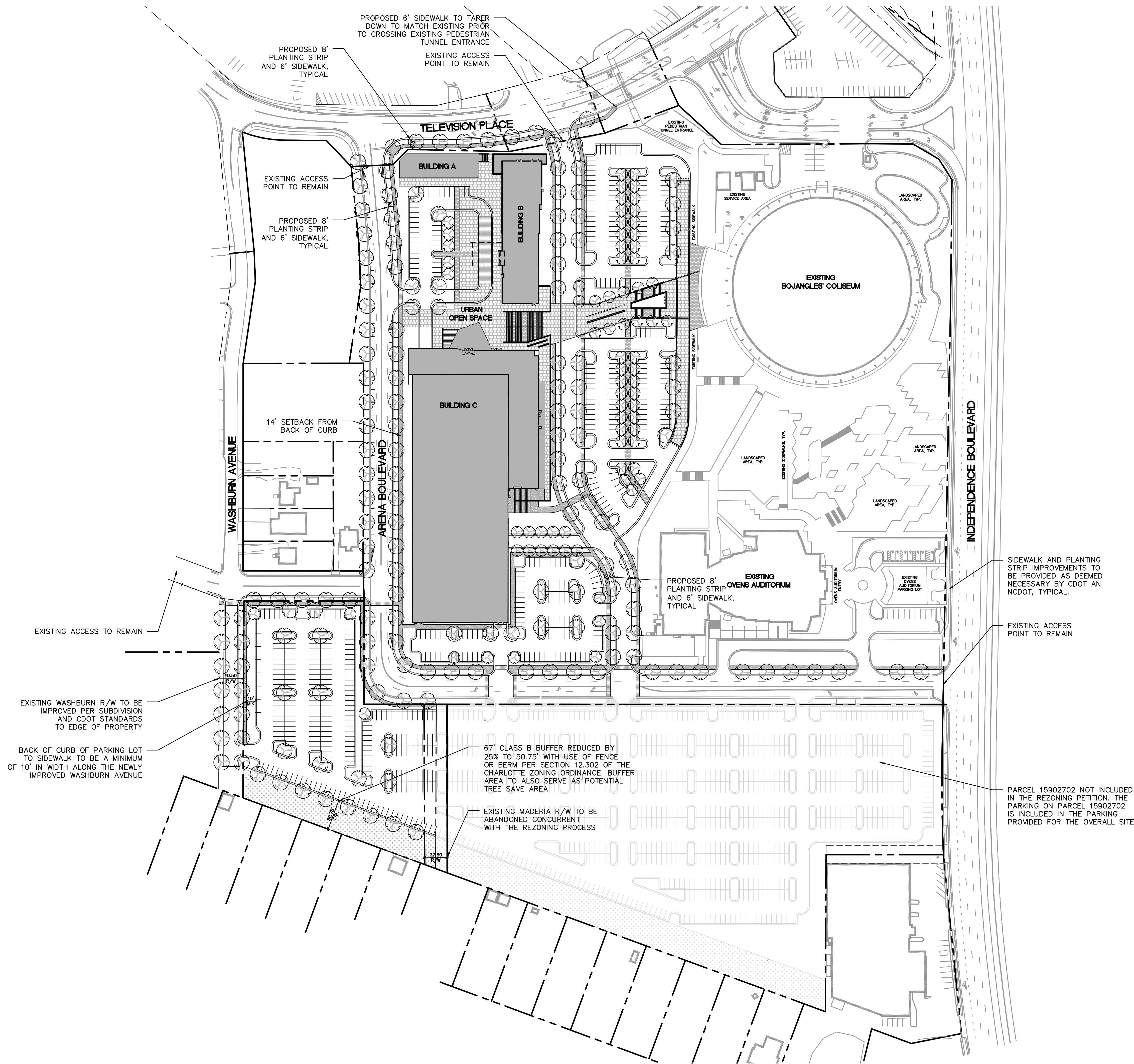
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## RZ2.0

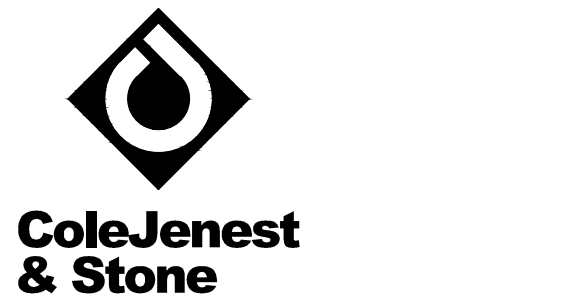
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- LEGEND**
- SYMBOL
- PROPOSED URBAN OPEN SPACE
  - PROPOSED SIDEWALK
  - PROPOSED CURB AND GUTTER PER CLDSM
  - PROPOSED CLASS B BUFFER



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## CITY OF CHARLOTTE

600 East Trade Street  
Charlotte, NC 28202

## BOJANGLES' REDEVELOPMENT

2700 East Independence Boulevard  
Charlotte, NC 28205

## CONCEPTUAL SITE PLAN

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SCALE: 1"=80'  
0 40' 80' 160'

## RZ3.0

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# URBAN EDGE

## DEVELOPMENT NOTES

On the area of the building labeled Urban Edge on the Rezoning Plan the following architectural guidelines shall be applied: deliver aesthetic continuity by providing the following treatments at the pedestrian level to enhance the pedestrian experience: (i) layers of plantings at grade; and (ii) attractive and interesting louvers screening the parking deck openings; and (iii) break up the mass of the large building with texture, color, patterns, banners, or signage.

*Character imagery is intended to illustrate a conceptual site plan. The building configuration, parking, and access points are subject to final engineering and will be finalized during permitting of the project.*



# PLAZA ENTRY

## DEVELOPMENT NOTES

On the area of the building labeled Plaza Entry on the Rezoning Plan the following architectural guidelines shall be applied: provide an open, inviting and dynamic arrival experience through the use of; large percentage of glass, decorative pavers, stylish canopy with lighting, landscape planters and a mix of materials to designate an arrival space. The service side of the building may not be located along the Plaza Entry frontage.

Character imagery is intended to illustrate a conceptual site plan. The building configuration, parking, and access points are subject to final engineering and will be finalized during permitting of the project.

