

DEVELOPMENT DATA TABLE

SITE ACREAGE:	±6.63 AC
TAX PARCEL:	105-012-27
EXISTING ZONING:	NS
PROPOSED ZONING:	BD(CD) & NS (SPA) WITH 5 YEAR VESTING (SEE SITE PLAN FOR PROPOSED LOCATIONS)
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.):	
- BUILDING A, ONE LEVEL RETAIL/RESTAURANT, UP TO 5,500 SF.	
- BUILDING B, ONE LEVEL OFFICE, RETAIL, RESTAURANT, UP TO 6,500 SF.	
- BUILDINGS A AND B MAY BE SEPARATE OR COMBINED AS ONE BUILDING.	
- BUILDING C, 3 LEVELS, CLIMATE CONTROLLED SELF-STORAGE WITH ASSOCIATED OFFICES, UP TO 100,000 SF.	
- BUILDING D, ONE LEVEL, OFFICE, RETAIL, RESTAURANT, UP TO 5,000 SF.	
- BUILDING E, ONE LEVEL KIOSK, OFFICE, RETAIL, UP TO 500 SF.	
- BUILDING F, ONE LEVEL, OFFICE, RETAIL, RESTAURANT, UP TO 2,500 SF.	
- MAXIMUM COMBINED TOTAL RETAIL - 15,000 SF	
- MAXIMUM COMBINED TOTAL OFFICE - 5,000 SF	
MAX. BUILDING HEIGHT:	40'
MAX. # OF BUILDINGS:	6 BUILDINGS
PARKING SPACES PROVIDED:	134 SPACES MINIMUM

1. GENERAL PROVISIONS

- THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT A MIX OF USES INCLUDING OFFICE, RETAIL, RESTAURANTS, CLIMATE CONTROLLED SELF-STORAGE, AND ASSOCIATED PARKING ON A PARCE APPROXIMATELY 6.63 ACRES AT THE INTERSECTION OF W.T. HARRIS BLVD (NC 24) AND ROCKY RIVER ROAD (SR 2828).
- SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BD(CD) AND NS(SPA) ZONING CLASSIFICATIONS, IN THE AREAS INDICATED ON THE PLAN.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS. ORDINANCE CHANGES OR MODIFICATIONS TO THE PLAN SHALL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
- TRANSPORTATION
 - THE SITE SHALL BE ACCESSED FROM AN EXISTING PRIVATE SHARED DRIVE, HARRIS STATION BLVD THAT CONNECTS ROCKY RIVER ROAD AND E. W.T. HARRIS BLVD, FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN PREVIOUSLY ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERIMETER PUBLIC STREETS EXCEPT THOSE SPECIFICALLY NOTED IN THIS PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL TRANSPORTATION IMPROVEMENT WILL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY OR PHASED PER THE SITES DEVELOPMENT PLAN.
 - THE PETITIONER SHALL RESTRIPE THE EASTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES. THE DESIGN OF THESE IMPROVEMENTS WILL BE ESTABLISHED DURING THE PERMITTING PHASE OF THE PROJECT. EXISTING CURB AND GUTTER ON ROCKY RIVER ROAD SHALL REMAIN.
- ARCHITECTURAL STANDARDS
 - THE HEIGHT FOR ALL BUILDINGS SHALL NOT EXCEED 40'.
 - THE BUILDING MATERIALS/FINISHES WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF CLEAR VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENINGS. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
 - ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
 - THE FACADE OF EACH FLOOR OF THE BUILDING ABOVE THE GROUND FLOOR THAT FRONTS A PUBLIC STREET (BUT NOT AN ALLEY) MUST HAVE WINDOWS OR GLASS THAT COVER AT LEAST TWENTYFIVE (25) PERCENT OF THE LENGTH OF SUCH STREET FACING FACADE. THE WINDOWS AND GLASS MAY BE SPANDREL GLASS PROVIDED THAT THE REFLECTIVITY VALUE DOES NOT EXCEED THIRTY-SIX (36) PERCENT AS MEASURED UNDER THE APPLICABLE PROVISIONS OF FEDERAL SPECIFICATIONS DD-G-451D 1977. IN NO EVENT MAY SPANDREL GLASS BE UTILIZED ON THE GROUND FLOOR OF THE BUILDING.
 - WHERE EXPANSES OF SOLID WALL ARE NECESSARY ON THE FACADE OF ANY FLOOR OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR (INCLUDING A FACADE THAT DOES NOT FRONT A PUBLIC STREET), THEY MAY NOT EXCEED TWENTY (20) FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT CONTAIN WINDOWS, GLASS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION, DESIGN ELEMENTS THAT MAY BE UTILIZED TO BREAK UP EXPANSES OF SOLID WALL INCLUDE, WITHOUT LIMITATION, ORNAMENTATION, MOLDING, STRING COURSES, BELT COURSES AND CHANGES IN MATERIAL OR COLOR.
 - IF THE BUILDING IS LOCATED ON A LOT THAT ABUTS A PUBLIC OR PRIVATE STREET, AT LEAST ONE ENTRANCE SHALL BE PROVIDED ON EACH BUILDING FACADE FRONTING A STREET. IF THE BUILDING IS LOCATED ON A CORNER LOT, THE BUILDING MAY PROVIDE ONE MAIN ENTRANCE ORIENTED TO THE CORNER OR FACING EITHER OF THE STREETS.
 - IN ORDER TO PROMOTE VISUAL COMPATIBILITY WITH COMMERCIAL AND MULTI-FAMILY DEVELOPMENT ALLOWED IN COMMERCIAL ZONES, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO COMMERCIAL AND MULTI-FAMILY

DEVELOPMENT IN THE SURROUNDING AREA. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FACADE MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND FENESTRATION.

h. SIGNS MAY NOT BE INSTALLED OR MAINTAINED ABOVE THE THIRD FLOOR OF A BUILDING CONTAINING A SELF-STORAGE FACILITY.

i. THE ARCHITECTURAL CHARACTER FOR ALL THE BUILDINGS IN THIS DEVELOPMENT WILL BE HARMONIOUS IN ORDER TO CREATE A COHESIVE LOOK TO THE DEVELOPMENT.

4. STREETSCAPE AND LANDSCAPING

- ALONG W.T. HARRIS BOULEVARD, THE DEVELOPER SHALL PRESERVE TO THE EXTENT POSSIBLE EXISTING TREES WITHIN THE EXISTING SETBACK. THESE TREES MAY BE THINNED/PRUNED TO IMPROVE THE HEALTH OF THE TREES AND PROVIDE A CLEAN EDGE TO THE STREETSCAPE. SOME TREES IN THE SETBACK MAY BE REMOVED TO ACCOMMODATE THE PROPOSED 12' MULTI-USE PATH CONCEPTUALLY SHOWN IN THE SITE PLAN. THE DEVELOPER MAY INSTALL ADDITIONAL TREES, LANDSCAPE MATERIALS, AND OTHER IMPROVEMENTS IN THIS AREA TO PROVIDE A CLEAN, ATTRACTIVE STREETSCAPE ALONG THE PROJECT FRONTAGE IN KEEPING WITH THE EXISTING ADJACENT STREETSCAPE OF UNIVERSITY COMMONS OFFICE ACROSS ROCKY RIVER ROAD.
- ALONG ROCKY RIVER ROAD, EXISTING CURB, PLANTING STRIP AND SIDE WALK TO REMAIN.
- THE PETITIONER SHALL PROVIDE A MINIMUM 10' WIDE PLANTING STRIP BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING HOMES, EXCLUDING THE AREA WHERE A PEDESTRIAN CONNECTION TO THIS COMMUNITY WILL BE PROVIDED. THE PLANTING STRIP SHALL BE PLANTED TO A 10' CLASS C STANDARD, WITH A MINIMUM OF 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET.
- THE PETITIONER SHALL PROVIDE SUPPLEMENTAL LANDSCAPING, AS GENERALLY INDICATED ON THE PLAN, ADJACENT TO PROPOSED SYSTEM. THIS LANDSCAPING SHALL INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS AND SHALL BE PLANTED TO A 10' CLASS C BUFFER STANDARD OF 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET. REQUIRED PLANTINGS MAY BE UTILIZED AS PART OF THE SUPPLEMENTAL LANDSCAPE PROVIDED.

5. ENVIRONMENTAL FEATURES

- THE PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
- THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED 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 NATURAL SITE DISCHARGE POINTS.
- PARKS, GREENWAYS, AND OPEN SPACE
 - THERE EXISTS AT THE WESTERN EDGE OF THE SITE A PARTIALLY COMPLETED TRAIL LEADING TO BACK CREEK GREENWAY. THE PETITIONER MAY INSTALL A 10' NON-VEHICULAR CONNECTION TO THE ADJACENT BACK CREEK TRAIL FROM THE PROPOSED MULTI-USE TRAIL PROPOSED ALONG W.T.

HARRIS BOULEVARD. FINAL DESIGN AND FEASIBILITY OF THIS CONNECTION SHALL BE DETERMINED DURING PERMITTING PHASE AND SHALL BE COORDINATED WITH CDOT, MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT, AND OTHER GOVERNING AGENCIES. IF CONSTRUCTED, IF THE CONNECTION IS DETERMINED TO BE VIABLE, CONSTRUCTION OF THIS TRAIL SHALL BE TIED TO THE FINAL CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.

b. THERE EXISTS AT THE NORTH-WESTERN EDGE OF THE PROJECT A SIDEWALK CONNECTION FROM THE EXISTING SINGLE FAMILY HOMES TO THE SITE. THE PETITIONER SHALL CONNECT TO THIS EXISTING SIDEWALK WITH A PROPOSED SIDEWALK NETWORK THROUGH THE SITE TO PROMOTE CONNECTIVITY OF THE COMMUNITY.

c. THE PETITIONER SHALL INSTALL AN ADA ACCESSIBLE CROSSING OF THE MULTI-USE PATH (MUP) ACROSS HARRIS STATION BOULEVARD AS GENERALLY INDICATED ON THE PLAN. THIS CROSSING SHALL BE COORDINATED WITH NCDOT/CDOT DURING THE PERMITTING PROCESS.

d. THE PETITIONER SHALL INSTALL NEW SIDEWALK AS GENERALLY INDICATED ON THE PLAN AND CONNECT EXISTING SIDEWALKS ALREADY IN PLACE TO CREATE A WALKABLE PEDESTRIAN NETWORK WITHIN THE DEVELOPMENT. NEW SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.

7. LIGHTING

a. THE PETITIONER SHALL PROVIDE SUFFICIENT LIGHTING FOR PUBLIC SAFETY WITHIN THE PROJECT LIMITS, INCLUDING ALONG THE PRIVATE STREET, WITHIN PARKING AREAS, AND ADJACENT TO PEDESTRIAN ROUTES AND BUILDINGS. THE FINAL LOCATIONS OF THESE LIGHTS SHALL BE ESTABLISHED DURING THE PERMIT PLAN PROCESS. LIGHTS SHALL INCLUDE PEDESTRIAN SCALE LIGHTS (NOT TO EXCEED 22' IN HEIGHT, INCLUDING BASE), SHOEBOX LIGHTS, AND OTHER LIGHTING TYPES AS APPROPRIATE.

8. AMENDMENTS TO THE REZONING PLAN

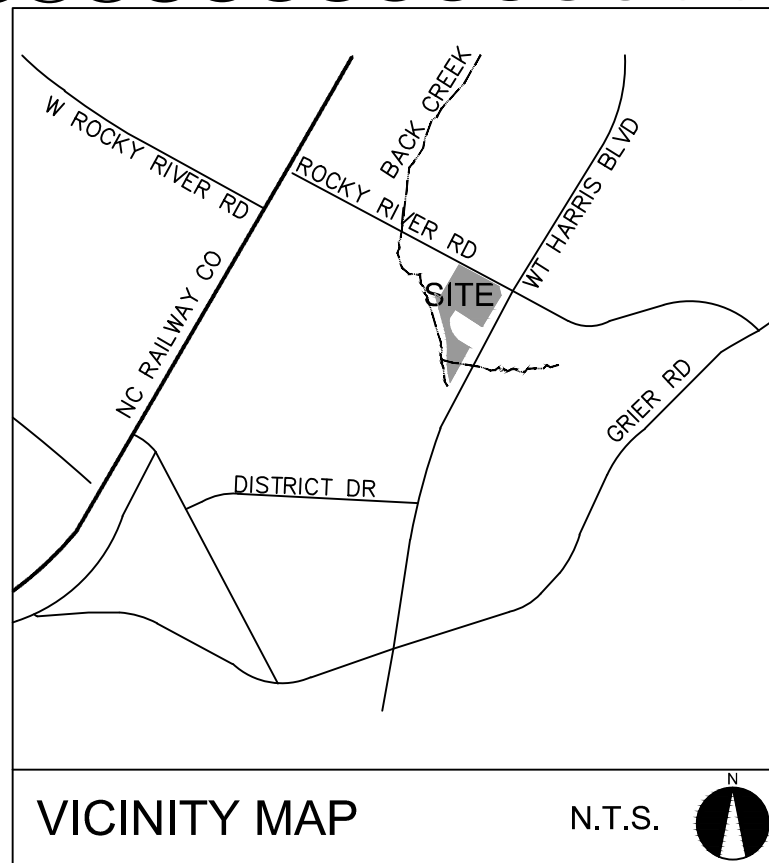
a. CURRENT APPLICATION OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION

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, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND

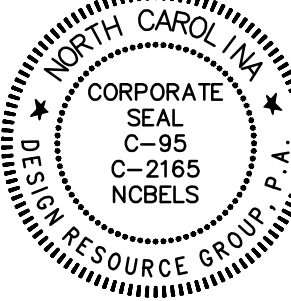
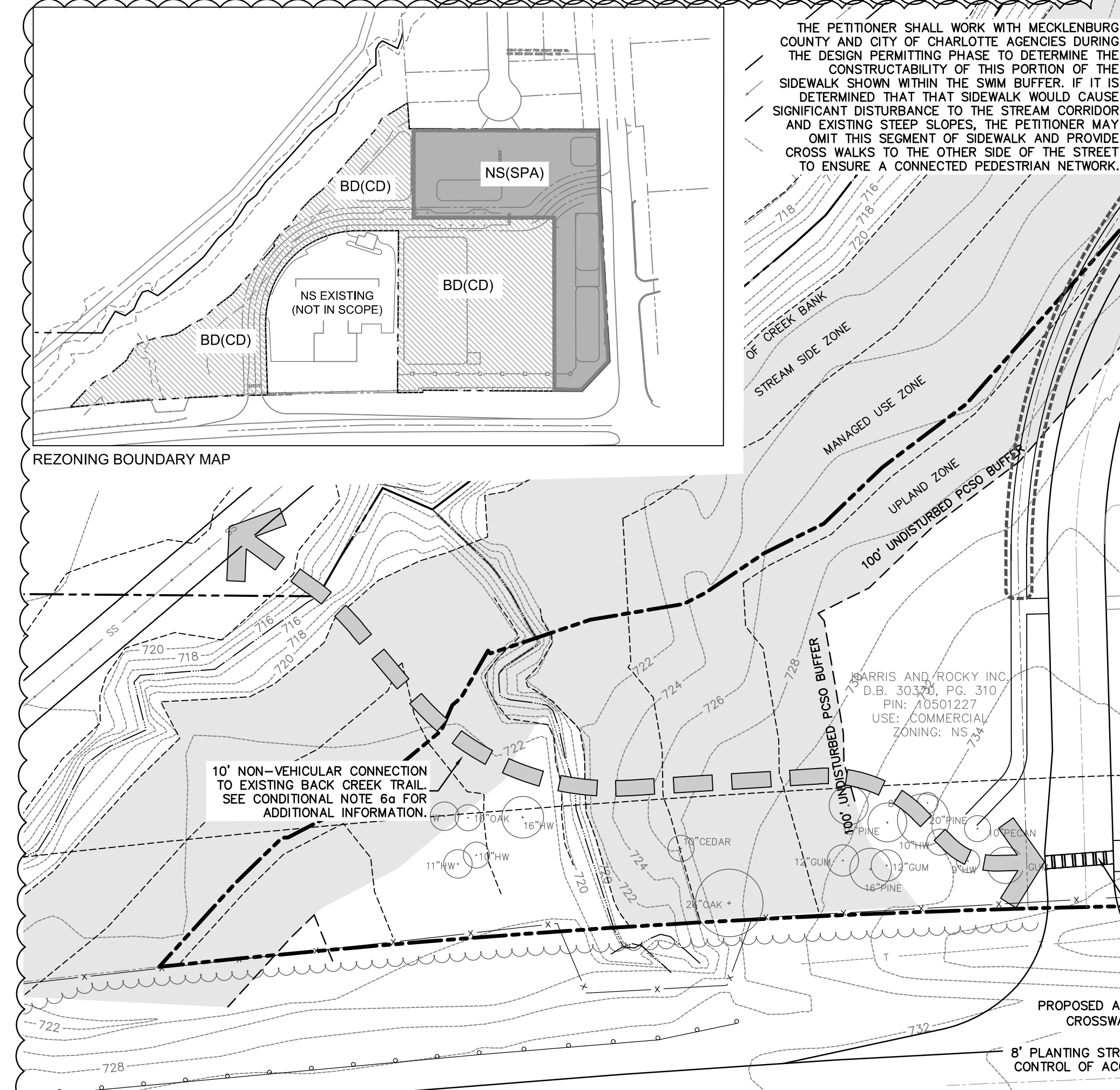
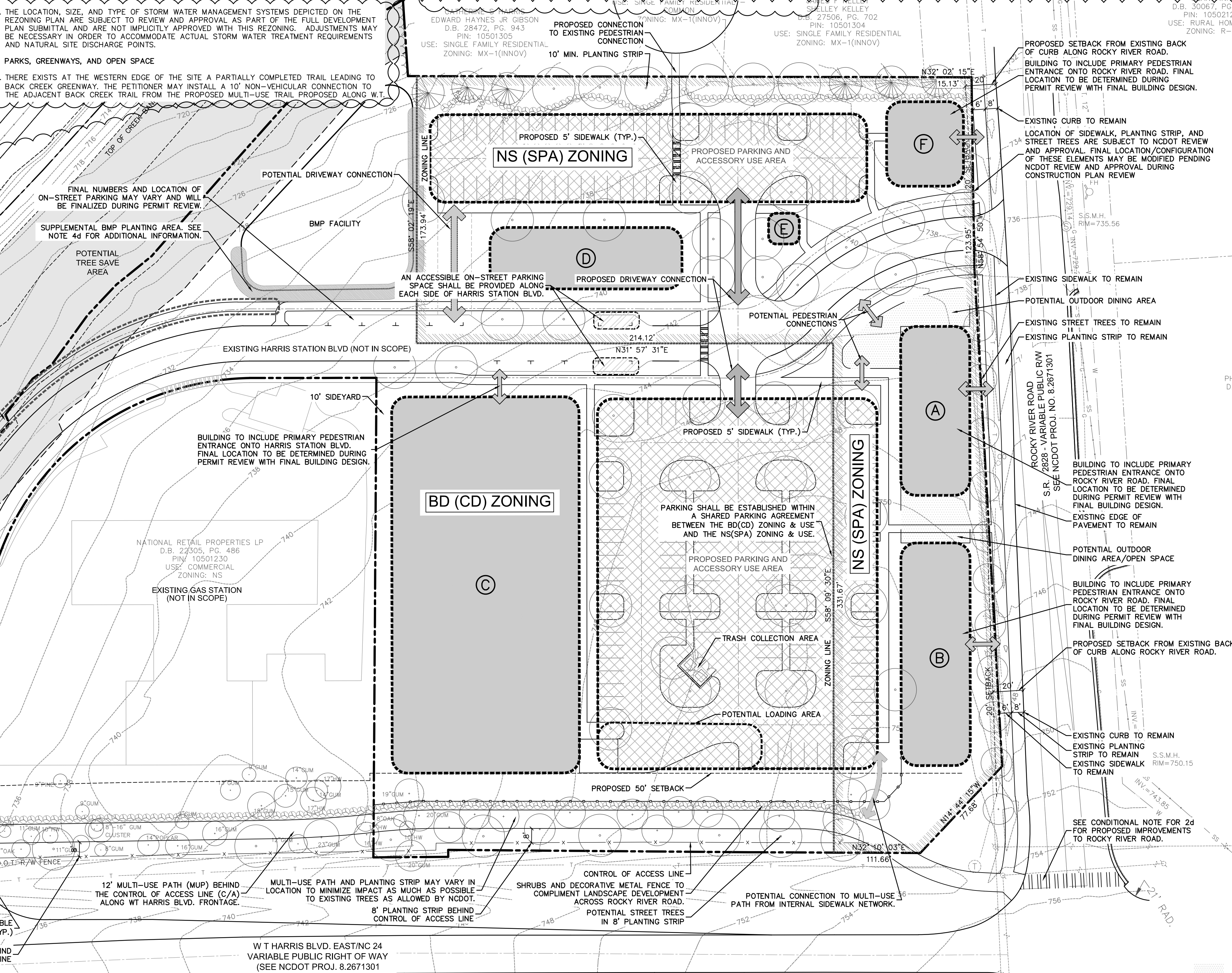
ASSIGNS.

b. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



VICINITY MAP

N.T.S.



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC

HAWTHORN HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

SCHEMATIC SITE PLAN

SCALE: 1" = 40'

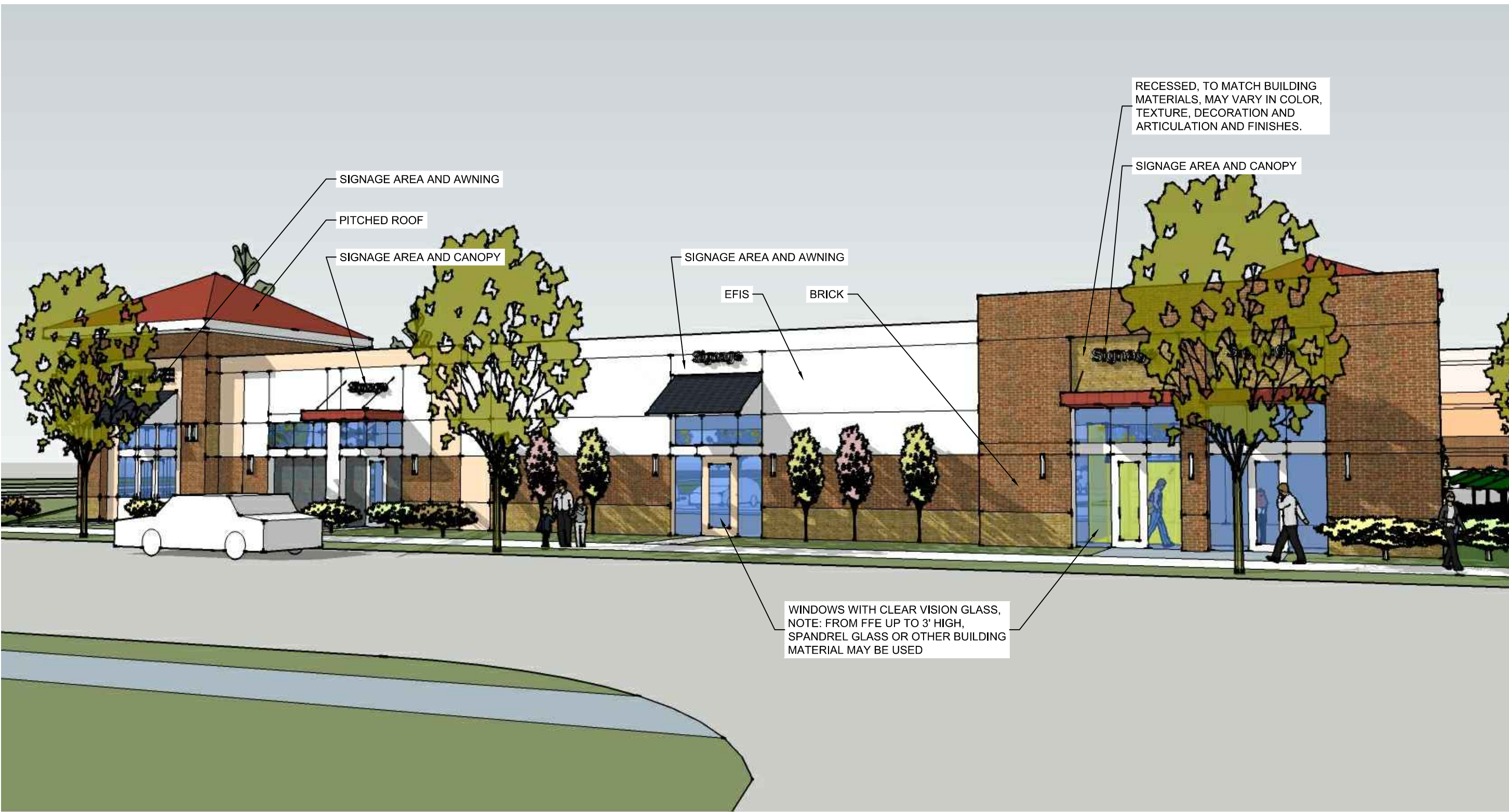
PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 1ST SUBMITTAL COMMENTS



ILLUSTRATIVE RENDERING 1 - OVERALL COMMUNITY VIEW



ILLUSTRATIVE RENDERING 2 - BUILDING "B", ROCKY RIVER ROAD FRONTAGE



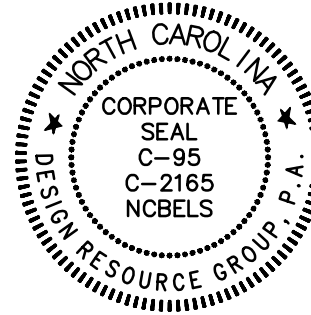
ILLUSTRATIVE RENDERING 3 - BUILDING "A", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 4 - BUILDING "C", SHARED PARKING FRONTAGE VIEW



ILLUSTRATIVE RENDERING 5 - BUILDING "C", W T HARRIS BLVD FRONTAGE VIEW



REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS

HARRIS STATION
CHARLOTTE, NC

HAWTHORN HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

**BUILDING
ELEVATIONS**

20 0 20 40
SCALE:

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

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1. 11.21.16 1ST SUBMITTAL COMMENTS