

DEVELOPMENT STANDARDS

	$\int 1.$	GENERAL PROVISIONS	20	\frown	\sim	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	ζ Α.	These Development Standards form a part of the Rezoning Plan (comprised of the Rezoning Site Plan, Technical Data Sheet and Development Standards) associated with the Rezoning Petition filed by White Point Paces Properties, LLC (the "Petitioner") for an	33	1	E.	Petitioner shall submit a Peti generally depicted on the Re
		approximately 11.85 acre site located on the north and south sides of North Brevard Street at the intersection of North Brevard Street and Belmont Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is	}	1	F.	The development located on
	{	comprised of those parcels of land designated as Tax Parcel Nos. 083-011-25, 081-042-02, 081-062-13, 081-062-14, 081-062-15, 081-062-20, 081-062-07, 081-062-18, 081-041-03, 081-042-01and 081-062-04.	}	$\frac{1}{1}$	6.	ARCHITECTURAL AND DES
	B.		/		A.	The architectural and design
		of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-M zoning district shall govern the development and use of the Site.	ζ		(1)	Area C. Any new residential buildings
	C.	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 ultimate layout, locations and sizes of the development and site elements depicted on	8		(1) (a)	Ground floor units that face
		the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such	5		()	floor units shall be allowed to
	\sim	alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.	$\langle \rangle$		(b)	If ground floor unit individua primary building entrance even
2	<u>1</u> .	The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided.	} {		(c)	The entrances into any grou adjacent sidewalk located al
{	<u>1</u> ^{E.}	For entitlement purposes, the Site is divided into separate development areas that are designated as Development Area A, Development Area B and Development Area C on the Rezoning Plan. Development Area B is further divided into two separate subareas designated as Development Area B1 and Development Area B2 on the Rezoning Plan. Any reference herein to the Site shall include Development Area A,	} {			average grade, which means entrances may be located les
ζ		Development Area B and Development Area C unless otherwise noted. Any reference herein to the Site shall include Development Area B shall include Development Area B1 and Development Area B2 unless otherwise noted.	$\langle \rangle$	•	(i)	decorative pedestrian lighting
2	∕ <u>1</u> ∖ F.	The Highland Park Mill No. 1 building (the "Mill Building") is located on Development Area A and is generally depicted on the Rezoning Plan.	$\left\{ \right\}$		(ii) (iii)	architectural details carried t covered porches, canopies,
	G.	The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation	' {	,	(iv) (v)	archways; transom windows; terraced or raised planters th
		requirements, building separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet any applicable side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.	Ś	•	(vii)	common outdoor seating enl ouble doors (entrances sho
	H.		ζ			stoops or stairs.
		shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.	8		(d)	Any building that is over 150 accomplished through the a
	I.	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	{		(2)	roof variation, variations in ex All new buildings, whether re
$\left \right $	\sim	Archigance:	\sum	•	(2) (a)	Blank walls shall be treated v
\	<u>1</u> 2.	OPTIONAL PROVISIONS	28		()	The ground floor of any mult
8		e optional provisions set out below shall apply to the development of the Site.	38	•		of such building, and the gro
$\left \right\rangle$	A.	Surface parking and vehicular maneuvering areas shall be permitted between the permitted uses on Development Area A and the required setbacks.	$\langle \rangle$	•	(3)	The ground floor of any park
<pre>}</pre>	В.	Temporary surface parking lots may be located on Development Area B and Development Area C as provided below and as generally depicted on the Rezoning Plan. The temporary surface parking lots and associated maneuvering areas located on Development Area B	28		(4) (5)	No vehicular entrances into a All new buildings and struct
8		may be located between the permitted uses located on Development Area B and the required setbacks.	38		(0)	shall include a transition from
\	C.	The temporary surface parking lot located on Development Area C may cover the entire width and depth of Development Area C subject to required setbacks and yards.	3		В.	The following design guidelin
<pre>}</pre>	D.	Parking areas that are located to the side of any structures located on Development Area A may cover more than 35% of the total lot width.	2		(1)	All roof mounted mechanica from grade.
8	E.	Until such time that Development Area B is redeveloped, the temporary parking lots that are located to the side of any structures located on Development Area B may cover more than 35% of the total lot width.	-58		(2)	Dumpster and recycling area one or more sides of a dump
 	F.	The uses and development proposed for the Site pursuant to this Rezoning Petition shall not be required to meet the minimum parking	}	•		may be substituted for the v proposed to be constructed
 		requirements of the Ordinance due to the proximity of the site to a transit station and the unique elements of the Site and the proposed development. Notwithstanding the foregoing, the number of parking spaces set out below under Transportation will be provided on	$\left\{ \right\}$		C.	The existing buildings and s
$\left \right\rangle$	_	Development Area A.	-58		_	demolished at the option of F
8	G.	smokestacks on the Mill Building. The existing smokestacks may exceed 50 feet in height and may remain on the Mill Building at the	3	1	7.	STREETSCAPE/LANDSCAPI
$\left \right\rangle$	Н.	option of Petitioner. The development located on Development Area A shall not be required to meet the minimum residential density and/or the minimum floor	$\left\{\right\}$		A.	Subject to the optional provis to the streetscape along the
8		area ratio requirements of the TOD-M zoning district.	->{		В.	The development of the Site
8	I.	Until such time that Development Area B is redeveloped, Development Area B shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district. Notwithstanding the foregoing, if the existing buildings and	38		C.	Petitioner shall install a 12 fo the Rezoning Plan as "Point
$\left \right\rangle$		structures located on Development Area B are incorporated into any redevelopment of Development Area B, then Development Area B shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.	$\langle \rangle$			between Point A and Point B not located within right-of-w foot wide multi-use path. Th
<u>}</u>	J.	Until such time that Development Area C is redeveloped, Development Area C shall not be required to meet the minimum residential density and/or the minimum floor area ratio requirements of the TOD-M zoning district.	$\left\{ \right\}$			install this 12 foot wide multi-
$\left \right\rangle$	K.	The Mill Building shall not be required to meet the urban design standards set out in Sections 9.1209(1), (2), (3) and (4) of the Ordinance.	-58		D.	Petitioner shall install an 8 for Parkwood Avenue. The 12 for
8	L.	The existing buildings and structures located on Development Area B shall not be required to meet the urban design standards set out in	38	•		the northerly portion of the M of the 12 foot wide multi-use
Ś	М	Sections 9.1209(1), (2), (3) and (4) of the Ordinance. The Mill Building located on Development Area A (including any addition thereto) shall not be required to meet any minimum setback	}		E.	Petitioner shall install an 8 Parkwood Avenue. The prec
2		requirement from North Brevard Street, Parkwood Avenue or East 16th Street, provided, however, that the Mill Building may not be located in public right of way.	->{			Parkwood Avenue shall be d path in the northerly portion
8	N.	The existing buildings and structures located on Development Area B shall not be required to meet the minimum setback requirements of	38		F.	Petitioner shall install an 8 f
\		Section 9.1208(1)(a) of the Ordinance, provided, however, that the existing buildings and structures must be setback a minimum of 7 feet from the back of the existing curbs along the relevant public street frontages.	$\langle \rangle$		C	Street. Petitioner shall not be Petitioner shall install an 8 f
<pre>}</pre>	О.	A 10 foot buffer along the western boundary line of Development Area B2 under Section 9.1208(9) of the Ordinance shall not be required.	$\left\{ \right\}$		G.	Street. The 12 foot wide mul
8	Ρ.	Alterations to the exterior portions of the Mill Building and additions to or expansions of the Mill Building shall not be required to meet the urban design standards set out in Sections 9.1209(1), (2), (3) and (4) of the Ordinance.	-58		Н.	Petitioner shall install a side width of this sidewalk shall b
8	Q.	The planting strips and sidewalks described below under Streetscape/Landscaping/Open Space shall be permitted.	3	•		shall be a temporary condition strip and an 8 foot wide side
$\left \right\rangle_{L}$	<u>1</u> 3.	PERMITTED USES	}		I.	Petitioner shall install a side width of this sidewalk shall b
8	A.	The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the TOD-M zoning district (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in	->{			condition and upon the rede wide sidewalk shall be install
8		the TOD-M zoning district.	38		J.	Petitioner shall install an 8 fo
$\left \right\rangle$	В.	In addition to the uses set out above, Development Area B1, Development Area B2 and Development Area C may be devoted to temporary surface parking lots as permitted under Section 9.1205(18) of the Ordinance.	$\langle \rangle$		I.	Street. The 12 foot wide mul
$\left \right\rangle_{\perp}$	<u>1</u> 4.	DEVELOPMENT LIMITATIONS	\mathcal{X}		к.	Petitioner shall install an 8 fo The 12 foot wide multi-use p
8	A.	The Mill Building shall be preserved except for those portions of the Mill Building that are required to be demolished by the North Carolina State Historic Preservation Office. Alterations to the exterior portions of the Mill Building and additions to or expansions of the Mill Building	38	,	L.	Petitioner shall install an 8' Petitioner shall not be require
 		shall be permitted as allowed by the North Carolina State Historic Preservation Office or any other applicable regulating agency.	3	•		C from a temporary parking frontage on East 16th Street.
 	В.	The maximum height of the Mill Building located on Development Area A shall be 50 feet, excluding any existing smokestacks on the Mill Building. The existing smokestacks may exceed 50 feet in height and may remain on the Mill Building at the option of Petitioner.	}		M.	Sidewalks and planting strips
	C.	Subject to Section F under Optional Provisions, in the event that Development Area B is redeveloped from the temporary surface parking lot, the redevelopment of Development Area B shall be in accordance with the requirements of the TOD-M zoning district.	38		N.	Urban open space will be pro
8	D.		33		О.	Petitioner shall install two cu Area A in the general locatio
$ \langle$	~	lot, the redevelopment of Development Area C shall be in accordance with the requirements of the TOD-M zoning district.)			include, without limitation, s with typical curb and gutter
	5.	TRANSPORTATION	8			other similar features. The p be determined during the con
	A.	Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").	١	\sim		
	В.	The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic				
_	\sim	patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.	~			
 {	$\sqrt{1}$ c.	A minimum of 195 vehicular parking spaces shall be provided on Development Area A.	?			
{	∕₁ ^{D.}	Petitioner acknowledges that the City of Charlotte may, at its sole cost and expense, realign East 16th Street in the future. The Petitioner shall have no obligations with respect to the realignment of East 16th Street, including, without limitation, the dedication of any right of way	2			
$\left \left(\right) \right $		for the realignment of East 16th Street or the construction of realigned East 16th Street.	3			

nit a Petition to the City of Charlotte requesting the abandonment of that portion of North Brevard Street that is on the Rezoning Plan.

cated on Development Area A may use Tax Parcel No. 083-011-43 for off-site vehicular parking.

ND DESIGN STANDARDS

nd design standards set out below shall apply to new buildings developed on Development Area B and Development

buildings shall meet the following standards:

hat face Parkwood Avenue or Belmont Avenue shall have entrances that face such street. No more than four ground

llowed to share and utilize the same entrance. individual entrances are not provided on other streets, a primary building entrance shall be provided at the rate of one

rance every 100 feet. any ground floor dwelling units from Parkwood Avenue or Belmont Avenue shall be located above the grade of the

bocated along Parkwood Avenue or Belmont Avenue, and the entrances shall be located an average of 18 inches above ch means that some of such entrances may be located greater than 18 inches above average grade, and some of such ocated less than 18 inches above average grade. Each entrance shall include a minimum of three of the following:

an lighting/sconces; carried through to upper stories;

anopies, awnings or sunshades;

lanters that can be utilized as seat walls;

eating enhanced with specialty details, paving, landscaping or water features; nces should have an appearance of a front entry rather than a back patio design); and

over 150 feet in length shall provide facade variations that visually separate the individual units. These variations may be gh the arrangement and placement of windows, variations in the sizes of the windows, the entrances into the building, ions in exterior building materials and/or offset wall planes.

hether residential, non-residential or mixed use, shall meet the following standards:

treated with both horizontal and vertical variations in wall planes.

any multi-story building shall have a floor to floor height that is greater than the floor to floor heights of the upper floors d the ground floor shall be architecturally distinct from the upper floors and have more transparency.

any parking structures shall be wrapped with active uses such as residential, office and/or retail uses.

ces into any parking structure shall be located on Parkwood Avenue.

nd structures that are located on Parkwood Avenue shall be setback a minimum of 24 feet from the back of curb and ition from the sidewalk to the building. This transition may include landscaping, outdoor dining or seating.

n guidelines shall apply to the Site:

echanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed

cling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If f a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structures structed on the Site.

ngs and structures located on Development Area B1 and Development Area B2 may remain in place, or they may be ption of Petitioner.

IDSCAPING/OPEN SPACE

nal provisions set out above and except as provided below, the Site will comply with the TOD-M standards with respect long the Site's frontage on public streets.

f the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.

all a 12 foot wide multi-use path within the Site that will provide a pedestrian connection between that point labeled on as "Point A" and that point labeled on the Rezoning Plan as "Point B". The location of the 12 foot wide multi-use path d Point B shall be determined during the permitting process. In those locations where the 12 foot wide multi-use path is ght-of-way, Petitioner shall grant to the City of Charlotte an easement to accommodate the relevant portions of the 12 path. The City of Charlotte shall be responsible for the maintenance of the 12 foot wide multi-use path. Petitioner shall ide multi-use path prior to the issuance of the first certificate of occupancy for Development Area A.

all an 8 foot wide planting strip and a 12 foot wide multi-use path along a portion of Development Area A's frontage on The 12 foot wide multi-use path shall be in lieu of a sidewalk. The width of the planting strip shall be less than 8 feet at of the Mill Building due to the limited separation between the Mill Building and Parkwood Avenue. The precise location multi-use path and the 8 foot planting strip shall be determined during the permitting process.

tall an 8 foot wide planting strip and an 8 foot wide sidewalk along a portion of Development Area A's frontage on The precise location of the 8 foot wide planting strip and 8 foot wide sidewalk along Development Area A's frontage on hall be determined during the permitting process. The 8 foot wide sidewalk shall terminate at the 12 foot wide multi-use portion of Development Area A.

all an 8 foot wide sidewalk against the back of the existing curb along Development Area A's frontage on East 16th nall not be required to install a planting strip.

all an 8 foot planting strip and a 12 foot wide multi-use path along Development Area A's frontage on North Brevard wide multi-use path shall be in lieu of a sidewalk

all a sidewalk against the back of the existing curb along Development Area B2's frontage on Parkwood Avenue. The alk shall be 8 feet where feasible, however, the width may be less than 8 feet in certain areas due to topography. This y condition and upon the redevelopment of Development Area B2 from a temporary parking lot, an 8 foot wide planting vide sidewalk shall be installed along Development Area B2's frontage on Parkwood Avenue.

all a sidewalk against the back of the existing curb along Development Area B2's frontage on Belmont Avenue. The Ik shall be 8 feet where feasible, however, the width may be less than 8 feet in certain areas. This shall be a temporary the redevelopment of Development Area B2 from a temporary parking lot, an 8 foot wide planting strip and an 8 foot be installed along Development Area B2's frontage on Belmont Avenue.

all an 8 foot planting strip and a 12 foot wide multi-use path along Development Area B1's frontage on North Brevard wide multi-use path shall be in lieu of a sidewalk.

Il an 8 foot planting strip and a 12 foot wide multi-use path along Development Area C's frontage on Parkwood Avenue. ulti-use path shall be in lieu of a sidewalk.

tall an 8' sidewalk against the back of the existing curb along Development Area C's frontage on East 16th Street. be required to install a planting strip. This shall be a temporary condition upon the redevelopment of Development Area parking lot, an 8 foot wide planting strip and an 8 foot wide sidewalk shall be installed along Development Area C's

ting strips can meander to save existing trees.

vill be provided as required by the Ordinance.

Il two curbless, woonerf-style motor courts and pedestrian plazas (the "Entry Plazas/Motor Courts") within Development al location designated by hatching on the Rezoning Plan. Surfacing materials for the Entry Plazas/Motor Courts may itation, scored, patterned or decorative concrete, pavers, grasspave or other specialty hardscape. Standard asphalt d gutter shall not be allowed. The Entry Plazas/Motor Courts may include seat walls, planters, bollards, benches and . The precise location of the Entry Plazas/Motor Courts and the layout and design of the Entry Plazas/Motor Courts will ig the construction permitting process and may differ from what is depicted on the Rezoning Plan.

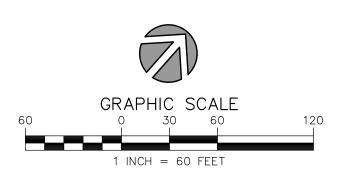
8. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance./1

- A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.
- B. No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property.
- C. The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 25 feet.
- D. The lighting of signs shall be in accordance with standards of Chapter 13 of the Ordinance. 10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. 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.
- B. 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.
- C. 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.



DES PART 1318-e6 central charlotte, nc 282 urbandesignpart	BAN IGN NERS ave. P 704.334.3303 05 F 704.334.3305 ners.com
White Point Paces Partners LLC	Two Morrocroft Centre 4064 Colony Road, Suite 430 Charlotte, NC 28211
HIGHLAND PARK MILL	Development Notes
NO. DATE: BY: REVISIONS: 1 2.19.16 UDP PER STAFF COMMENTS	
Project No: 15-077 Date: 11.23.2015 Designed by: udp Drawn By: udp	Scale: Sheet No: ZZ-3.



REZONING PETITION #2016-02