

ZONING CODE SUMMARY	
PROJECT NAME:	UNIVERSITY EXECUTIVE PARK
PROJECT OWNER:	ATAPCO UEP, INC.
CLIENT NAME:	ATAPCO PROPERTIES PHONE: 410-347-7150
PLANS PREPARED BY:	KIMLEY-HORN PHONE: 704-333-5131
TAX PARCEL ID:	047-211-25 & 047-211-13
STREET ADDRESS:	8310 UNIVERSITY EXECUTIVE PARK DRIVE 8320 UNIVERSITY EXECUTIVE PARK DRIVE CHARLOTTE, NC 28262
EXISTING ZONING:	O-15 (CD)
PROPOSED REZONING:	TOD-M (CD)
PROPOSED USE:	RETAIL / MULTI-FAMILY
PROPOSED BUILDING HEIGHT:	AS ALLOWED BY THE APPLICABLE ZONING DISTRICT. SEE TECHNICAL DEVELOPMENT STANDARDS (RZ-2) FOR MORE INFORMATION
EXISTING LOT SIZE:	+/- 4.51 ACRES
JURISDICTION:	CITY OF CHARLOTTE

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DEVELOPMENT STANDARDS

June 27, 2016

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ATAPCO UEP, Inc. (the "Petitioner") for an approximately 4.51 acre site located on the west side of North Tryon Street between McCullough Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-211-25 and 047-211-13.
- 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").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M zoning district shall govern all development taking place on the Site.
- 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 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 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.
- E. 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/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
- (1) A maximum of 280 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the TOD-M zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and swimming pool.
- (2) A maximum of 10,000 square feet of gross floor area devoted to non-residential uses permitted by right and under prescribed conditions in the TOD-M zoning district.
- B. The non-residential uses described above shall be located on the northeast corner of the ground floor of the building to be located on the Site as generally depicted on the Rezoning Plan.

3. TRANSPORTATION

- 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").
- B. Petitioner shall install a private drive along the northern boundary of the Site as generally depicted on the Rezoning Plan that provides a vehicular connection between North Tryon and University Executive Park Drive. Petitioner shall install parking spaces on this private drive as generally depicted on the Rezoning Plan.
- 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.

4. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height in stories of the building to be constructed on the Site shall be 5 stories.
- B. The maximum height in feet of the building to be constructed on the Site shall be 62 feet.
- C. Attached to the Rezoning Plan are conceptual, architectural elevations of each elevation of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of each elevation of the building to be constructed on the Site. Accordingly, each elevation of the building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the attached relevant conceptual, architectural elevation with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building to be constructed on the Site that do not materially change the overall conceptual architectural style and character shall be permitted.
- D. The permitted exterior building materials for the building to be constructed on the Site are designated and labelled on the attached conceptual, architectural elevations of the building.
- E. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- F. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structure proposed to be constructed on the Site.

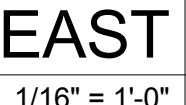
6. STREETSCAPE/LANDSCAPING AND SCREENING/URBAN OPEN SPACE

- A. Petitioner shall install a minimum 6 foot wide sidewalk and a minimum 8 foot wide planting strip along the Site's frontage on University Executive Park Drive as generally depicted on the Rezoning Plan.
- B. Petitioner shall install a minimum 6 foot wide sidewalk and a minimum 8 foot wide planting strip along the northern boundary of the Site as generally depicted on the Rezoning Plan.
- C. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- D. Urban open space will be provided on the Site as required by the Ordinance.

9. 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.

UNIVERSITY EXECUTIVE PARK 8310 - 8320 UNIVERSITY EXECUTIVE PARK CHARLOTTE, MECKLENBURG COUNTY, NC 28262	ATAPCO UEP ONE SOUTH STREET, SUITE 2800 BALTIMORE, MD 21202	DEVELOPMENT STANDARDS		SCALE AS NOTED DESIGNED BY DRAWN BY CHECKED BY	NOT FOR CONSTRUCTION	Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET, CHARLOTTE, NC 28202 PHONE: 704-333-5151 WWW.KIMLEY-HORN.COM NC LICENSE #P-0102	No.	REVISIONS	DATE
RZ-2		SHEET NUMBER		PROJECT NO. 011172003		DATE 06/27/2016			



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